

White Cross Pharmacies Limited
36 ~~100~~ DUTCH VILLAGE ROAD
HALIFAX, N. S.

Mr. Chairman,

The proposed office building and business complex which will be directly across Dutch Village Road from my business, and across Alma Crescent from Capital Plaza shopping centre will, in my opinion, add a tremendous burden to an already overtaxed traffic and parking facility in this area. One has only to visit our area when people are going to work in the morning, at dinner when people eat in the area restaurants, and at suppertime on the way home, to appreciate our problem. Many times traffic is backed up from Howe Avenue past our store and at suppertime traffic is bumper to bumper on Alma Crescent going past Capital Plaza.

With a business complex in this building the traffic trying to get in and out would create traffic tie-ups, and over-parking along Dutch Village Road, perhaps in our own modest parking area.

Having lived in the area since 1957, I am well aware of the growth and overburden of traffic pattern. It is my opinion, the city should give consideration to the businesses already in the area by trying to alleviate traffic and parking problems. This present proposal will only add more problems to the already existing situation.

Thank you Mr. Chairman for letting me state my views.

John R. M. / [Signature]

SPECIAL PUBLIC MEETING
MINUTES

Central Rockingham
School
Halifax, N. S.
July 5, 1973
8:10 P. M.

A special public meeting was held on the above date at the Central Rockingham School.

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

Also Present: City Manager, City Clerk, Mr. D. Kaulback of Canadian-British Consultants Limited, and other staff members.

The meeting was called on the matter of the proposed location of Dunbrack Street resulting from an alternate location which was suggested by Mr. Swindles of the Ward 10 Community Association at the May 31, 1973 meeting of City Council.

An information report dated June 8, 1973 was submitted advising that the City has commissioned Canadian British Consultants Limited to carry out further investigations with respect to the alternate location proposed by the Ward 10 Community Association and the location proposed by City staff.

His Worship the Mayor addressed the meeting and advised that there were originally three routes considered for the proposed Dunbrack Street; one being a route running towards the Bedford Highway, the City's proposal which connects approximately mid-way on the Kearney Lake Road, and the Ward 10 Community Association proposal which runs to the west of the City's route and connecting with the Kearney Lake Road near the intersection of the Bicentennial Highway. His Worship advised that at the May 31st. meeting of Council, the City was requested by the citizens to look at the Ward 10 route in relation to that being proposed by staff. His Worship advised that he would call on Mr. Dexter Kaulback of Canadian British Consultants Limited who have carried out such a study.

Mr. D. Kaulback then addressed the meeting and advised that the firm which he represents was asked to carry out cost comparisons of the two alignments in question. Mr. Kaulback displayed a large map which outlined the two routes and advised that the firm met with representatives of the Ward 10 Association, the Department of Highways, and with City staff.

Mr. Kaulback then proceeded to give the various costs involved saying that the total costs including installation of the Pock Wock transmission main were about the same. He said the City staff's alignment was estimated to cost in the order 3.9 million and the Ward 10 some 4.15 million dollars. He said the cost of the alignments associated with road construction were some 2.3 million for the City's proposal and 2.6 million for the Ward 10 proposal. With respect to the Pock Wock transmission main, he said the costs were almost identical for either alignment.

Mr. Kaulback noted that City staff's proposal and associated Pock Wock transmission main will require the acquisition of four residential properties whereas the Ward 10 proposal does not require any acquisitions at this time. He said the storm sewer on Kearney Lake Road is common to both schemes and the firm therefore did not pursue this matter further.

Mr. Kaulback advised that in discussing the matter with the Department of Highways, the Department at this time would not agree with any at-grade intersection adjacent to the Bicentennial-Kearney Lake Road interchange, nor any possible connection directly with the Bicentennial Highway.

Mr. Kaulback further advised that City staff's alignment will result in trenching operations down the Kearney Lake Road on two separate occasions; firstly for the installation of the Pock Wock Main and secondly for the installation of local water and sanitary sewers, and said the Ward 10 proposal would only require one trenching operation which would be for the water and sewer installations. He did point out that this will result in increased traffic congestion on Kearney Lake Road regardless of where Dunbrack Street is constructed or whether it is built at all. He said the firm feels this congestion will increase due to the increase in population in the Kearney Lake area and traffic which will result from proposed developments in the Bedford and Sackville areas.

With regards to access to the developments presently existing, Mr. Kaulback advised that the City alignment proposes access at Ross Street and Rockhaven Drive, while the Ward 10 proposal provides for access at Donaldson Avenue and Edward Laurie Drive. Mr. Kaulback said there are no costs or economies that his firm can determine with the internal servicing of the communities regarding either alignment.

Mr. Kaulback in conclusion, advised that these are the general comments and conclusions which the Firm has reached and which have been delivered to the City of Halifax.

A lengthy questioning of Mr. Kaulback and City staff then ensued by those attending the meeting with a number of opinions being expressed and suggestions made with respect to the future alignment of Dunbrack Street.

His Worship noted that from the comments which were made that the feelings of the community are split on this matter and said that the members of Council are faced with a difficult decision to make.

10:35 P. M. - Meeting adjourned.

HEADLINES

Location of Dunbrack Street 1

MAYOR WALTER R. FITZGERALD
CHAIRMAN

/ek

CITY COUNCIL
M I N U T E S

Rec'd

Council Chamber
City Hall
Halifax, N. S.
July 12, 1973
8:10 P.M.

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

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

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

Also Present: Acting City Manager, H. D. Crowell; City Solicitor, City Clerk, and other staff members.

MINUTES

Minutes of City Council meetings held on June 28 and July 4, 1973 were approved on Motion of Alderman Moir, seconded by Alderman Stanbury.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

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

- 20(a) Tender 73-12 - Two 1974 Truck Chassis with Combination Salt & Dump Body with One-way Plow
- 20(b) Tender 73-57 - Intercom, Paging & Monitoring System - Halifax Police Department
- 20(c) Tender 73-89 - Demolition of 2181-83 to 2191-93 Barrington Street
- 20(d) Issuance of Confirmatory Deed - 8 Charles St. (5664)
- 20(e) Report - Tax Concessions and Grants Committee

It was MOVED by MOVED by Alderman Moir, seconded by Alderman Stanbury that the Order of Business, as amended, be approved. Motion passed.

DEFERRED ITEMS

Rezoning of the rear portion of Civic Nos. 352 & 354-356 Herring Cove Road from R-2 Residential (Two Family Dwelling Zone) to C-1 Local Business Zone

The Public Hearing on the above noted rezoning application was held on July 4, 1973.

It was MOVED by Alderman Connolly, seconded by Alderman Stanbury, that the application be referred to the next Committee of the Whole Council for complete discussion. Motion passed.

Rezoning of Lot Z, Lands of Fort Massey Realty Limited, Dutch Village Road and Alma Crescent from R-3 Multiple Dwelling Zone to C-2 General Business Zone

The Public Hearing on the above noted rezoning application was held on July 4, 1973.

MOVED by Alderman Hogan, seconded by Alderman Stanbury, that the application be referred to the next Committee of the Whole Council for further consideration.

After some discussion on this matter, the motion was put and resulted in a tie vote as follows:

For: Aldermen Hogan, Meagher, Stanbury, Stapells and Wentzell 5

Against: Aldermen Bell, Connolly, MacKeen, Moir and Sullivan 5

His Worship the Mayor cast his vote in favour of the motion and declared the same passed.

Rezoning of Civic No. 2317 Princess Place from R-3 Residential (Multiple Dwelling Zone) to C-2 General Business Zone.

The Public Hearing on the above noted rezoning application was held on July 4, 1973.

MOVED by Alderman Sullivan, seconded by Alderman Stanbury, that the application for rezoning of Civic No. 2317 Princess Place from R-3 Residential to C-2 General Business be approved and that the applicant be requested to provide parking for twenty-four cars.

Considerable discussion ensued during which Alderman Sullivan pointed out that the application involves a small portion of property and, if rezoned, will conform with the zoning of a larger area of land owned by the applicant. Concern was expressed re the provisions for parking.

MOVED by Alderman Connolly, seconded by Alderman Stapells, that the application be referred to the next Committee of the Whole Council so that the applicant may have the opportunity to be heard re parking provisions.

Council agreed to hear from Mr. John Cooper, solicitor for the applicant.

Mr. Cooper advised that his client has purchased the property at 5831 Cunard Street which is immediately adjacent to the main existing building now on Cunard Street and if a problem develops in regard to parking, the building on the recently acquired property will be torn down and parking will be provided on the said lot.

The motion to refer was put and resulted in a tie vote, five voting for the same and five against it as follows:

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

His Worship the Mayor cast his vote against the motion and declared the same lost.

The motion was then put and resulted in a tie vote, five voting for the same and five against it as follows:

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

His Worship the Mayor cast his vote in favour of the motion and declared the same passed.

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

MOVED by Alderman Sullivan, seconded by Alderman Stanbury that the Formal Resolution, as submitted, be approved. Motion passed. 5 For; 5 Against; His Worship the Mayor voting in favor.

To Alter and Confirm the Official Street Lines in the following locations:
Ivanhoe Street at Inglis Street
Coburg Road at Oxford Street
Robie Street at Memorial Drive
Lady Hammond Road at MacIntosh Street

The Public Hearing on the above noted matter was held on July 4, 1973.

Alderman Connolly referred to Ivanhoe and Inglis Streets and requested that the City be consistent when dealing with corner lots.

After a brief discussion, it was MOVED by Alderman Connolly, seconded by Deputy Mayor MacKeen, that the matter of official street lines at Ivanhoe Street and Inglis Street be referred to the next meeting of the Committee of the Whole Council. Motion passed.

MOVED by Alderman Meagher, seconded by Alderman Bell that City Council alter and confirm the official street lines of Coburg Road at Oxford Street, Robie Street at Memorial Drive and Lady Hammond Road at MacIntosh Street, as shown on Sections 17G, 6H and 7P of the Official City Plan.
Motion passed.

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

As four alterations to the Street Lines were included in the resolution, the same was not approved until Ivanhoe and Inglis Street is finalized.

PETITIONS & DELEGATIONS

The City Clerk advised that a petition was received, endorsed by Alderman Connolly, requesting snow removal and road maintenance throughout the year, from the residents of Belmont on the Arm.

Alderman Connolly requested a report from staff on the implications of the City taking over the street.

It was agreed that the petition be received and that a report be submitted by staff at the next meeting of the Committee of the Whole Council.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

City Council considered the report of the Finance and Executive Committee from its meeting held on July 4, 1973, as follows:

Resolution - Union of Nova Scotia Municipalities - Annual Conference

MOVED by Alderman Hogan, seconded by Alderman Stanbury that, as recommended by the Finance & Executive Committee, the report recommending that Council members submit any resolutions for consideration at the Annual Conference of the Nova Scotia Municipalities to be held at the Hotel Nova Scotian from September 12 to 15 inclusive, be submitted for consideration by Council and the Regional Meeting no later than August 16th, be received. Motion passed.

Possible Acquisition - Vacant Land - Barrington and Artz Streets - Estate of A. Maud Hart

MOVED by Alderman Moir, seconded by Alderman Stapells that, as recommended by the Finance & Executive Committee, the property of the Estate of A. Maud Hart, located on Artz and Barrington Streets and shown on the sketch attached to the Staff Report, be purchased for \$50,000. as settlement in full for all claims, subject to the approval of the Minister of Municipal Affairs of the withdrawal of the required funds from the Sale of Land Account. Motion and Formal Resolution passed.
Alderman Meagher against.

Possible Acquisition - 2577-81 Barrington Street

MOVED by Alderman Moir, seconded by Alderman Stapells that, as recommended by the Finance & Executive Committee, the property of Thomas Roy Power, known as 2577-81 Barrington Street, be purchased for \$7,700 as settlement in full for all claims, subject to approval of the Minister of Municipal Affairs of withdrawal of the required funds from the Sale of Land Account, the withdrawal to include the additional sum of \$1,100 to cover estimated costs incidental to acquisition and clearance. Motion and Formal Resolution passed. Alderman Hogan against.

Possible Acquisition and Sale of Land - 16 Titus Street

MOVED by Alderman Hogan, seconded by Alderman Bell that, as recommended by the Finance & Executive Committee, (1) the land shown as Parcel "C" on Plan #TT-17-19973 consisting of 1,357.5 square feet, be purchased from Astoria Grill Company Limited for \$2,376.00 as settlement in full for all claims; funds to be provided from Capital Account #425-CE-023; (2) Parcel "B" consisting of 940.6 square feet and shown on Plan #TT-17-19973 be sold to Astoria Grill Company Limited for \$1,646.00, this amount to go into the Sale of Land Account; subject to Parcel "B" being combined with the Lot 7 excluding Parcel "C" to form one lot. Motion and Formal Resolution passed.

Convoy Place - Allen Property

MOVED by Alderman Sullivan, seconded by Alderman Stanbury that, as recommended by the Finance & Executive Committee:

1. Council approve the detailed cost estimates, as submitted by the developer and permit the developer to carry out the work detailed in Section "A" thereof, as satisfying their responsibilities under Section 24 of the Agreement;
2. Council instruct Staff to enter into an agreement with Convoy Developments Limited to supply work described in Section "B" of the detailed cost estimate.

Motion passed.

Halicon

MOVED by Alderman Sullivan, seconded by Alderman Stapells, that Mr. Gordon Raftus, former President of the Stevedores' Union, be permitted to address Council. Motion passed.

Mr. Raftus stated that, in his opinion, longshoremen are being deprived of their living through containerization. He suggested that City Council investigate the powers of the Port Authority, the Halifax-Dartmouth Port Commission and Halicon before funding is authorized as he felt a duplication of services is involved.

His Worship the Mayor reminded members of Council of the recent meeting held with Mr. F. H. Howard, President and

General Manager of Halicon, at which time, His Worship stated, Mr. Howard explained to the satisfaction of those in attendance, the various points raised by Mr. Raftus.

It was then MOVED by Alderman Meagher, seconded by Alderman Moir that, as recommended by the Finance & Executive Committee, City Council formally make known to the Province its feeling that Halicon should be continued on a financially viable basis for another three year period. Motion passed unanimously.

Possible Expropriation Settlement - Southeast Corner of Barrington and Gray Streets.

MOVED by Alderman Moir, seconded by Alderman Bell that, as recommended by the Finance & Executive Committee, the expropriation of the property of Ralph M. Medjuck, located on the southeast corner of Barrington and Gray Streets, be settled for \$20,000 as settlement in full for all claims; funds to be made available from Account No. 850-969. Motion passed.
Alderman Meagher against.

COMMITTEE ON WORKS

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

Ecology Action Centre - Recycling Refuse

MOVED by Alderman Moir, seconded by Alderman Hogan that, as recommended by the Committee on Works:

1. the City of Halifax indicate their willingness to have separate trash collections for paper and to magnetically separate metals at the regional solid waste disposal site or to salvage other component parts of the refuse collection should sizeable markets for these materials become available with an economic return sufficient to offset any extra costs occasioned by separate collections and/or separation of the material;
2. the City of Halifax request MAPC 11 to investigate the economic feasibility of recycling any portion of the refuse when it considers the regional solid waste handling site, and in particular, tin cans;
3. the City of Halifax promote the use of recycled paper when it is produced at a competitive basis with virgin paper and further, that the City of Halifax will consider the purchase of up to 50% of its paper supplies using recycled paper providing that the cost is reasonably competitive, i.e., no more than 5% above the cost of standard supplies;
4. the City of Halifax requests that the Federal Department of Consumer Affairs and/or the Federal Department of the Environment undertake to promote or legislate the design and use of materials that will result in the maximum re-use and conservation of material and energy.

Motion passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Amendments - Ordinance Number 153, Respecting "The Sewer
Development Charge" - Second Reading

MOVED by Alderman MacKeen, seconded by Alderman
Moir that the following Amendments to Ordinance Number 153,
Respecting a Sewer Development Charge, be read and passed
a Second Time:

BE IT ENACTED by the City Council of the City of Halifax, under the authority of Section 376B of the Halifax City Charter, 1963, as enacted by Section 20 of Chapter 79 of the Acts of Nova Scotia, 1971, and as amended by Section 11, of Chapter 71 of the Acts of Nova Scotia, 1972, Volume 2, as follows:

1. Section 2 shall be amended by deleting (a) and (d), and relettering definitions (b), (c) and (e) to read (a), (b) and (c).
2. Subsection (2) of Section 3 shall be amended by inserting (a) after (2) and by changing the word "levied" in the fourth line to read "paid".
3. Subsection (2) of Section 3 shall be further amended by adding paragraph (b) as follows:

"(b) Notwithstanding paragraph (a) of Subsection (2) of this Section, any trunk sewer charge levied more than twenty (20) years prior to the levying of a sewer development charge shall not reduce the sewer development charge so levied."

4. Subsection (8) of Section 4 is repealed and the following substituted therefor:

"(8) For purposes of this Section, floor space shall be calculated as the total area in square feet of all the floors, measured along the interior of the exterior walls of the building, including the areas occupied by interior walls and partitions, but excluding exits, vertical surface spaces, non-habitable attic spaces, crawl spaces and service access space, and including all enclosed parking areas."

Considerable discussion ensued on this item and various questions were asked of the City Solicitor by members of Council for clarification.

Some concern was expressed that the City is just making life more difficult for the single-family home owner by approving these amendments.

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

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on July 4, 1973 with respect to the following matters:

Modification of Lot Frontage Requirement - 2632 Windsor Street

MOVED by Alderman Connolly, seconded by Alderman Stanbury that, as recommended by the City Planning Committee, the application for modification of the lot frontage requirement which will permit the construction and occupancy of a restaurant at Civic No. 2632 Windsor Street, as shown on Plan No. P200/5590 of Case No. 2828, be approved. Motion passed.

Modification of Lot Area & Lot Frontage Requirements - 3011 Oxford Street

MOVED by Alderman Stanbury, seconded by Alderman Connolly that, as recommended by the City Planning Committee, the modification of the lot area and lot frontage requirements to permit the applicant to raise the sloped roof of a flat roof at the front of Civic No. 3011 Oxford Street, as shown on Plan No. P200/5383 of Case No. 2899, be approved. Motion passed.

Resubdivision (Lot Consolidation) Lots 62 to 64, Lands Presently in the Ownership of Nova Scotia Armature Works Limited 2453 James Street

MOVED by Alderman MacKeen, seconded by Alderman Bell that, as recommended by the City Planning Committee, the application for resubdivision (lot consolidation) for Civic No. 2453 (Lots 62-64) James Street, Lands owned by the Nova Scotia Armature Works Limited, creating a new lot A, as shown on Plan No. P200/5762 of Case No. 2879, be approved. Motion passed.

Rezoning Property on Homecrest Terrace, Doull Ave., Brook Street, and Proposed Botany Terrace in Springvale and Fairmount Subdivisions from I-1 (General Industrial) to R-1 (Single Family Dwelling) - Date for Hearing

MOVED by Alderman Connolly, seconded by Alderman Sullivan that a date be set for a public hearing to consider:

1. The application to rezone lands owned by Butler Brothers Limited proposed for subdivision and to be known as Lots 90A-91A, and 140-145 Brook Street; 92-101 and 135-139 Botany Terrace; and the 10-foot Buffer Zone running along the south side of the proposed Lots 101 and 135 Botany Terrace; and
2. Rezoning the following existing Lots: 69-72, 83-85 and 5-89 Brook Street; two vacant parcels of land located between Lots 6 and 86 on the east side of Brook Street (One parcel shown as an unnumbered lot, the other parcel

shown as "proposed extension of Rosemount Avenue");
73-82 Homecrest Terrace and 63-67 Doull Avenue; and

3. Rezoning of the Canadian National Railway property
(Halifax and Southwestern) east of Brook Street,

from I-1 (General Industrial Zone) to R-1 (Single family dwelling zone) as shown on Plan No. P200/5853 of Case No. 2902, and that persons living within the suggested area of notification as attached to the Staff Report, be advised of the date of the Public Hearing. Motion passed.

The City Clerk advised that the Public Hearing will be held on August 8, 1973.

Final Approval - Lot K-1 and K-2 (K-11) - Clayton Park
Subdivision

MOVED by Alderman Hogan, seconded by Alderman Connolly that, as recommended by the City Planning Committee, City Council grant final approval of Lot K-2 Clayton Park Subdivision and consolidate newly approved Lot K-2 with existing Lot K-1 to form new Lot K-11, as shown on Plan No. P200/5842 of Case No. 2914, subject to:

"the developer entering into an agreement with respect to the construction of primary and secondary services for Stoneybrook Court and Braeside Lane".

Motion passed.

Modification of Lot Frontage Requirement and Extension to
a Non-conforming Building - 9 Main Avenue

MOVED by Alderman Bell, seconded by Alderman Connolly that, as recommended by the City Planning Committee, modification of the lot frontage requirements to permit the applicant to raise the roof 6.5 feet and extend the building 5 feet at the rear of Civic No. 9 Main Avenue, as shown on Plan Nos. P200/5824-5827 of Case No. 2908, be approved. Motion passed.

Resubdivision (Lot Consolidation) of Parcel B, Lands Formerly
Owned by the City of Halifax with existing Lot 7, Main
Avenue

MOVED by Alderman Bell, seconded by Alderman Connolly that, as recommended by the City Planning Committee, the application for resubdivision (lot consolidation) of Parcel B, lands formerly owned by the City of Halifax, with existing Lot 7, lands presently owned by the Astoria Grill Co. Ltd., Main Avenue and Titus Street, forming new Lot 7-B as shown on Plan No. 00-11-20444 of Case No. 2799, be approved by City Council subject to the Finance and Executive Committee approving the necessary land transaction. Motion passed.

Information Report - Building Permit - Post Road Inn

MOVED by Alderman Connolly, seconded by Alderman MacKeen that, as recommended by the City Planning Committee, the matter be deferred until:

1. A letter is received from the Nature Conservancy of Canada indicating what their plans are for the site; i.e., park purposes, etc., and
2. Depending on the outcome, the developer be requested to submit more detailed plans for the project; i.e., detailed site plan, typical floor layouts, etc.

Motion passed.

MOTIONS

Motion - Alderman Connolly Re: Redistribution of Ward Boundaries

MOVED by Alderman Connolly, seconded by Alderman Wentzell that an application be made to the Board of Commissioners of Public Utilities to consider the re-distribution of Ward Boundaries of the City of Halifax which would create two (2) additional Wards, making a total of twelve (12); or in the alternative to consider a redistribution of Ward Boundaries which would provide for more equitable distribution of representation of the existing Wards of the City, and that the matter be referred to the Committee of the Whole Council and that Staff prepare the necessary information as to enable Council to make a decision in this matter. Motion passed.

MISCELLANEOUS BUSINESS

Barrington Street Housing - Phase 3

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

MOVED by Alderman Connolly, seconded by Alderman MacKeen that City Council now formally approve Phase III of the Barrington Street Housing Project in accordance with the Staff Report dated July 11, 1973. Motion passed.

Tender 73-78 - Raised Flooring Police Communications Room

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

MOVED by Alderman Moir, seconded by Alderman MacKeen that the tender of David McNab & Co. Ltd. in the amount of \$5,047.00 be accepted and authority be granted to enter into a contract based on their low tender and ability to supply and install within a prescribed time limit.

Council,
July 12, 1973

Some discussion took place on this item and the necessity for a raised flooring. Alderman Stapells asked Staff to inform him how large an area the floor covered.

The motion was then put and passed with Alderman Meagher voting against.

Expropriation - Lot #4 - Block #6 of the Kline Heights
Subdivision

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

MOVED by Alderman Stapells, seconded by Alderman Wentzell that City Council now pass a formal resolution with respect to the expropriation of the above mentioned property and that the City Clerk be instructed to file the Plans of Expropriation and the Resolution in the Registry of Deeds. Motion passed.

A Formal Expropriation Resolution, Description and Plan was submitted giving effect to the foregoing motion of Council.

MOVED by Alderman Stapells, seconded by Alderman Wentzell that the Formal Expropriation Resolution, Description and Plan, as submitted, be approved. Motion passed.

QUESTIONS

Question Alderman Moir Re: Demolitions - Barrington Street

Alderman Moir understood that permits for demolitions were only to be issued for the buildings on Barrington Street near Buckingham Street and were not to be issued for the buildings on Granville Street without reference to City Council. He said that on driving past the area he noted and has received complaints that there are gaping holes in the rear of the properties on Granville Street and they appear to be in a deteriorated condition. He asked whether the demolition is taking place from Barrington Street through to Granville.

His Worship the Mayor said that he has received similar complaints and took the trouble to climb over the rubble to see what was going on. He said that demolition permits for the buildings on Granville Street have not been issued and that the holes are where loading doors were located at the rear of the buildings but which have at some time in the past have been removed and never replaced. He said that the walls of the buildings have not been touched.

Question Alderman Meagher Re: Bill for Clearance of Rubble -
James Forhan

Alderman Meagher asked for a Staff Report containing

information as to how the bill which was sent to Mr. Forhan for the removal of rubble at the rear of his property on Barrington Street was arrived at. He asked that the report contain copies of the notices which were sent to this gentleman and the amount of the bills sent to other residents in this area.

His Worship the Mayor said that Mr. Forhan had visited him in his Office and a letter has been written to him explaining the situation. He said that the Deputy Mayor has been involved in the procedures which were followed but he would request Staff to prepare a report along the lines requested.

Question Alderman Wentzell Re: Trenches - Herring Cove Road

Alderman Wentzell referred to the trenches that have been dug along the Herring Cove Road and which have not been completely filled in leaving 6 inch deep holes along the roadway. He asked the Director of Engineering and Works to look at this matter as the condition of the road is causing even greater traffic congestion along this busy street.

Question Alderman Connolly Re: Paving Program

Alderman Connolly referred to the paving program that is presently underway in various parts of the City. He questioned why Cunard Street from Robie to North Park Street was re-surfaced since it did not seem to be in as bad a condition as other streets in the City. He asked when the portion of Tower Road from Inglis Street will be re-paved or re-surfaced.

The Director of Engineering and Works advised that some streets are in such a condition as to require rebuilding and it is the intention of his Department to re-surface streets before they are left to deteriorate to the extent that they require reconstruction. He said he would check to find out when the portion of Tower Road is scheduled for improvements.

Question Alderman Connolly Re: Speeding on City Streets

Alderman Connolly referred to some complaints he has received about cars speeding on streets such as Francklyn Street and Beaufort Avenue and he asked that some strict police enforcement be directed to that area.

Question Alderman Moir Re: Corner Norwood Street and Connaught Avenue

Alderman Moir advised that there was another serious accident last evening at the corner of Norwood Street and Connaught Avenue. He understood that a public hearing was going to be held in the area to discuss with the local residents what measures might be taken to improve the traffic

situation. He asked that the Traffic Authority take another look at this dangerous intersection and advise what improvements can be made to resolve the problem.

Alderman MacKeen asked if Council can be informed of the number and type of accidents which have occurred at this intersection.

Alderman Connolly asked that a similar list of accidents be given to Council with respect to those which have taken place since the closure of the boulevard at University Avenue and Tower Road.

Question Alderman Bell Re: Bayers Road - Howe Avenue to
Dutch Village Road

Alderman Bell referred to the portion of Bayers Road which runs between Howe Avenue and Dutch Village Road and which was widened and was scheduled for improvement. He asked when the improvements will be completed and the road properly surfaced. He asked Staff to report on this matter.

Question Alderman Sullivan Re: Traffic Hazards - Gottingen
Street

Alderman Sullivan said that he had asked on several occasions for some recommendations from the Traffic Authority as to how the traffic situation can be improved on Gottingen Street running between Young Street and Duffus Street. He said that transit buses stop along this stretch and that no crosswalks are provided.

His Worship the Mayor advised that he understood a report was mailed to the Alderman today in response to this question.

NOTICES OF MOTION

Notice of Motion - Alderman MacKeen Re: Introduction of
Ordinance No. 156 respecting a Pollution Control Charge

Alderman MacKeen gave notice that at the next regular meeting of City Council to be held on July 26, 1973, he will introduce for First Reading, Ordinance No. 156 respecting a Pollution Control Charge. The effect of this Ordinance will be to impose a pollution control charge on all users of municipal sewers.

Notice of Motion - Alderman MacKeen Re: Amendments to
Ordinance No. 112 respecting Encroachments

Alderman MacKeen gave notice that at the next regular meeting of City Council, to be held on July 26, 1973, he will introduce for First Reading, amendments to Ordinance No. 112 respecting Encroachments. The effect of these

amendments will be to increase the license and rental fees for encroachments on City property.

ADDED ITEMS

Tender 73-12 - Two 1974 Truck Chassis with Combination Salt and Dump Body with One-way Plow

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

MOVED by Alderman Moir, seconded by Alderman Stapells that authority be granted to purchase two 1974 Truck Chassis with Combination Salt and Dump Body with One Way Plow from Haldart International Limited on the basis of their lowest tender price and quoted delivery (\$44,918.00 and 120 days) which will provide trucks for the 1973 plowing season.

After a short discussion, during which time it was stressed that the delivery time be adhered to by the Company to ensure that the equipment can be used by the first fall of snow, the motion was put and passed.

Tender 73-57 - Intercom, Paging and Monitoring System - Halifax Police Department

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

MOVED by Alderman Moir, seconded by Alderman MacKeen that authority be granted to enter into a contract with Executone Limited in the amount of \$22,350.00 for the supply and installation of a complete intercom, paging and monitoring system for the new Police Building.

After a short discussion with respect to the efficiency of the recommended equipment, the motion was put and passed.

Tender 73-89 - Demolition of 2181-83 to 2191-93 Barrington Street

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

MOVED by Alderman Stapells, seconded by Alderman Wentzell that pursuant to tender 73-89, the contract for demolition of 2181-83, 2185, 2187 and 2191-93 Barrington Street, in the amount of \$11,000, be awarded to G. A. Redmond Trucking and Demolition Limited, subject to the approval of the Minister of Municipal Affairs of the withdrawal of the required funds from the Sale of Land account. Motion passed.

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

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

Issuance of Confirmatory Deed - 8 Charles Street (5664)

A report was submitted from Staff as follows:

"In December 1933, the City acquired 8 Charles Street (part lot 34) during a tax sale from Mrs. Annie M. Smith.

"City Council later authorized the sale of 8 Charles Street (part lot 34) to John Ainsworth. A deed was issued to Mr. Ainsworth on November 1937.

"During a recent search of the title it was brought to our attention that the property description which is contained in the deed prepared by the City is in error.

"It is recommended that the City issue a confirmatory deed in order to adequately describe the property in question."

MOVED by Alderman Moir, seconded by Alderman Bell that the report be approved.

At the request of Alderman Meagher, the City Solicitor explained the situation in greater detail.

The motion was then put and passed.

Report - Tax Concessions and Grants Committee

MOVED by Alderman Connolly, seconded by Alderman MacKeen that, as recommended by the Tax Concessions and Grants Committee, a grant of \$2,000.00 be made to the Save the Playgrounds Committee.

After a short discussion, the motion was put and passed.

10:30 p.m. Council adjourned.

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WALTER R. FITZGERALD
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

CITY COUNCIL
MINUTES

Council Chamber
City Hall
Halifax, N. S.
July 26, 1973
8:10 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 Bell, Connolly, Hogan, Meagher, Moir, Stapells, Sullivan and Deputy Mayor MacKeen.

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

PRESENTATION - LONG SERVICE SCROLL
RETIRED EMPLOYEES - 1973

His Worship the Mayor presented Long Service Scroll to Mr. P. Reginald Zwicker, as token of appreciation for his thirty-four years service with the Fire Department of the City of Halifax.

Long Service Scrolls were also presented, in absentia, to the following employees who had retired with thirty or more years' service with the City:

<u>NAME</u>	<u>DEPARTMENT</u>	<u>YEARS OF SERVICE</u>
P. E. Peek	Engineering & Works	43 years
G. L. Haley	Engineering & Works	42 years
H. F. Mannett	Fire	30 years

His Worship the Mayor stated he was speaking on behalf of all citizens of the City in thanking these gentlemen for their long years of service to the City.

MINUTES

Minutes of City Council meeting held on July 12, 1973, were approved on Motion of Alderman Bell, seconded by Alderman Sullivan.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

- 9(b) 11. 2028-2036 Gottingen Street
12. 6466 Quinpool Road

- 20(a) Completion of Construction of Median at Tower Road and University Avenue.

At the request of the City Clerk, Council agreed to amend:

- 15(k) to read:
Preliminary Approval - Scotia Square - Stage VIII -
Apartment Building
17(g) to read:
Award of Tender - Multiple Surface Treatment

At the request of the City Clerk, Council agreed to delete:

- 17(h) Multiple Surface Treatment

At the request of the City Clerk, Council agreed to transfer:

- 17(i) 'Possible Sale of Former Salter St. Lands - Peekskill
Developments Ltd.' to
9(c)

At the request of Alderman Hogan, Council agreed to add:

- 20(b) Staff Problems

At the request of Alderman Sullivan, Council agreed to add:

- 20(c) Untidy Premises

It was MOVED by Alderman Stapells, seconded by Alderman Bell that the Order of Business, as amended, be approved. Motion passed.

PETITIONS & DELEGATIONS

Petition - Residents of Jollimore Area re Traffic Conditions
Purcell's Cove Road, Williams Lake Road.

The City Clerk advised that the above petition was received and copies were distributed to all members of Council. He further stated that it was not endorsed by the Alderman from the area.

Alderman Stapells endorsed the petition and stated that due to increased traffic this has become a very serious matter and he requested that staff submit a report in this regard to the Committee of the Whole.

Council,
July 26, 1973

Petitions - Sidewalk Construction

The City Clerk advised that petitions were received, in response to an inquiry to the property owners by the Engineering and Works Department, requesting that the City of Halifax renew (replace) existing sidewalk abutting properties located in various parts of the City.

After brief discussion, it appeared that there was some confusion as to the intent and content of the letters sent out by the Engineering and Works Department.

It was MOVED by Alderman Moir, seconded by Deputy Mayor MacKeen, that this matter be referred to Committee of the Whole for further discussion. Motion passed.

Possible Sale of Former Salter Street Lands - Peekskill
Developments Limited

A report dated July 25, 1973, was submitted from staff relating to the above subject.

Council agreed to hear Mr. H. Patton, representing Peekskill Developments Limited, the proposed developer.

Mr. H. Patton addressed Council and stated that Mr. Ochshorn of Peekskill Developments Ltd. and the architect for the proposal, Mr. Mandel, were present, and he suggested that Mr. Ochshorn be heard.

Council agreed to hear Mr. Ochshorn.

Mr. Ochshorn, President of Peekskill Developments Ltd. stated that their proposal is for a hotel consisting of 450 rooms, various convention and banquet facilities, and a walkway down to the water edge. He requested that Council sell to the developer the closed portion of Salter Street in order that they may proceed with the proposed development. He added that without the above mentioned closed portion of Salter Street the developer would be unable to proceed with the proposed hotel development.

In reply to a question from Alderman Sullivan, Mr. Ochshorn stated that the developer is prepared to proceed immediately upon the purchase of the closed portion of Salter Street.

Mr. Mandel, with the aid of sketches, outlined to Council the details of the development. He stated that it is the developer's proposal to relocate the existing Salter Street sewer on a twenty-five foot easement to the south side of their property. They would also propose to lease a twenty-five foot surface easement to allow access to the water and perhaps the full length of the dock.

It was MOVED by Alderman Connolly, seconded by Deputy Mayor MacKeen, that this matter be referred to the next Committee of the Whole meeting for discussion.

Alderman Connolly explained that he felt there should be more input from staff as to the sale of the land.

His Worship the Mayor stated that all details should be worked out with staff so that at the next meeting of Committee of the Whole the matter would be discussed in detail and a decision made.

The motion was then put and passed.

Petition - S. Barnard - Fence on Armcrescent East and O'Connell Playground

Alderman Hogan read to Council a petition submitted by Mr. Barnard re the above subject.

It was agreed that the petition be received by Council and that a report be submitted by staff.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

City Council considered the report of the Finance and Executive Committee from its meeting held on July 17, 1973, as follows:

Possible Acquisition - Portion of 65 Main Avenue

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the Finance and Executive Committee, a portion of the property of Mr. B. D. Stevens, known as Civic No. 65 Main Avenue and shown on sketch "B" as attached to the Staff Report, be purchased for \$3,185. as settlement in full for all claims; funds available from Capital Account 425-CE-023.
Motion passed.

Possible Acquisition - 5221 Artz Street

MOVED by Alderman Hogan, seconded by Deputy Mayor MacKeen that, as recommended by the Finance and Executive Committee, the property of Beulah I. Newman, known as Civic No. 5221 Artz Street, be purchased by the City for \$9,200.00 as settlement in full for all claims. Motion passed. Alderman Meagher voted against the motion.

Possible Acquisition - 2581 Wood Avenue

MOVED by Alderman Bell, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, the property of Mrs. Philip Blumenthal, known as Civic No. 2581 Wood Avenue, be purchased by the City for \$7,200.00 as settlement in full for all claims. Motion passed.

Resolution - City Council - City of Thunder Bay Re: Youth Travel

MOVED by Alderman Stapells, seconded by Deputy Mayor MacKeen that, as recommended by the Finance and Executive Committee, the letter and Resolution respecting Youth Travel from the City of Thunder Bay be received and tabled. Motion passed.

Possible Acquisition - 44 & 44 Rear Mountain Road, Kline Heights

MOVED by Alderman Bell, seconded by Alderman Stapells that, as recommended by the Finance and Executive Committee, 44 and 44 Rear Mountain Road, designated as Lots 169-A and 170-A on Plans TT-16-19579 and TT-19580 be purchased by the City of Halifax and that the owners of the property be paid the sum of \$17,250 as compensation in full for all claims arising from this acquisition; funds available from Account 425-454-DA018. Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on July 17, 1973, as follows:

To Alter and Confirm Official Street Lines: Ivanhoe and Inglis Streets

This matter was deferred from Council at a meeting held on July 12, 1973, and was subsequently referred to Council without recommendation.

Alderman Connolly expressed concern that the City be consistent when dealing with corner lots and suggested that in this instance the cut off is not required.

MOVED by Alderman Connolly, seconded by Alderman Bell, that no action be taken to alter or confirm the official street lines of Ivanhoe and Inglis Streets.

Alderman Moir requested that the principle involved in requiring cut offs on corner lots be discussed at the Committee of the Whole meeting.

The motion was then put and passed.

MOVED by Alderman Meagher, seconded by Alderman Bell that City Council alter and confirm the official street lines of Coburg Road at Oxford Street, Robie Street at Memorial Drive and Lady Hammond Road at MacIntosh Street, as shown on Sections 17G, 6H and 7P of the Official City Plan. Motion passed.

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

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

Location of Dunbrack Street between Lacewood Drive and Kearney Lake Road

MOVED by Alderman Hogan, seconded by Alderman Sullivan that, as recommended by the Committee on Works, City Council approve in principle the location of Dunbrack Street from the "Assumed Common Point for Estimates" presented by Canadian British to Kearney Lake. Motion passed.

Mr. Sheflin, Director of Engineering and Works, stated that the request of the Sisters of Charity is to move the alignment 180 feet. He advised that it is estimated the costs involved by moving the alignment 180 feet could be one-half million dollars extra. He stated the alignment could be moved 50 feet to the west, which will permit a development, and the increased costs for such a realignment would be approximately \$150,000.00, a major portion of which would be borne by the developer.

His Worship the Mayor advised that he discussed this matter with Mr. Rankin, representing the developer, and it was suggested that the alignment be approved at this time, subject to any changes that can be negotiated and agreeable to staff prior to the date the work actually commences on the project.

It was agreed that Mr. R. Cluney, representing the Sisters of Charity, be heard.

Mr. Cluney stated that he is in agreement to moving the alignment 50 ft. to the west and would appreciate the extra time to negotiate further re the project.

After some discussion, it was MOVED by Alderman Moir, seconded by Alderman Hogan that City Council approve in principle the location of Dunbrack Street from the "Assumed Common Point for the Estimates" to "Lacewood Drive" subject to the alignment being moved 50 feet to the west and subject to any changes that can be negotiated by the developer and agreeable to staff being brought back to City Council for approval, prior to the date the work actually commences on the project. Motion passed.

Sidewalk - East Side of Herring Cove Road

MOVED by Alderman Stapells, seconded by Alderman Hogan that, as recommended by the Committee on Works, an asphalt sidewalk be constructed as a Local Improvement Project on the east side of Herring Cove Road between Withrod Drive and Maplewood Drive, and the required funds of \$6,000. be transferred from the Flamingo Drive sidewalk Account #427-CA029. Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on July 17, 1973 with respect to the following matters:

Building Permit for Lots 121, 158, 169 and 193 Leiblin Park

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the City Planning Committee, building permits for the development of the Lots known as 121, 158, 169 and 193 of the Leiblin Subdivision be denied.

In reply to a question, the City Solicitor advised that if this motion is passed, the matter cannot be considered again by Council for three months.

Alderman Stapells was of the opinion that the developers should be permitted to put forward an application for a building permit for single family dwellings on these lots if the permit for duplex dwellings is refused.

After a short discussion, the motion was put and lost, three voting for the same and five against it as follows:

For:	Aldermen Bell, Connolly and MacKeen	3
Against:	Aldermen Hogan, Meagher, Moir, Stapells and Sullivan	5

MOVED by Alderman Moir, seconded by Alderman Hogan that building permits for the development of the Lots known as 121, 158, 169 and 193 of the Leiblin Subdivision for duplex dwellings be issued.

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

For:	Aldermen Hogan, Moir and Stapells	3
Against:	Aldermen Bell, Connolly, MacKeen, Meagher and Sullivan	5

MOVED by Alderman Meagher, seconded by Alderman Sullivan that the matter be referred back to the next meeting of the Committee of the Whole Council for further consideration. Motion passed with Alderman Moir voting against.

Final Approval - Lots A1 & A2 - Purcell's Cove Road

MOVED by Alderman Connolly, seconded by Alderman Hogan that, as recommended by the City Planning Committee, the application for final approval of Lots A-1 and A-2, lands presently in the ownership of the Roman Catholic Episcopal Corporation, Purcell's Cove Road, as shown on Plan No. P200/5817 of Case No. 2906 be approved by City Council, subject to the present property owner or prospective property owners

granting the City a 40-foot right-of-way abutting the waters of Melville Cove, Northwest Arm. Motion passed.

Alteration to a Subdivision, Lot Consolidation - Civic Nos. 2058-60, 2066-68, 2072-74, 2078-80 Robie Street and Civic Nos. 6038-46 Welsford Street - Date for Hearing

MOVED by Alderman Meagher, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, that a date be set for a public hearing to consider the lot consolidation of the above mentioned properties.

Alderman Connolly felt that some sort of policy should be established with respect to lot consolidations and public hearings. He suggested that perhaps some injustice is being done since all lot consolidations do not go to public hearing.

Alderman Moir felt that Alderman Connolly has made a good point particularly in light of the fact that this particular area has been recommended by Staff for high-rise apartment development. He was of the opinion that each member of Council must decide whether a public hearing is required on each lot consolidation and he felt that perhaps the size of the proposed development should be taken into account.

Alderman Meagher felt that it is important that the views of the residents of the area are made known on this large development.

After some discussion, the motion was put and passed, six voting for the same and two against it as follows:

For: Aldermen Bell, Hogan, MacKeen, Meagher,
Moir and Sullivan 6

Against: Aldermen Connolly and Stapells 2

Resubdivision Lots 11-22 inclusive, Bayne Street and
Forrester Street

MOVED by Alderman Connolly, seconded by Alderman Stapells that, as recommended by the City Planning Committee, the application for resubdivision (lot consolidation) of existing Lots 11-22 inclusive, lands presently in the ownership of Halifax Commercial Park Lease Holds Limited, Bayne Street and Forrester Street forming a new Lot "J", as shown on Plan No. P200/5880 of Case No. 2920, be approved. Motion passed with Alderman Moir voting against.

Rezoning of Lot "Z" Lands of Fort Massey Realty Limited,
Dutch Village Road and Alma Crescent from R-3 Multiple
Dwelling Zone to C-2 General Business Zone

The recommendation from the City Planning Committee reads as follows:

"It is recommended that the rezoning of Lot "Z", Lands of Fort Massey Realty Limited, Dutch Village Road and Alma Crescent from R-3 Multiple Dwelling Zone to C-2 General Business Zone, be denied."

Alderman Connolly was of the opinion that ideally the best use of this particular piece of land was open space and he felt certain that if the City had sufficient funds available the owner of the property would only be too happy to sell it to the City. Since funds are not available, he felt that an office building would be much preferred to an apartment building. He suggested that the developer be requested to file caveats in the Registry of Deeds along with the plans to ensure that if the property is rezoned, an office building would be constructed as proposed.

The City Solicitor suggested that the best method to achieve this would be for the City to enter into a development agreement with the owner and developer.

It was then MOVED by Alderman Connolly, seconded by Alderman Moir that a development agreement be negotiated between the City and the developer to ensure that an office building is constructed in accordance with the plans submitted and that when agreement is reached, Council will then consider the rezoning of Lot "Z" from R-3 Residential to C-2 General Business Zone.

Alderman Hogan referred to the dreadful traffic congestion and parking situation in the area and said that he could not support the motion.

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

For:	Aldermen Connolly, MacKeen and Moir	3
Against:	Aldermen Bell, Hogan, Meagher, Stapells and Sullivan	5

A positive motion was asked for at this time, but it was not considered necessary since in effect the rezoning has been denied and the land remains R-3 Residential.

Extension to a Non-conforming Building - 50 Mountain Road

MOVED by Alderman Stapells, seconded by Alderman Bell that, as recommended by the City Planning Committee, the application for an extension to a non-conforming building at Civic No. 50 Mountain Road, as shown on Plan No. P200/5820 of Case No. 2907, be approved. Motion passed.

Zoning and Rezoning - 582-686 Bedford Highway - Date for Hearing

MOVED by Alderman Meagher, seconded by Alderman Hogan that, as recommended by the City Planning Committee, a date be set for a public hearing to consider:

1. The rezoning of all properties on the western side of the Bedford Highway beginning at the northern property line of property presently owned by Post Road Inn Limited and including Civic Nos. 582-602, 632 and 644-686 Bedford Highway, in addition to lands presently in the ownership of Gulf Oil Canada Limited, Imperial Oil Limited, Lands of Henderson F. Allen, King-Fisher Trailer Sales Limited and Donald Spriggs from G (General Business Zone) to R-3 (Residential);
2. Lands belonging to Steeves Bluenose Motel Limited be zoned and rezoned from G (General Building) to M (Motel Zone); and
3. That persons living within the suggested area of notification, as outlined on an attachment to the Staff Report, be advised of the date of the public hearing.

Motion passed.

The City Clerk advised that the public hearing will be held on August 22, 1973.

Extension to a Non-conforming Building - 8 Adelaide Avenue

MOVED by Alderman Bell, seconded by Alderman Connolly that, as recommended by the City Planning Committee, the application for an extension to a non-conforming building at Civic No. 8 Adelaide Avenue, as shown on Plan Nos. P200/5859-5864 of Case No. 2918, be approved. Motion passed.

Appointment of Development Officer

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

1. Allen Bruce Davidson be appointed Development Officer as provided in Section 43 of the Planning Act effective July 18, 1973; and
2. the authority for approving new subdivisions and alterations to subdivisions, be retained by City Council until a revised Subdivision By-law is in effect.

In reply to a question, Alderman Connolly was advised that this appointment will be incorporated in Mr. Davidson's present duties and no replacement will be necessary.

The motion was then put and passed.

Final Approval - Scotia Square - Stage VII - North Office Tower

MOVED by Alderman Moir, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, City Council approve the commencement of construction of the North Office Tower with the understanding that all drawings

and specifications are to comply with the By-laws and the Building Codes of the City of Halifax.

Alderman Connolly asked whether the sewer development charges will be paid on this building.

The City Solicitor advised that this will be determined by the Courts.

Alderman Connolly was concerned that the plans for this office building are not in accordance with the original agreement and contain additional floors.

Alderman Moir pointed out that the Staff Report advises that Council agreed to eight additional floors for this building back in February of this year.

After considerable discussion, the motion was put and passed with Aldermen Connolly and Bell voting against.

Preliminary Approval - Scotia Square - Stage VIII - Apartment Building

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

1. City Council approve the preliminary drawings as being in reasonable conformity with the original plans on the condition that final construction drawings be submitted thirty (30) days prior to the commencement of construction and that approval of these and other conditions of the agreement be made by Council at that time; and
2. Council accept the appointment of architects and planners, Dumaresq & Byrne Limited, as consultants for the design of the project.

Motion passed.

Public Transit Proposal

MOVED by Alderman Bell, seconded by Alderman Connolly that, as recommended by the City Planning Committee, the matter of the Public Transit Proposal be deferred until such time as submissions are received from the Transit Corporation, the Nova Scotia Automobile Association and MAPC II, and that Council schedule one or more public hearings or meetings on the subject. Motion passed.

MOTIONS

Motion - Alderman MacKeen Re: Introduction of Ordinance No. 156 Respecting "A Pollution Control Charge" - First Reading

MOVED by Alderman MacKeen, seconded by Alderman Hogan that Ordinance No. 156 Respecting "A Pollution Control Charge" be read and passed a First Time. Motion passed.

Motion - Alderman MacKeen Re: Amendments to Ordinance No. 112 Respecting "Encroachments" - First Reading

MOVED by Alderman MacKeen, seconded by Alderman Connolly that amendments to Ordinance No. 112 Respecting "Encroachments" be read and passed a First Time. Motion passed.

MISCELLANEOUS BUSINESS

Resubdivision - Lot 156 Apollo Court - Into 156A and 156B

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

Staff recommend approval of the resubdivision.

Alderman Hogan explained that although this item has not been before the City Planning Committee, it is merely an housekeeping situation.

MOVED by Alderman Hogan, seconded by Alderman MacKeen that City Council give approval to the resubdivision of Lot 156 to Lots 156A and 156 B, Apollo Court, as shown on Plan No. P200/5868 of Case No. 2921. Motion passed.

Public Baths

The following report was submitted from His Worship the Mayor:

"On Natal Day I had the opportunity to visit the Public Baths at Horseshoe Island and I must say they are in a terrible condition. I had received complaints in the past from citizens who informed me that they were not fit to be used as changing rooms and I now agree!!

I would strongly suggest that the structure be torn down immediately and that a small changing-room facility (around 12 units) be built, along with toilet and washroom facilities, and a small office and storage room. This could be constructed of concrete block and would, in my opinion, be adequate for the few number of people who use the area.

Even if we tear this down immediately and put in temporary canvas changing-rooms and a trailer for an office and a phone, it would be a tremendous improvement. I realize this would be only for one month but after inspecting the present structure I realize that immediate action must be taken.

I cannot recall the status of the Public Baths with relation to the budget but we did discuss some money for such a project.

I am going to request that this item be added to the Council agenda for Thursday night, July 26th and would ask you to have the information available."

Alderman Moir understood that an amount was suggested for inclusion in the Capital Budget but was reduced by Council.

The Acting City Manager advised that an amount was included which was reduced by Council and also put off until 1975 so that, in effect, no funds are included for this year. He said that some cleaning up can take place to make the stalls more presentable but he doubted if any new construction can take place in time for use this year.

Alderman Meagher suggested that construction of new facilities be included in this year's Winter Works Program.

His Worship the Mayor was concerned that a health hazard is being created since the toilet facilities do not work and the whole place is in a filthy condition.

Alderman MacKeen said that the condition of the building is shocking and could be dangerous. He suggested that perhaps some funds for a new facility can be taken from 316C.

Alderman Hogan questioned whether anything could be constructed for use this summer.

Alderman Bell was of the opinion that any new facility will have to be properly supervised, else it will be subject to vandals.

The Acting City Manager said that the City Manager has been trying to steer Council away from using funds under the authority of Section 316C and he said that Staff is aware of the problem and will do everything possible to improve the conditions, perhaps some funds can be transferred from another unexpended account. He was afraid that if a very temporary facility is constructed it will be vandalized. He asked that Council leave the matter with him and something will be done as quickly as possible.

Council agreed to leave the matter with Staff for immediate action.

Resolution - Council - City of Dartmouth Re: Arbitration
Committee

A letter was submitted from the City of Dartmouth requesting City Council to adopt a resolution relating to the Arbitration Committee.

MOVED by Alderman MacKeen, seconded by Alderman Bell that the Arbitration Committee, as presently constituted, revise its terms of reference so that members of the Committee will receive all reports at least 48 hours prior to Committee meetings. Motion passed.

His Worship the Mayor considered this to be a good resolution and he suggested that the City of Dartmouth be