

4. Staff of the Planning Department be assigned (under the direction of the Director of Planning) to assist this Committee and 80 per cent of its time be allocated for that purpose during the coming year;
5. Input from the public be solicited along the lines previously recommended to Council -- namely, that the Plan (Statement of Policy) be well publicized and that it be made available to individuals and groups from whom constructive criticism would be sought by the Steering Committee; and
6. Any commitment as to the establishment of a more formal Planning Advisory Committee to deal with the matter be abated until such time as Council has considered the present Municipal Development Plan and the findings and recommendations of the Steering Committee which in turn should reflect the views expressed by broadly based citizen input.

During the discussion which took place on this item His Worship the Mayor said that it is recommended as a compromise to the recommendations made by Staff and those from outside groups. He was of the opinion that it presents a workable solution and he suggested that the Steering Committee be appointed to serve at the discretion of Council. He said that he expected to bring forward a list of nine names for the consideration of Council very shortly.

The motion was then put and passed.

QUESTIONS

Question Alderman Stanbury Re: Smoke Stack - Young Street

Alderman Stanbury referred to a matter which she had raised on many occasions and about which nothing appears to have been done. She said that the smoke stack on Young Street, close to Connolly Street, is causing great problems for the people living in the area by creating a black fog. She urged staff to look into the matter and rectify the unpleasant situation.

The City Manager asked the Alderman to call him in the morning on the subject, he was of the understanding that the problem had been cleared up.

Question Alderman Sullivan Re: Resolution of Council - Housing Units

Alderman Sullivan referred to the Resolution passed by City Council and forwarded to the Minister in Charge of Housing and the Nova Scotia Housing Commission requesting some immediate action on housing starts in the Halifax area. He asked if any reply has yet been received.

His Worship the Mayor said that he had not received a reply to this date.

Question Alderman Wentzell Re: Traffic Light - Sussex Street

Alderman Wentzell referred to a report he had received relating to capital projects and he noted that the traffic light to be installed at Sussex Street appears to have been put off until 1975. He spoke of the great difficulty at this intersection and he asked Staff to prepare a report as to why this item has been delayed and to include in the report the reasons why a traffic light is more preferable at Dentith Road rather than Sussex Street.

Question Alderman MacKeen Re: Confidential Report - Personnel Officer and Labour Relations Officer

Alderman MacKeen asked when the Confidential Report that members of Council received relating to the above matter is likely to be made public.

Question Alderman MacKeen Re: Appointments - Traffic Engineer and Building Inspector

Alderman MacKeen asked whether a Building Inspector has been appointed, to which the City Manager replied in the affirmative.

Alderman MacKeen then asked if the other applicants had been notified of the appointment.

The City Manager said this is done as a matter of course.

Alderman MacKeen said that he had knowledge that the other applicants had not yet been notified and he asked that this be done immediately.

Alderman Connolly asked that members of Council be informed of any senior appointments by memorandum.

The City Manager said that both the Building Inspector and Traffic Engineer were present at the last meeting of the Committee of the Whole and it was his intention to introduce them to Council, but the meeting lasted rather a long time and he permitted these two persons to leave. He regretted that Council had not been notified of the appointments.

ADDED ITEMS

Area Rates

A report was submitted from Staff relating to the above matter and recommending that:

1. interest on outstanding 1972 billings apply commencing October 15, and
2. that Council direct the Board of Appeal to convene and consider all appeals received, and

- 3. that Council direct staff to calculate the 1973 area rate for Council's approval and proceed to collect the 1972 and 1973 billings in the normal manner.

Considerable discussion ensued on the matter and His Worship the Mayor suggested that the matter be referred to the next meeting of the Committee of the Whole Council in order that he can approach the Province one last time in an attempt to obtain some assistance.

MOVED by Alderman Bell, seconded by Alderman Connolly that the matter be referred to the Committee of the Whole Council. Motion passed.

Legal Counsel - Constables Townsend and Ross

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

The City Solicitor gave a brief explanation of the situation.

MOVED by Alderman Connolly, seconded by Alderman MacKeen that authority be given to the Legal Department to act for Constables Townsend and Ross, as outlined in the Staff Report of October 10, 1973. Motion passed.

9:15 p.m. Council adjourned.

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MAYOR WALTER R. FITZGERALD
CHAIRMAN

R. H. STODDARD
CITY CLERK

SPECIAL CITY COUNCIL
PUBLIC HEARING
MINUTES

St. Francis School
Gymnasium,
Inglis Street,
Halifax, N. S.,
October 17, 1973, 8:00 p.m.

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

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

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

His Worship the Mayor advised that the meeting was called as a Public Hearing on the matter of:

Rezoning from R-2 (Second Density Residential) Zone to R-1 (First Density Residential) Zone; Lands bounded as follows: Generally on the North by the Northern Official Street Line of South Street and the rear boundary of Lots facing South Street; On the east by Robie Street; Generally on the South by the rear boundary of Lots fronting on Oakland Road; Generally on the west by the rear boundary of Lots fronting on Dalhousie Street and the western boundary of Civic Number 6366 South Street

The matter was duly advertised and the following material was received:

In Favour of the rezoning:

1. A brief and petition signed by 726 residents in the affected area, and a map outlining the residences of individuals who signed the petition was submitted from a Committee of concerned Dalhousie Area Residents which was dated October 8, 1973
2. A brief and covering letter dated October 4, 1973 from Mr. John DeLory of 1171 Dalhousie Street
3. A brief dated October 17, 1973 from Mr. Grant Jarvis of 6225 Oakland Road
4. A brief and covering letter dated September 8, 1973 from the Halifax Homeowners Association
5. Fourteen individually signed three-line petitions from the residents of the area

Opposing the Proposed Rezoning:

1. Petition and covering letter dated October 17, 1973 from the Dalhousie Student Union containing approximately 1400 signatures
2. Forty-seven individually signed three-line petitions from residents of the area
3. One petition containing a number of signatures of residents from each of Wards Nos. 2 to 10
4. Three petitions containing a number of signatures of residents from Ward 1
5. One petition containing a number of signatures from residents south of Quinpool Road

6. One Petition signed by a number of residents north of Quinpool Road and Suburbs.
7. One Petition signed by a number of persons from outside the City.

His Worship the Mayor, for the benefit of those present, outlined the procedure of a Public Hearing and suggested that in this particular case the first speaker in favour of the rezoning as well as the first speaker opposing the rezoning be allocated twenty minutes to speak rather than the customary ten minutes, to which members of Council agreed.

Mr. B. Davidson of the City's Development Department then addressed the meeting and outlined the rezoning application on which the Public Hearing has been called. Mr. Davidson advised that after examination of the area in question, staff are recommending approval of the application.

There being no question of Mr. Davidson by members of Council, His Worship then called for those persons wishing to speak in favour of the rezoning.

Mr. A. W. Linton of 1162 Studley Avenue and Chairman of the Committee of Concerned Dalhousie Area Residents, addressed Council and read the Brief prepared by the Committee which was previously submitted and circulated to members of City Council. Mr. Linton advised that the map which appears on the stage this evening outlines in red each of the houses from which an occupant has signed the submitted petition. Mr. Linton also advised of the area in which the petition was circulated and felt this is a very representative area. Mr. Linton concluded by requesting that Council give favourable consideration to the application made by the area property owners.

Mr. John H. Delory of 1171 Dalhousie Street spoke in favour of the rezoning and elaborated on a Brief which he submitted and which was previously circulated to members of Council. Mr. DeLory elaborated on the point that the proposed location of the Sports Complex which Dalhousie University is intending to build is an example of poor planning and said it will destroy the residential character of a large area around the proposed site.

Mr. Grant Jarvis of 6225 Oakland Road spoke in favour of the proposed rezoning and read a Brief which he submitted and which was previously distributed to members of Council, with the exception of certain sections which he deleted due to the length of time being allocated to the various speakers.

Mr. Clive Schaefer, Vice-President of the Halifax Homeowners Association, addressed Council on behalf of the association and as a resident of 948 Robie Street in favour of the rezoning application. Mr. Schaefer then proceeded to read and submit a Brief supporting the rezoning which was in addition to a previous Brief which was submitted by the Association and circulated to members of Council.

Mr. Murray Warrington of 2313 Gottingen Street addressed Council in favour of the application and suggested that if the area in question is not rezoned, and Dalhousie is permitted to build the sports complex as proposed, that persons owning homes in the abutting residential neighbourhood would be deprived of the normal use and enjoyment of their properties.

Mr. Rodney Stokoe of 6189 Regina Terrace spoke in favour of the rezoning and spoke to a published reply released by Dalhousie which replies to various statements that persons opposing the proposed development of a Sports Complex would say. Mr. Stokoe concluded by offering a suggestion which may accommodate all parties, that being that Dalhousie could use its properties south of South Street to trade, instead of to purchase by cash, homes north of South Street which is still a barrier to Dalhousie's development. He suggested this would not only be more successful but would restore good will and help to preserve in tact the residential area to the south which is one of the Universities own drawing cards when wishing to seek new faculty who wish to live near by.

Mr. Allan Shlossberg of 1140 Studley Avenue addressed Council in favour of the proposed rezoning and in referring to the map which outlines the dwellings from which an occupant has signed the petition in favour of the rezoning, suggested this is hardly a small group of agitators protesting the proposed sports complex, as has been suggested by Dalhousie. Mr. Shlossberg said it is not a matter of who is right, but a matter of what is right and said the residents feel that for Dalhousie to erect even one campus building south of South Street is clearly wrong. Mr. Shlossberg concluded by respectfully requesting Council to rezone the area in question to R-1 Residential.

Mrs. A. Fraser of 1648 Chestnut Street spoke in favour of the rezoning application of the area in question from R-2 Residential to R-1 Residential. Mrs. Fraser submitted and read a brief on the matter which is in the Official File for this meeting.

Mr. Frank Fryer, a resident of the South End, a member of the Halifax Homeowners Association, and as one of the signatories of the petition requesting the rezoning, addressed Council in support of the application. Mr. Fryer referred to previous promises made by Dalhousie and noted it has extended in the south end in such areas as Wellington and Fenwick Streets where the residents are now complaining about the noise. Mr. Fryer said that a recent meeting held in Shirrif Hall, the residents present were threatened by the College that if they were not permitted to build on the Stairs Property, the sports building would be located on the present Football field with the Football field being relocated to the Stairs Property, and that the residents would have to put up with the noise. The speaker suggested that the College has sufficient land on which to build their sports building and requested that Council give favourable consideration to the rezoning request.

Mr. A. Ruffman, a business tenant of the City, addressed Council on the matter and said he was not taking a position on the issue but referred to the petition which was circulated by the Concerned Committee saying that it was good that not only home owners, but residents were petitioned as well. Mr. Ruffman went on to refer to other matters dealing with planning generally.

A Mrs. Webber from the area addressed the meeting in favour of the rezoning application and said that her experience has shown that properties taken over by the College have not been properly maintained, and also felt the development being proposed by Dalhousie is too closely situated to a residential neighbourhood.

Mr. Hugh Smith of Fraser Street spoke in favour of the application. Mr. Smith advised that he is a graduate of the University and felt something is wrong when he has to speak against their proposed sports building when he is aware that the facility is needed, and said it is the location of the building which the residents oppose. Mr. Smith felt that Council could do nothing but approve of the rezoning application after reviewing the comments and other material submitted at tonight's meeting.

Mr. R. D. Mussett of 6306 South Street read and submitted a Brief in favour of the rezoning application from R-2 to R-1 Residential.

Mrs. Bauld a resident of the area addressed Council on the matter and spoke briefly as to how Dalhousie University was started. Mrs. Bauld referred to the number of cars which park on the street in front of private homes and requested that something be done to rectify this situation.

Mrs. Margaret Jones of 1130 Studley Avenue addressed Council and read sections of a brief which she submitted in favour of the rezoning application. Mrs. Jones elaborated on her brief and said that if the complex as proposed by Dalhousie is allowed, the nature of the area will be greatly changed and will be the fringe of the University area.

Mr. Murray Logan of 1585 Chestnut Street addressed the meeting in favour of the rezoning and referred to the taxing of universities suggesting that the City should be receiving a grant in lieu from the Federal Government due to the way education has changed since the passing of the BNA Act. Mr. Logan also felt there was a more central location available for the proposed complex which would be closer to the heating plant and other university buildings. He also suggested that parking problems would result if the building is to be used by the Community as has been stated by the College.

Mr. Jack Denyar of 1026 Marlborough Avenue spoke in favour of the rezoning and expressed concern about the taxes which citizens are required to pay and the reasons why they are as high as they are. Mr. Denyar said that he has also been through a number of buildings owned by Dalhousie which are in bad condition and felt something should be done to correct the situation.

10:20 P. M. - The meeting adjourned for a short recess.

10:35 P. M. - The meeting reconvened with the same members being present.

His Worship at this time called for those persons wishing to speak opposing the proposed rezoning.

Professor W. A. MacKay, Vice-President (Academic) of Dalhousie University then addressed Council in opposition to the proposed rezoning. Professor MacKay advised that he is also a resident of the area and in referring to the presented map, said he has been informed by one of those present that this person has not signed the petition in favour of the rezoning but that the map indicates otherwise. The Professor advised that a petition has been submitted with the City containing about 1,500 signatures of persons in support of Dalhousie's position, that being that the lands in question not be rezoned and went on to suggest that arguing numbers in these kinds of circumstances does not accomplish much.

Professor MacKay went on to outline the long term plans of Dalhousie since the early sixties and also advised of the alternative available to the college, in terms of a sports facility, if the block in question is rezoned to R-1. He also referred to the suggestion that long term proposals for development by the City preclude the area in question, and said the Stephenson Report previously referred to does not mention this part of the City.

In referring to the matter of taxes, Professor MacKay noted that the City Charter is the document which grants exemption to Universities but said it is now obvious that further exemptions will not be granted. He suggested that if the complex were permitted to proceed that exemption would not be granted and said he was sure if the University were taxed for this particular project, it would pay its bill. He said the University has no interest in any other property south of South Street and west of Robie Street except for the land which it now owns. Professor MacKay went on to explain the dimensions of the proposed building, said that access would be solely from South Street, and said the existing trees would be preserved with more being added.

Professor MacKay said that if the land is rezoned to R-1 it will permit only single-family use and suggested over the long run, the land would be too valuable for this type of development. Professor MacKay said Dalhousie has no objection to the rezoning of lands in this area other than the land in question and would in fact, support such a rezoning.

Mr. Larry E. Holt of the School of Physical Education at Dalhousie University addressed Council opposing the rezoning application and clarified a number of points regarding the type of facility proposed to be built by Dalhousie. Mr. Holt explained the ways in which the facility would be offered for use to the public, and suggested that at present, Dalhousie has one of the worse sports facilities in North America.

Mr. A. Gordon Archibald, Vice-Chairman of the Board of Governors of Dalhousie, addressed Council in opposition to the rezoning application and in referring to the Stairs property, advised there was an understanding between the owner and members of the family that when certain events took place, Dalhousie would be given first option to purchase the property. Mr. Archibald said that Dalhousie did not know about the plan all the time because some of the events which did take place were unforeseen. He said when the property was secured, the Architects drew up the plans and a meeting was held with the residents on August 6th to advise them of the proposal.

Mr. Archibald advised that the Board of Governors at a meeting held yesterday joined with the residents by agreeing that the lands, other than those in question, should be rezoned to R-1, suggesting that this should indicate to the residents that the College has no wish of securing properties in this area. Mr. Archibald went on to indicate the amounts of money spent in the City each year due to the existence of the College, and requested that the rezoning not be approved.

Mr. Michael Gardner, President of the Council of Students at Dalhousie University addressed Council opposing the rezoning and suggested the University should be permitted to proceed with its complex as there have been some large buildings constructed in the nearby area which are not single family as is being requested in the rezoning.

Mr. Ted Wickwire of Oakland Road spoke against the rezoning saying that from discussions with the University, the proposed project is in his mind the most inoffensive development that could take place on the property. Mr. Wickwire said that something will eventually be built on the site and suggested it could be much worse than what is presently being proposed. Mr. Wickwire felt the University should be permitted to proceed to polish the proposal with a citizen's committee, and that Council should defer the matter until this has taken place. He also felt that legal proceedings should be commenced to ensure that the University does not further develop south of South Street.

A resident of Park Victoria and former home owner of the area, as well as a former Professor of the University, said he felt the only solution was to leave the Stairs property zoned as R-2. He said he was concerned with the lack of trust which has been expressed between the community and the University and said the University has much to offer to the community.

Mr. Hurbert King of 6120 Oakland Road spoke opposing the rezoning and advised that the present map indicates that he has signed the petition in favour, but said he had not. Mr. King said the building being proposed by Dalhousie is a good one and is also well situated and would not mind it being located next to his home.

Mr. John MacCormack of 1147 Dalhousie Street spoke against the rezoning saying that if it is approved, the land in question would then be subdivided saying he would not like to see the land covered with single family dwellings. He also referred to other developments which could take place on the land and advised that a Mr. R. Smith would like to associate himself with the position he is taking.

Mr. MacCormack also referred to the access to the building and felt if it were placed further to the south, it would help to improve the whole picture.

Dr. William Silvert of 6113 Oakland Road addressed Council opposing the rezoning application and said it is his understanding that Dalhousie owns only one other property to the south of South Street other than that in question. He said that if the remaining area is rezoned to R-1, Dalhousie would be prevented from further extension. Dr. Silvert felt that no reasonable alternatives for the location of the sports building have been put forth and felt the rezoning should be refused.

Laura Bennett of 1191 Dalhousie Street addressed Council opposing the rezoning application and said that she enjoyed living next to the University due to the various facilities which it offers to the residents. She said she was in favour of the sports building as proposed by Dalhousie.

A resident of Belmont on the Arm addressed Council opposing the rezoning application and spoke in favour of the sports building being proposed by Dalhousie.

Mr. Struan Robertson President of the University Alumni Association, and as a resident, addressed Council opposing the rezoning and in support of the proposed complex. Mr. Robertson said the complex is greatly needed and expressed the fear that if it is not proceeded with, it will be many years before there is such a complex at Dalhousie.

In reply to a question, Mr. Robertson said it was his understanding that the necessary funding required for the complex has been arranged. Mr. Robertson was then briefly questioned on the matter.

Dr. Grogono of 6360 South Street addressed Council as a resident, as a member of the University, and partly on behalf of the handicapped as he is concerned with the wheelchair sport association. Dr. Grogono said he is appalled with the sports facilities which are available at Dalhousie compared with other Universities in Canada. He said the facility will help to contribute to the health of the City and is one which is desperately needed in the community.

Carol MacLean of 1830 Garden Street addressed Council on behalf of the Women's Field Hockey Association opposing the rezoning, and said the Association is against the rezoning as it feels that Dalhousie, the City of Halifax, and the Province has an immediate and definite need for such a facility as is being proposed by Dalhousie.

Mr. John Longard of 1116 Studley Avenue spoke against the rezoning and felt the only thing to do was to rezone the lands in the area to R-1 with the exception of the land in question. Mr. Longard said that Dalhousie acquired the land in good faith and felt they had every right to the use of the land as R-2 Residential.

Margaret Martin of 6230 Oakland Road addressed Council saying she is undecided on the matter at this time. Margaret Martin then went on to make a number of points both in favour and against the project being proposed by Dalhousie.

A resident of the area spoke against the rezoning application and in referring to the proposed sports building, noted that everyone feels the building is required, and went on to suggest that problems such as traffic would be caused by persons from other parts of the City as the University students are already located in the area. The speaker said the complex is needed and felt that any other location other than the one proposed, would only cause greater traffic problems.

A student of the Geology Department of Dalhousie University spoke opposing the rezoning and expressed disappointment with the lack of sports facilities at the College as compared to other Universities which she has visited in other parts of Canada. The speaker referred to the expense and travelling time which is involved at the University as those involved in sport programs must travel to other facilities as there are none available on campus.

Mr. T. Brown, a former resident of the area, addressed Council opposed to the rezoning and advised that he was involved with the original architectural firm started the design of the complex which is being discussed. Mr. Brown referred to a meeting which was held by the University when the complex in question was explained to the residents, and said he was shocked to see that it was much smaller than the original concept. Mr. Brown said the latest design fits into the proposed site very nicely and spoke in favour of the complex.

Dr. Byron Reid of 615 Francklyn Street opposed the rezoning application and said that as he is concerned with the health of people, was in favour with the sports complex being proposed by Dalhousie. Dr. Reid noted that as the land is low in the particular area where the building is proposed, it will have the appearance of having low-profile with the exception of those houses having back yards abutting this area.

Mr. L. Doane of 931 Beaufort Avenue addressed Council and said his relationship with Dalhousie over the years has been good. He said he is not employed by the University but that he likes them as a neighbour and was therefore opposed to the rezoning.

Mrs. Wilson of 1540 Henry Street opposed the rezoning application and spoke in favour of the proposed sports complex.

Mr. Sidney Oland of Ogilvie Street addressed Council and advised that his residence is situated near the St. Mary's Stadium which has not bothered him at all. Mr. Oland pointed out that Dalhousie acquired this land in good faith and the residents are now trying to change the rules. Mr. Oland suggested there is a heavy burden of proof on the residents to prove that the complex should be defeated and suggested they have not proven such at tonight's meeting.

Mr. George Cooper, a resident living at the corner of Robie Street and Oakland Road addressed Council opposed to the rezoning application. Mr. Cooper pointed out that Dalhousie did purchase their lands in good faith and that the residents in this area also purchased their properties with the knowledge that their properties were R-2 which will permit the construction of a facility of the type being proposed by Dalhousie. Mr. Cooper said that the R-2 Zone has been in effect since about 1949 and therefore, asked that Council discount the statement that the proposed sports complex is something new, and something which the residents knew nothing of when they purchased their properties.

There being no further persons wishing to oppose the rezoning, His Worship declared the matter to be before Council.

MOVED by Alderman Sullivan, seconded by Alderman Stanbury that the matter be deferred to the next regular meeting of City Council to be held on October 25, 1973.

Motion passed.

12:30 A. M. - Meeting adjourned.

HEADLINES

Public Hearing:

Rezoning from R-2 (Second Density Residential) Zone to R-1 (First Density Residential) Zone; Lands bounded as follows: Generally on the North by the Northern Official Street Line of South Street and the rear boundary of Lots facing South Street; On the east by Robie Street; Generally on the South by the rear boundary of Lots fronting on Oakland Road; Generally on the west by the rear boundary of Lots fronting on Dalhousie Street and the western boundary of Civic Number 6366 South Street..... 442

MAYOR WALTER R. FITZGERALD
CHAIRMAN

R. H. STODDARD
CITY CLERK

CITY COUNCIL
MINUTES

Council Chamber
City Hall
Halifax, N. S.
October 25, 1973
8:00 P.M.

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

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

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

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

MINUTES

Minutes of City Council meetings held on October 3, 11 and 17, 1973 were approved on Motion of Alderman Sullivan, seconded by Alderman Moir.

APPROVAL OF ORDER OF BUSINESS - ADDITIONS AND DELETIONS

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

- 20(a) - Appointment - Deputy Mayor
- 20(b) - Appointment - Committees, Boards & Commissions
- 20(c) - Tender 73-112 Recall - Gasoline Storage & Dispensing System - Halifax Police Station
- 20(d) - Scotia Square Hotel Limited - Halifax Developments Ltd. vs City of Halifax
- 20(e) - Agreement - City of Halifax - Irving Oil Limited & Beaver Maritime Limited

At the request of Deputy Mayor MacKeen, Council agreed to add:

- 20(f) - Brunswick Street Towers.

MOVED by Alderman Sullivan, seconded by Alderman Hogan that the Order of Business, as amended, be approved. Motion passed.

DEFERRED ITEMS

1. Zoning & Rezoning of the Existing Neighbourhood of Kline Heights from R-4 (General Residential) Zone to R-2 (Two-Family Residential Zone);
 2. Plots of Land to be Rezoned from R-4 (General Residential) Zone to P (Park & Institutional) Zone;
 3. Public Service Commission lands within the designated neighbourhood of Kline Heights presently unzoned, to be Zoned as R-2 (Two-Family Residential) Zone
-

Alderman Hogan referred to a petition supporting the R-4 Zone for the neighbourhood of Kline Heights which was received after the public hearing had been held on the matter and suggested that it not be considered at this time.

His Worship the Mayor stated that as the petition has been circulated to members of Council it cannot be disregarded but suggested that it not be made use of in the debate at this time.

Alderman Stapells referred to the petition under discussion and stated that the purpose of the petition was perhaps misrepresented to the residents of Kline Heights and read a letter, copy of which was circulated to members of Council, in which a resident requested that his name be deleted from the petition.

This matter was considered by City Council at a meeting held on October 11, 1973, at which time Council deferred action on the proposed zoning and rezoning of lands within the Kline Heights neighbourhood in order to give staff an opportunity to investigate certain questions which have arisen on the matter of park proposals.

A staff report dated October 24, 1973, was submitted and considered.

1. Zoning & Rezoning of the Existing Neighbourhood of Kline Heights from R-4 Zone (General Residential) to R-2 Zone (Two-family Residential Zone)
-

MOVED by Alderman Stapells, seconded by Alderman Stanbury that the existing Neighbourhood of Kline Heights, with the exception of the plots of land to be rezoned from R-4 (General Residential) Zone to P (Park & Institutional Zone and the Public Service Commission lands presently unzoned, be rezoned from R-4 Zone (General Residential) to R-2 Zone (Two-family Residential Zone).

In reply to a question from Alderman Connolly re the legal status of the property for which a building permit for an eighteen-unit apartment building has been applied for, the City Solicitor stated that to his knowledge additional information was requested of the developer and the information has not been forthcoming. He declined to comment further on the legal status of the application in the City's interest as he stated there could be a difference of opinion on the status of the application.

In reply to a question from Alderman Stapells, Mr. C. L. Dodge, Assistant Director of Development, advised that a building permit for an eighteen-unit apartment building has not been issued.

Deputy Mayor MacKeen and Alderman Moir, not having been present at the public hearing, are recorded as not voting on this matter.

The motion was then put and passed.

2. Plots of Land to be Rezoned from R-4 (General Residential) Zone to P (Park & Institutional) Zone

Mr. C. E. Babb, Director of Planning, advised that staff have looked into and consulted with the citizens of the area re the three tracts of land proposed to be zoned P Zone (Park & Institutional) and staff recommends (a) that the small tract of land proposed to be used as a tot lot not be rezoned from R-4 to P Zone, for the time being it will have to remain R-4 Zone; (b) rezoning of the tract of land on Sunset Avenue from R-4 Zone to P Zone; and (c) action be abated on the 3.2 acre site pending a further investigation into the matter.

In reply to a question from His Worship the Mayor, the City Solicitor advised that there is a provision within the Planning Act whereby when action has commenced to rezone a property building permits can be suspended for a period of one-hundred twenty days which, in this case, would be until December 1973.

In reply to a question from Alderman Sullivan, Mr. Babb stated that it is not staff's intention to recommend that the proposed tot lot be rezoned to P, Park & Institutional, the tract of land on Sunset Avenue should be rezoned P, Park & Institutional, and the 3.2 acre tract of land proposed for a park is still in question. He further stated the proposed tot lot would be more appropriate for R-2 (Two-Family Dwelling Zone).

MOVED by Alderman Sullivan, seconded by Alderman Stapells that the tract of land on Sunset Avenue be rezoned from R-4 (General Residential) Zone to P (Park & Institutional)

Zone); that a decision on the 3.2 acre tract of land be made within one-hundred twenty days; and that the proposed tot lot be rezoned from R-4 (General Residential) Zone to R-2 (Two-Family Residential) Zone, subject to a public hearing being held on the matter. Motion passed.

3. Public Service Commission Lands within the designated neighbourhood of Kline Heights presently unzoned, to be zoned as R-2 (Two-Family Residential) Zone.

MOVED by Alderman Stapells, seconded by Alderman Wentzell that the Public Service Commission lands within the designated neighbourhood of Kline Heights presently unzoned be zoned as R-2 (Two-Family Residential) Zone. Motion passed.

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

MOVED By Alderman Stapells, seconded by Alderman Sullivan that the Formal Resolution be approved. Motion passed.

Rezoning from R-2 (Second Density Residential) Zone to R-1 (First Density Residential) Zone; Lands bounded as follows: Generally on the North by the Northern Official Street Line of South Street and the rear boundary of Lots facing South Street; On the east by Robie Street; Generally on the South by the rear boundary of Lots fronting on Oakland Road; Generally on the west by the rear boundary of Lots fronting on Dalhousie Street and the western boundary of Civic No. 6366 South Street

A public hearing on the above-noted rezoning application was held on October 17, 1973.

MOVED by Alderman Connolly, seconded by Alderman Stanbury that the lands bounded generally on the north by the northern official street line of South Street and the rear boundary of lots facing South Street, on the east by Robie Street, generally on the south by the rear boundary of lots fronting on Oakland Road, and generally on the west by the rear boundary of lots fronting on Dalhousie Street and the western boundary of Civic No. 6366 South Street, be rezoned from R-2 (Second Density Residential) Zone to R-1 (First Density Residential) Zone.

MOVED by Alderman Moir, seconded by Alderman Wentzell that this matter be referred to a special meeting of the Committee of the Whole, at the call of the Chair, within two weeks.

Alderman Moir stated his reasons for his motion of referral and further stated that he wished to make it clear that by this motion he is not in any way favouring either side of the issue. He suggested it be referred in order to work for some sort of compromise which may allow the future development to be harmonious.

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In reply to a question from Alderman Stanbury, His Worship the Mayor advised that, in light of the petitions received and the information forthcoming, it would be in the best interest of the citizens that Council take time to find an answer to the problem.

Alderman Wentzell stated he strongly feels it is in the interest of all concerned that this matter be deferred for further thought and further input by both sides.

Alderman Hogan stated he did not terribly object to the referral motion and suggested alternatives to the approving of the rezoning application.

Alderman Sullivan advised he supports the motion to refer and suggested if the parties concerned could get together there might be room for compromise. He stated that Council should explore every avenue to see if a decision could be made which would hopefully satisfy the residents in the area.

The motion was then put and passed with Aldermen Connolly and Stanbury voting against.

PETITION - RESIDENTS, WARD 2 RE: TRAFFIC - RESIDENTIAL
STREETS

The above-noted petition was submitted to City Council at a meeting held on October 11, 1973, at which time it was deferred until Alderman Moir was present to speak on the matter.

Alderman Moir referred to the petition received from the residents of Ward 2 relating to anticipated traffic problems as a result of the development of the Quinpool Road project and correspondence received from the LeMarchant Home and School Association and representations made at a Ward 2 Council meeting which indicated specific objection to the development itself, all of which calls for protection of the Vernon Street area.

MOVED by Alderman Moir, seconded by Alderman Wentzell that a representative of the Ward 2 Council be permitted to speak re the petition at this time. Motion passed.

Mr. Richard MacLean stated he represented the residents of Ward 2 and referred to the petition signed by 1,058 people who reside in the area in proximity to Vernon Street. He stated that the residents are opposed to the suggestion that Windsor Street be joined to Vernon Street as that area is a residential area and they do not want a through street going through it as the traffic problems

created by this through-way would ruin the high character of the area.

MOVED by Alderman Moir, seconded by Alderman Stapells that this matter be referred to staff for a report to the Committee of the Whole and that the Ward 2 Citizens Council be informed when it is to be discussed. Motion passed.

Alderman Connolly stated that at no time has he seen such a proposal for Vernon Street and requested that staff bring Council up to date as quickly as possible on this matter.

PETITION - RE: LEIBLIN PARK PLAYGROUNDS

Alderman Wentzell read a petition re the above subject, copies of which were circulated to members of Council.

MOVED by Alderman Wentzell, seconded by Alderman Moir, that this matter be referred to staff for a report to be prepared for a meeting of Committee of the Whole, that a representative of the residents be permitted to speak at that time and be informed when the matter will be discussed and that the report include the reasons why nothing has happened with the land over the past four years. Motion passed.

Alderman Wentzell referred to a ratepayers association in Spryfield prior to annexation and stated there was supposed to be a substantial amount of money left over which the residents felt would be used for recreational purposes. He requested that the matter be thoroughly investigated and a report be submitted to Committee of the Whole.

REPORT - COMMITTEE ON WORKS

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

Procedure - Acceptance of Streets

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

1. Points 1 through 8 (as outlined in staff report dated October 9, 1973) be accepted as the basic procedure to be followed in dealing with requests for acceptance of streets in areas without planned development and in areas with planned development where the developer is no longer responsible.

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2. The additional required lands for the street right-of-way, designed by staff, be deeded to the City, at no cost, by the homeowners.
3. The Local Improvement Charge for the clearing, grubbing and grading of the full street right-of-way and the construction of a roadway travel surface in developed areas be set at seventy percent (70%) of the actual construction cost to the homeowner and thirty percent (30%) to the City.
4. Any additional local improvements such as curb and gutter, pavement, sidewalk etc. will be charged at current rates set by Council.

Alderman Wentzell referred to the 70% homeowner expense and 30% City expense and stated that the homeowner's expense represents a very substantial cost and asked if there is any possibility of obtaining provincial assistance or winter incentive program assistance for this program.

The City Manager advised that, with respect to potential provincial cost sharing, this is a matter Council might wish to take up further with the Provincial Government. He advised that staff have been recommending to Council consistently for a period of time that the City should be entitled to, as a matter of right, a portion of the gas tax and vehicle licensing revenues extracted from the citizens of Halifax and these monies could be used for road improvements wherever they are deemed necessary by Council.

The motion was put and passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on October 17, 1973 as follows:

Modification of the Lot Frontage Requirement - 39 Armada Drive

MOVED by Alderman Hogan, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, the application for modification of the lot frontage requirement permitting the construction of a duplex dwelling as shown on Plan No. P200/5995 of Case No. 2964, be approved by City Council.

Motion passed.

Application for Lot Consolidation, Lands of Deep Sea Construction Limited, Lots 265, 266, and 267 Inverness Avenue, Fleming Heights Subdivision

MOVED by Alderman Stapells, seconded by Alderman Wentzell that, as recommended by the City Planning Committee, the application for lot consolidation to create Lots 265-F and 266-G as shown on Plan No. P200/5992 of Case No. 2963, be approved by City Council. Motion passed.

Rezoning from R-2 General Residential Zone to C-3 Industrial Zone - 3707 Howe Avenue

MOVED by Alderman Moir, seconded by Alderman Hogan that, as recommended by the City Planning Committee, a date be set for a Public Hearing to consider the rezoning of Civic No. 3707 Howe Avenue, lands of Canadian General Electric, as shown on Plan No. P200/6008 of Case No. 2946 from R-2 General Residential to C-3 Industrial, and that persons living within the suggested area of notification as attached to the staff report on the matter be advised of the Public Hearing. Motion passed.

It was advised that the Hearing has been scheduled for November 21, 1973.

Resubdivision Forming Lot C-1, Parcel C-2 and Lot 7 Being Combined to Form Lot 7-A - 9 Green Acres Road (Lot C)

MOVED by Alderman Wentzell, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, the resubdivision of Civic No. 9 Green Acres Road to create Lot C-1 and to add parcel C-2 to lands of Beatrice Cross (Lot 7) as shown on Plan No. P200/5993 of Case No. 2903, be approved by City Council. Motion passed.

Resubdivision - Lots 323 and 324 Dipper Crescent, Bridgeview

MOVED by Alderman Hogan, seconded by Alderman Stanbury that, as recommended by the City Planning Committee, the application for resubdivision of Lots 323 and 324 Dipper Crescent, Bridgeview, as shown on Plan No. P200/5972 of Case No. 2958, be approved by City Council.

Motion passed.

Tentative Approval - Morris Park Subdivision, Spryfield

MOVED by Alderman Wentzell, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, that City Council grant tentative approval to the Morris Park Subdivision as shown on Plan No. P200/5889 of Case No. 2778.

Alderman Wentzell said the southern section of Spryfield where the land in question is being developed, is an area which lacks any particular facility for recreational use, and questioned whether staff is looking at this particular area as to a possible site. Alderman Wentzell also questioned whether the 5% cash-in-lieu monies are used for facilities in that area.

The City Manager advised that staff has already started on the development of a master plan for recreational facilities which is part of the planning process which is being pursued by the new Director of Recreation and the Director of Planning but suggested it would be about one year before this is completed. The City Manager also said it would be difficult to ear-mark funds from a particular location to be spent in that area but at the same time, said it must be recognized that when funds come from a certain area, monies should go back into those areas. The City Manager said the 5% cash-in-lieu monies being received are used for acquisition rather than development.

Further discussion ensued, and it was requested that staff further consider the matter of lands for recreational purposes in this area. Alderman Wentzell suggested the subdivision in question will eventually be a large one and said there is an immediate need for a facility such as a ball field.

The Motion was then put and passed with Alderman Stapells abstaining.

MISCELLANEOUS BUSINESS

Resolution - Downtown Halifax Business Association Re:
"Establishment of Planning Advisory Committee"

A resolution dated October 22, 1973 was submitted from the Downtown Halifax Business Association which endorsed the concept of citizen involvement in the planning process and which strongly urges the establishment of a Planning Advisory Committee.

Alderman Moir said that he is at this time, in favour of a Planning Advisory Committee and felt Council should further discuss the matter in Committee of the Whole Council.

His Worship said he would not object to such a Motion and noted the Steering Committee was established as a citizens Committee to work with Council which would be doing the same job as the Advisory Committee. His Worship noted that until technical matters were clarified with the Municipal Affairs Department, it was felt the Steering Committee should be formed.

It was MOVED by Alderman Moir, seconded by Deputy Mayor MacKee that the matter of the establishment of a Planning Advisory Committee be referred to the Committee of the Whole Council for discussion.

Alderman Moir suggested that at that meeting, the procedure for establishing such a committee could be clarified, as well as the timing and the problems seen by Council so that the end result can be achieved as soon as possible.

The Motion was then put and passed.

Resolution - Downtown Halifax Business Association Re:
"View Planes By-law"

A resolution dated October 22, 1973 from the Downtown Halifax Business Association was submitted requesting a resolution of the "Views from the Citadel" question.

His Worship said it was his understanding that the City Manager was to discuss this matter with various groups and organizations and would report back to Council within 60 days.

The City Manager advised that one meeting has been held and that another is scheduled for next week, and in reply to a question, advised that he will be making a recommendation on the matter.

Alderman Hogan questioned whether a representative of the Downtown Business Association was invited to these discussions, and it was advised by the City Manager that Mr. D. Jones of the Downtown Committee was invited and said he is the Secretary of the Downtown Halifax Business Association.

Alderman Hogan then suggested there should be a representative from the two groups and His Worship said he would have no objection to this.

The City Manager said he should advise Council that two of the groups involved have taken an unequivocal stand with respect to the situation and said he was not sure that the next meeting to be held will be very productive.

His Worship then said that the City Manager should report back to Council to the best of his ability and Council will make a decision. His Worship said if there are groups that are not prepared to cooperate, then it would not be necessary to wait the sixty days before reporting back.

QUESTIONS

Question Alderman Hogan Re: Vandalism

Alderman Hogan questioned whether anything can be done regarding the problem of vandalism in the City. Alderman Hogan suggested there are people who know the names of children who are involved in this practice, but said they are reluctant to report them.

His Worship advised he has attended a number of meetings regarding this problem and said there is a group who will be making a submission to Council shortly regarding this and other matters. His Worship suggested that the media should make everyone aware that vandalism is taking place throughout the City resulting in great expense to the City and the citizens. His Worship also said that the citizens should become involved by reporting damages etc., thereby helping to rectify the problem.

Question Alderman Stapells Re: Chipsealing program

Alderman Stapells referred to a report from the Director of Works on the matter of Chipsealing and which advised of certain streets which were not completed this season, and questioned whether it would be possible to complete these streets, to which Mr. Sheflin replied that it was very questionable.

Alderman Stapells said he was particularly concerned with Reserve Road which could not be completed due to the number of cars parked on the street, and said that if a date could be scheduled for work on this street, he would personally visit the residents to ensure that cars are not parked on the street on the scheduled date. Alderman Stapells asked that the streets listed in the report be at least graded before winter if the Chipsealing program is impossible to complete.

Mr. Sheflin advised that he would look into the matter of rescheduling a date to Chipseal Reserve Road and advise the Alderman of same.

Question Alderman Stapells Re: Window Washing

Alderman Stapells referred to a television program entitled "This is the Law" which recently indicated that it is against the law to wash windows in Halifax after 8:00 a.m., and asked if the City Solicitor would check to see if this is so.

Question Deputy Mayor MacKeen Re: Report, Labour Relations Officer

Deputy Mayor MacKeen referred to the above noted report which was recently distributed to Council and asked if it could be placed on the agenda of the next meeting of the Committee of the Whole Council.

His Worship suggested there was no reason why this could not be placed on the agenda of that meeting.

Question Deputy Mayor MacKeen Re: Flag - Council Chamber

Deputy Mayor MacKeen said he made a suggestion some time ago about placing a flag in the Council Chamber and asked if anything has yet been done on this matter.

His Worship advised that he and the City Clerk would look after this matter.

Question Alderman Stanbury Re: Safety - High-Rise Buildings

Alderman Stanbury questioned why it is that buildings are permitted to be constructed higher than the ladders of the Fire Department will reach. Alderman Stanbury questioned why sprinkler systems or some other safety measure is not mandatory in such buildings.

His Worship advised that he has investigated this matter and said there are other safety precautions incorporated in such buildings. His Worship then went on to outline some of the safety precautions which are implemented in these buildings, but felt that sprinkler systems were essential. His Worship further advised that the Building Code is presently being reviewed and said the Fire Chief has made assurances that when a decision is made on the fire section of the Building Code, he will be coming in with a decision.

Alderman Stapells also noted that such buildings are equipped with a high-pressure pumping system with nozzels located on every floor, and said this system is checked on a regular basis by the Fire Department.

Question Alderman Sullivan Re: Proposal for Corner of Kane and Isleville Streets

Alderman Sullivan asked that he be supplied with a written report as to what is intended to be built at the corner of Kane and Isleville Streets saying that it is his understanding that a Lounge is intended at this location.

Question Alderman Wentzell Re: Change of Name, Carson Street

Alderman Wentzell referred to the Building Inspection section of the latest Report on Administrative Activities which mentions school construction on Regan Drive. Alderman Wentzell said he does not know where Regan Drive is located and was wondering if the name of Carson Street had been changed to Regan Drive.

NOTICE OF MOTION

Notice of Motion Alderman Connolly Re: Rescission of City Council Motion of February 15, 1973 respecting Store Hours

Alderman Connolly gave notice that at the next regular meeting of Council he will introduce a Motion to rescind a Motion passed by Council on February 15, 1973 regarding Store Hours in the City of Halifax.

ADDED ITEMS

Appointment - Deputy Mayor

Deputy Mayor MacKeen at this time, expressed thanks to Miss Jamieson the Secretary to the Mayor, the City Clerk, the Information Officer, and other members of staff who have co-operated with him fully during his term as Deputy Mayor.

His Worship said that Deputy Mayor MacKeen's term of office was a busy one saying that the Deputy Mayor has attended many functions and entertained many dignitaries, and has left a favourable impression according to the many letters which he has received. His Worship then thanked Deputy Mayor MacKeen for his contribution while serving as Alderman and as Deputy Mayor.

It was then MOVED by Deputy Mayor MacKeen, seconded by Alderman Stapells that Alderman Hogan be appointed as Deputy Mayor for a term commencing on November 1, 1973 and expiring on October 31, 1974. Motion passed.

Appointments - Committees, Boards, and Commissions

A letter dated October 25, 1973, was submitted from His Worship containing a number of recommended appointments to the various Committees, Boards, and Commissions.

It was MOVED by Alderman Moir, seconded by Alderman Sullivan that the following Appointments with terms commencing on November 1, 1973 and expiring on October 31, 1974, be approved:

Downtown Committee

1. Alderman D. MacKeen
2. Alderman M. D. Sullivan

Tax Concessions and Grants Committee

1. Alderman L. C. Hogan
2. Alderman D. Connolly
3. Alderman R. Stapells

Halifax Natal Day Committee

1. Alderman D. Wentzell

R3 Zoning Control Committee

1. Alderman D. Wentzell
2. Alderman L. C. Hogan

MAPC II. (Metropolitan Area Planning Commission)

1. The Mayor
2. Alderman L. E. Moir

Board of Health

1. the Mayor
2. Alderman N. P. Meagher
3. Alderman L. C. Hogan
4. Alderman Margaret Stanbury
5. Mr. C.H.A. Killoran

Kline Heights Renewal Scheme Committee

1. Alderman R. Stapells
2. Alderman R. D. Bell

Election Procedure Committee

1. Alderman D. Connolly
2. Alderman D. Wentzell
3. Alderman L. C. Hogan
4. The Mayor
5. The City Clerk

Retirement Committee

1. Alderman David MacKeen

Halifax City Regional
Library Board

1. The Mayor, ex officio
2. Alderman R. D. Bell
3. Miss Eileen Burns
4. Mr. Bryce Merrill
5. Mr. George White
6. Mrs. Joyce Prest
7. Mr. Leonard A. Kitz, Q.C.

Court House Commission

1. Alderman L. E. Moir
2. Mr. David Chipman
3. Mr. H. W. Butler
4. Mrs. Constance Glube

Point Pleasant Park Commission

1. Alderman M. D. Sullivan
2. Mrs. H. P. MacKeen
3. Mr. Hector Porter
4. Dr. Charles A. Gordon

Board of Directors, Neptune
Theatre

1. The Mayor

Arbitration Committee

1. The Mayor
2. Alderman D. Wentzell
3. Alderman L. C. Hogan

Abbie J. Lane Hospital,
Board of Management

1. Alderman L. E. Moir
2. Alderman N. P. Meagher
3. Mr. J. S. Cowan
4. Mr. S. D. Bryson
5. Mr. Max Forman
6. Mr. Alan R. Abraham
7. Mr. Frank Milne, Sr.

AND, that the following appointments be approved
with terms as specified:

<u>Halifax Civic Hospital, Board of Management</u>	<u>Term</u>
1. Alderman N. P. Meagher	Nov. 1/73 to Oct. 31/74
2. Mrs. J. Blumenthal	" "
3. Mr. F. B. Wickwire	Nov. 1/73 to Oct. 31/75
4. Mr. Peter Andrewes	" "
5. Mr. Donald Grant	Nov. 1/73 to Oct. 31/76
6. Mr. Edward Fitzpatrick	" "
7. Mr. David Joudry	" "

Recreation Committee

- | | |
|---------------------------|-------------------------|
| 1. Alderman L. C. Hogan | Nov. 1/73 to Oct. 31/74 |
| 2. Mr. Donald J. MacNeill | Nov. 1/73 to Dec. 31/74 |

Motion passed.

Tender 73-112 Recall - Gasoline Storage & Dispensing System -
Halifax Police Station

A staff report dated October 23, 1973 was submitted on the above noted matter.

Alderman Connolly questioned whether this item was included in the costs allocated for the Police Building or whether this would mean extra funds, to which the City Manager advised that it was not included in the original contract but said it will fall within the funds allocated for the building.

Alderman Connolly also questioned whether this would require additional personnel on a 24-hour shift basis and whether this sort of situation has been calculated in the costs therefor. Alderman Connolly also referred to a report concerning a joint service depot to serve various City Departments, and asked if this is yet available. Alderman Connolly said there are a number of questions which come about as a result of this item, and noted that Council has had no other information on the matter other than the present report.

The City Manager said he would report further on the matter.

It was then MOVED by Alderman Connolly, seconded by Alderman Moir that the item be referred to the next meeting of the Committee of the Whole Council for a further report from staff.

Motion passed.

Scotia Square Hotel Limited and Halifax Developments Limited, vs
City of Halifax

A staff report dated October 25, 1973 was submitted relating to the above noted matter.

MOVED by Alderman Hogan, seconded by Alderman Sullivan that City Council authorize the Legal Department of the City to appeal the Trial Divisions Decision in the case of Scotia Square Hotel Limited and Halifax Developments Limited vs City of Halifax.

Following a questioning of staff on the matter, the Motion was put and passed.

Agreement - City of Halifax, Irving Oil Limited, and Beaver
Maritime Limited

A staff report dated October 25, 1973 was submitted relating to the above noted matter which had attached the proposed Agreement.

Alderman Moir recognized the urgency of approving this Agreement, but requested that in future, Agreements be circulated to members of Council 24-hours prior to the Council meeting.

It was MOVED by Alderman Stapells, seconded by Alderman Stanbury that His Worship the Mayor and the City Clerk be authorized to sign the agreement on the matter as attached to the Staff report of October 25, 1973.

Motion passed.

Brunswick Street Towers

Deputy Mayor MacKeen referred to a recent fire located at the Brunswick Street Towers high-rise building, and said that fires in such high-rise buildings are of concern to all tenants in the City. Deputy Mayor MacKeen referred to a meeting which he attended on the matter this afternoon, and said that as a result of information given at the meeting, he is disappointed with the way in which the City administers its occupancy permits. The Deputy Mayor suggested that such permits are being used to collect charges levied by the City and that not enough concern is being given as to whether a building is fit for occupancy once the charges have been paid for permits. He suggested that Landlords and Developers are improperly using the procedure involved due to the slackness on the part of the City, and requested that the City Manager look into this matter.

Deputy Mayor MacKeen also referred to the second Tower of Brunswick Street Towers and said the plans for this building should be sent to the Provincial Fire Marshall for his review because they have never been sent to him as they should have been. He said the procedure involving this matter should also be looked into.

Deputy Mayor MacKeen said he would also like to see the City approach the Residential Tenancies Board for the purpose of it being made mandatory that tenants be given a diagram showing where their apartment is located and the location of exits in relation to their unit. He said this could be supplied at the same time the tenant is given a copy of the Residential Tenancies Act which is now a requirement.

The Deputy Mayor also referred to the leaky fuel line which was discovered by the Fire Department in Brunswick Towers, and requested that he be informed as to whether this matter was re-checked to see if it was repaired.

Deputy Mayor MacKeen also referred to the matter of fire-drills saying that many of the tenants will not attend these sessions, and asked if staff would take into consideration the matter of legislating to make it compulsory to attend fire-drills.

Alderman Moir requested that His Worship endeavour to see that Council receives a recommendation from the Committee which is considering the matter of Sprinkler Systems as soon as possible, and requested that an item be placed on the next Safety Committee meeting in order to discuss with the Fire Chief such matters as fire ladders and the type of communications which exist with the Armed Forces in terms of obtaining a helicopter if one were required resulting from a fire in a high-rise building.

His Worship advised that he would invite the Fire Chief to the next meeting of the Safety Committee at which time a discussion can take place concerning such matters.

9:50 P. M. - Meeting adjourned.

HEADLINES

Minutes	451
Approval of Order of Business, Additions & Deletions	451

DEFERRED ITEMS:

1. Zoning & Rezoning of the Existing Neighbourhood of Kline Heights from R-4 (General Residential) Zone to R-2 (Two-Family Residential) Zone;
2. Plots of Land to be Rezoned from R-4 (General Residential) Zone to P (Park & Institutional) Zone;
3. Public Service Commission Lands within the Designated neighbourhood of Kline Heights presently unzoned, to be Zoned as R-2 (Two-Family Residential) Zone 452