

Mr. Legay of 23 St. Michael's Avenue, addressed Council on behalf of those petitioning advising that the resident residents are forming a citizens Committee and requested that they be informed as to any dealings that Council may have regarding a proposed development in the St. Michael's Avenue Drysdale Road area.

His Worship noted that at a previous meeting, Council approved of such a request and said the citizens have the assurances of Council that before any decision is made, the developer will be required to hold meetings with the residents to develop plans with them. His Worship said that any plans for a development would be a three way partnership involving the City, the developer, and the citizens.

Alderman Moir said it should be pointed out to the citizens that Alderman Wentzell who represents the Ward in question, has brought this matter to Council's attention on a number of occasions saying that Council is very aware of the wishes of the residents to be involved with whatever takes place in the area.

Alderman Wentzell noted that the citizens have made reference to the costs which may be charged against the owners of properties in this area for possible improvements, and said it should be made clear that City Council to date, has not received any formal proposals with respect to the development of the land in question.

Council then agreed that before a public hearing is held regarding any proposed development in the St. Michael's Avenue and Drysdale Road area, that the residents will be brought into the picture. Council received and filed the submitted petition.

Petition Re: Residents Against the proposed Sidewalk Project -
Sunnybrae Avenue, Connaught Avenue, Apollo Court,
Quinpool Road, Young Avenue, and Lacewood Drive

The City Clerk advised that petitions have been received with respect to the proposed sidewalk projects on the above noted streets, and further advised that two additional letters have been received today regarding sidewalk projects on Dentith Road and the Herring Cove Road.

MOVED by Alderman Bell, seconded by Alderman Wentzell that the petitions be referred to staff for a report.

Alderman Moir noted that the City will never be successful in the replacement of sidewalks if it proceeds in the present manner saying that people just do not want to pay for this improvement. Alderman Moir suggested that in certain areas, it is possible to replace only a few of the concrete squares which could be done at no cost to the abutters. Alderman Moir said that discussions on the entire issue should be held with staff saying that the whole principle being used is wrong.

After further discussion, the Motion was put and passed.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

City Council considered the report of the Finance and Executive Committee from its meeting held on March 6, 1974 as follows:

Sale of Lands - Kempt Road Diversion - Atlantic Concrete Ltd.

MOVED by Deputy Mayor Hogan, seconded by Alderman Stanbury that, as recommended by the Finance & Executive Committee, lands designated as parcels M and G on Plan TT-18-20354 and consisting of 1,899.10 square feet, be sold to Atlantic Concrete Limited for the sum of \$7,217.00 subject to re-subdivision to consolidate the lands with the abutting lands of the purchaser.

Motion passed.

Cost Projections - New Police Headquarters

MOVED by Alderman Moir, seconded by Alderman Stanbury that, as recommended by the Finance & Executive Committee, City Council approve the cost projections for the New Police Headquarters as is outlined in Appendix "D" of the staff report dated February 25, 1974, with the exception of the "Museum Cabinets/Rolling Shutter" item in the amount of \$25,000.00, which is to be deleted.

Motion passed with Alderman Connolly against.

Capital Borrowing Resolutions

MOVED by Alderman Moir, seconded by Alderman Wentzell that, as recommended by the Finance and Executive Committee, the following Resolutions be approved:

1. \$440,000 for design and construction of Multi-Service Centres and acquisition of land therefore;
2. \$35,000 for installation of new Fire Alarm System in City (additional);
3. \$50,000 for acquisition of land for diagonal street between Windsor Street and Bayers Road (additional);
4. \$120,000 for design and construction of bus bays (additional)
5. \$35,000 for construction of Salt Storage shelter;
6. \$35,000 for design and construction of trunk storm sewer and sanitary sewer lines in Fairview Area (additional);
7. \$200,000 for construction of Freshwater Brook Sewer Diversion (additional);
8. \$10,000 for feasibility study for sewers in Spryfield Area (additional);
9. \$188,000 for construction of storm and sanitary sewers in Spryfield-Herring Cove Road area (additional);
10. \$1,662,000 for design and construction of Trunk Sewer Interceptor Duffus to Inglis Street (additional);
11. \$555,000 for design and construction of Trunk Sewer Interceptor Inglis Street to Pollution Control Centre (additional) (conditional);
12. \$22,000 feasibility study for Sewage Treatment Plant (additional);
13. \$232,000 design for a Pollution Control Plant (additional) (conditional);

14. \$5,000 design for a Regional Sewage Treatment Plant (additional);
15. \$435,000 acquisition of land and clearing and preparing same as site for a Pollution Control Plant (additional) (conditional);
16. \$22,000 design for a sewage treatment plant outfall (additional);
17. \$202,000 construction of Sewage Treatment Plant Outfall (additional) (conditional);
18. \$2,280,000 construction of Pollution Control Plant (additional) (conditional);
19. \$30,000 design for trunk sewer interceptor on Bedford Highway (additional);
20. \$405,000 construction of trunk sewer interceptor on Bedford Highway (additional) (conditional);
21. \$1,300,000 construction and installation of Northwest Arm Interceptor sewer from Armdale Rotary to Plant (additional) (conditional);
22. \$40,000 sewer rehabilitation;
23. \$2,842,000 sewer development projects in the City;
24. \$1,500,000 waterfront redevelopment (additional) (conditional);
25. \$1,000,000 acquisition of land for municipal purposes;
26. \$1,888,000 neighbourhood improvement projects;
27. \$207,000 upgrading of recreational facilities (additional);
28. \$202,700 alterations to Halifax Memorial Library (additional)
29. \$187,000 Cowie Hill School (additional);
30. \$400,000 addition to annex to Tower Road School;
31. \$650,000 addition Grosvenor-Wentworth School;
32. \$750,000 addition Rockingham Elementary School; and
33. \$545,000 for improving traffic conditions.

Motion passed.

MOVED by Alderman Connolly, seconded by Alderman Wentzell that, as recommended by the Finance & Executive Committee, City Council rescind the Motion of Council of May 31, 1973, to seek authorization of the Minister of Municipal Affairs for borrowing authority in the amount of \$1,260,000 for the construction of a new elementary school in Clayton Park.

Motion passed.

Taxation - Day Care Centres & Nursery Schools

This item was deferred to the next regular meeting of City Council.

Staff Position - Community Service Systems Developer

MOVED by Alderman Bell, seconded by Alderman Wentzell that, as recommended by the Finance & Executive Committee, City Council authorize the hiring of an additional staff member, a Community Service Systems Developer, as one of the three un-allocated positions in the City Manager's Budget at a salary in the \$12,000 to \$15,000 range. Motion passed.

Purchase of Offset Duplicator

MOVED by Deputy Mayor Hogan, seconded by Alderman Bell that, as recommended by the Finance & Executive Committee, authority be granted to purchase the Offset Duplicator offered by Addressograph Multigraph at a cost of \$9,760.81, excluding federal tax.

Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report from the Committee on Works meeting held on March 6, 1974 with respect to the following matters:

Street Closure & Official Street Line Bower Road (Date for Hearing)

MOVED by Alderman Connolly, seconded by Alderman Sullivan that, as recommended by the Committee on Works, in accordance with Sections 350 and 357 of the City Charter respectively, City Council set a date for a Public Hearing to close a portion of Bower Road and to alter and confirm the official street line as shown on Section 20F subject to the Minister of Municipal Affairs' approval of the street closure. Motion passed.

The City Clerk advised that the Public Hearing will be held on April 17, 1974.

Official Street Lines - Carson Street Section 40A & 41A (Date for Hearing)

MOVED by Alderman Wentzell, seconded by Alderman Connolly that, as recommended by the Committee on Works, City Council set a date for a Public Hearing to lay down Official Street Lines in the Carson Street Project area, as shown on Sections 40A and 41A of the Official City Plan. Motion passed.

The City Clerk advised that the Public Hearing will be held on April 17, 1974.

Upgrading of Streets and Sidewalks

MOVED by Alderman Bell, seconded by Alderman Moir that, as recommended by the Committee on Works, the following be approved:

1. The program, as outlined in Appendices "A", "B" and "C" be approved in order of priority as is outlined in the Staff Report of February 25, 1974, subject to the approval of the Province of Nova Scotia;
2. The allocation of funds for streets and sidewalks as shown in the summary section of the staff report of February 25, 1974, be approved; and
3. Once the sewer program which is proposed for 1974 is completed on Sussex Street, the work which was approved in 1973 by City Council be carried out on this street.

A supplementary report was submitted from Staff answering some questions which had been raised during the Committee meeting.

The motion was then put and passed.

Replacement Equipment for Engineering and Works Department

MOVED by Alderman Moir, seconded by Alderman Stanbury that, as recommended by the Committee on Works, the following tenders be accepted for the replacement of equipment for the Engineering and Works Department:

- 74-05 - Two Vibratory Type Rollers - Suntract Rentals
@ \$5,900.00
- 74-06 - One Hydraulic Aerial Bucket Truck - Atmus Equipment Ltd.
@ \$28,769.00
- 74-08 - One 1974 Dump Truck - Citadel Motors Ltd.
@ \$13,396.00
- 74-09 - Two 4 Wheel Drive Vehicles - Haldart International
@ \$11,575.00
- 74-13 - 7-1974 Truck Chassis with Combination Salt & Dump
Body, one way plow - Haldart International
@ \$135,086.00
- 74-14 - One Street Flusher - Haldart International
@ \$27,179.00
- 74-20 - 1 Engine Driver Arc Welder with Trailer - Industrial
Engineering
@ \$2,081.00
- 74-21 - 1974 Model Stake Body Truck - Citadel Motors Ltd.
@ \$6,481.00
- 74-22 - 1974 - 14,000 GVW Van - Haldart International
@ \$8,400.00

Motion passed.

Tender 74-12 - Refuse Truck

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the Committee on Works, the low tender of Mack Maritimes Ltd., in the amount of \$31,000.00 be accepted for the supply of one Packer. Motion passed.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on March 6, 1974, with respect to the following matter:

Increase in Extra Duty Rates of Pay - Officers and N.C.O's
Association - Police Department - Private Work

MOVED by Alderman Hogan, seconded by Alderman Bell that, as recommended by the Safety Committee, the hourly rates of pay for extra duty for the Officers and N.C.O's Association be increased from \$5.50 per hour to \$9.00 per hour with a minimum call out rate of \$27.00. Motion passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Multi-Service Centres Proposal

MOVED by Alderman Wentzell, seconded by Alderman Sullivan that, as recommended by the Committee of the Whole Council, Council agree with the terms of reference and con-

tinuation of the Multi-Service Systems Study Committee, and that Council agree with the recommendations pertaining to Multi-Service Systems as is outlined on Page #3 of the document dated November 1973; and that the Study Committee zero in, on a trial basis, in the Mainland South Spryfield area and report back to Council in one month as to what can be done in this area on a short term basis regarding the establishment of Multi-Services, and at the same time, what can be done in terms of long range planning. Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on March 6, 1974 with respect to the following matters:

Traffic Pattern - Quinpool Road Project (Date for Hearing)

Alderman Moir suggested that Staff advise when they can be ready to present traffic plans for discussion.

Alderman Connolly felt that perhaps a review should be made of traffic on Quinpool Road and surrounding streets in light of the new Holiday Inn and other proposed developments.

The Acting City Manager advised that Staff could be ready almost immediately to present traffic proposals for the Quinpool Road Project but would require further time for any additional plans.

It was MOVED by Alderman Moir, seconded by Alderman Meagher that April 10, 1974 be set as the date for a Public Hearing to thoroughly discuss the proposed traffic pattern for the Quinpool Road Project and that the residents be invited to attend the meeting to present their views.

Alderman Stanbury spoke against the motion saying that Council has made a decision and should stick with it and not re-open the whole matter. She contended that no-one can predict the traffic flow in two or three years time.

Alderman Connolly elaborated on his earlier suggestion that the Public Hearing should deal with traffic patterns in a larger area and include Robie Street, Oxford Street, etc.

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

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

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

Dentith Road Shopping Centre

This item was deleted from the Order of Business and will be dealt with in Committee of the Whole Council next Wednesday.

Subdivision of Lot "A" Creating A1 and A2 - Kempt Road

MOVED by Alderman Hogan, seconded by Alderman Stanbury that, as recommended by the City Planning Committee, the subdivision of Lot "A" to create Parcels A-1 and A-2 and the consolidation of Parcel A-1 with Lot "E" creating Lot E-1, as shown on Plan No. 00-12-20664 of Case No. 2985, be approved. Motion passed.

Halifax Development's/Durham Leasehold's Proposal

MOVED by Alderman Hogan, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, the following resolution be approved by City Council:

BE IT RESOLVED that in accordance with paragraph 30 of the agreement, between the Partnership, Central Mortgage and Housing Corporation and Halifax Developments Limited, that the Partnership offer the triangular piece of land bounded by Barrington Street, Buckingham, and the western boundary of the Cogswell Street Interchange ramp for development to Halifax Developments Limited at a price established at the time of the aforesaid agreement, with an amendment to be negotiated to permit conveyance of the lands to Halifax Developments at an appropriate time.

The City Solicitor suggested the following addition to the motion, "subject to the existing Development Agreement being amended and that the amendment be approved by Council".

Alderman Moir referred to the letters of concern which have been received from the Downtown Committee, the Ecology Action Centre, Community Planning Association of Canada and the Heritage Trust of Nova Scotia. He said that he is concerned that the Granville Street streetscape will be retained and he hoped that sufficient safeguards will be included in the amendment to the agreement to this end.

His Worship the Mayor said that the fact that the City is the owner of this piece of land has enabled some hard negotiations to take place and it is proposed that if Phases 1 and 2 of the Durham Leaseholds development proceed in accordance with the scheme accepted by Council, the land will be offered for sale at that time, but he emphasized the fact that there is no intention to sell the land at this time and indeed not until there is sufficient evidence to show that Durham Leaseholds are building in accordance with the wishes of Council and are preserving the Granville Street streetscape. He said that some hard bargaining has taken place to ensure that the development proceeds in line with the scheme presented by the Company.

Alderman MacKeen felt that a higher price should be negotiated for the land and he criticized staff for not marking the report confidential. He questioned the Director of Development on a number of items contained in the Staff Report which was submitted at the last meeting of the City Planning Committee.

Council heard from the Director of Development who outlined the whole procedure and stated that agreement must be received from the Board of Directors of Central Mortgage and Housing Corporation before the land can be offered to Halifax Developments.

The City Solicitor said that any amendments that are to be included in the present development agreement must come back to Council for approval and the conditions will be clearly spelled out in that amendment. He said that in effect all the resolution will do is give staff the authority to approach Central Mortgage and Housing Corporation for approval.

Considerable discussion ensued and Alderman Stapells asked whether there are sufficient safeguards or whether there will be sufficient safeguards written into the development agreement to ensure that the Granville Street streetscape is retained.

His Worship the Mayor advised that there are sufficient safeguards and the amendment to the development agreement outlining these safeguards will be before Council when it has been negotiated and must be approved by Council.

Some discussion took place as to what would happen to the land presently in the ownership of Durham Leaseholds if the City decided not to sell the land and His Worship the Mayor said that he would expect that higher density development would be constructed and the Granville Street streetscape would disappear.

The Motion, with the addition, was put and passed with Alderman MacKeen against.

Organization, Structure & Functioning of the Downtown Committee

MOVED by Alderman Connolly, seconded by Alderman Stanbury that, as recommended by the City Planning Committee, the report of the Downtown Committee entitled "Report on Organization, Structure and Functioning" dated (Modified) December, 1973, be approved with the following changes:

1. Staff Advisor - Page #1 - Paragraph #3

It be understood that the reference in this Section for any arrangements for a staff advisor for the Downtown Committee shall be by agreement with the Office of the City Manager.

2. Page #2 - Second Paragraph of Section #2

That the Second Paragraph of Section #2 on Page No. 2 of the report as follows, be deleted:

"Major and significant development proposals within or directly affecting the Downtown area should be discussed with the Downtown Committee as soon as considerations of business or commercial confidentiality will allow."

3. Page #2 - Section #3

That the third and fourth lines of Section #3 on Page #2 of the report be amended to reflect the meaning that "Council will consider whether to refer the matter to its Downtown Committee" rather than the present wording which states that "Council will normally then be expected to refer the matter to its Downtown Committee".

4. Page #2 - Section #5

It be understood that the reference in Section #5 of Page #2 of the Report to any involvement or assignment of City Staff to the Downtown Committee be by agreement with and understanding of the Office of the City Manager.

Motion passed.

Cowie Hill Subdivision

This item was referred to Council without recommendation.

MOVED by Alderman Wentzell, seconded by Alderman Connolly that the request for final approval of Blocks, B, C, BB, CC, D, E, F, G, H, I, J, M, Q, R, S, U, W, X and Y, as shown on Plan No. P200/6246 of Case No. 2055 be granted by City Council and that due to the extremely rough topography of the site, City Council not accept ownership of Block C.

Alderman Wentzell made reference to letters which have been received from Centennial Properties Limited and Halifax County Condominium Corporation No. Two both relating to Block C, and attached hereto.

The motion was then put and passed.

Amendment - Zoning By-law Re: Views from Citadel Hill

MOVED by Alderman Stanbury, seconded by Alderman Moir that, as recommended by the City Planning Committee, the Amendments to the Zoning By-law giving effect to the Motion of City Council of January 31, 1974, be approved as submitted, and staff instructed to proceed with further amendments to the Zoning By-law to limit future construction on the east side of Brunswick Street to a height roughly approximately the roof line of the present School Board Administration Building, by whatever technique best suited to deal with the problem, and that the Formal Resolution, as submitted, be approved.

Motion passed.

QUESTIONS

Question Alderman MacKeen Re: Rent Freeze - Halifax Housing Authority Units

Alderman MacKeen advised that the present rent freeze on Halifax Housing Authority units will be lifted in August and he asked if the City's representative could inform Council as to what steps are being taken to have the rent freeze continued beyond that date.

His Worship the Mayor said he would find out the information and report to the Alderman.

Vote of Thanks - Alderman Moir - Famine in Ethiopia

Alderman Moir extended, on behalf of Council, a vote of thanks to His Worship the Mayor for writing a letter outlining the concern of Council for the plight of the people of Ethiopia to the Prime Minister of Canada.

His Worship the Mayor said that he was very pleased with the personal reply he had received from the Prime Minister and the interest shown by him.

Question Alderman Stapells Re: Oil Truck on Fairmount Road

Alderman Stapells asked Staff to look into the situation where an oil truck is being parked on Fairmount Road every night and is leaking a considerable amount of oil on the street.

The Acting City Manager said that Staff would look into this matter.

NOTICE OF MOTION

Notice of Motion - Alderman Sullivan - Housing Demand

Alderman Sullivan gave notice that, at the next regular meeting of City Council to be held on March 28, 1974, he will move that the following resolution be approved:

WHEREAS the housing demand in Halifax is still in a critical stage;

AND WHEREAS 80 applications per month are being received for housing from Haligonians;

AND WHEREAS the Nova Scotia Housing Commission has undertaken 1800 co-operative housing starts in the last three years in Nova Scotia but not in the City of Halifax;

AND WHEREAS the Provincial Minister responsible for housing indicated planning and development constraints exist on the Provincial land in Kidston Lake;

THEREFORE BE IT RESOLVED that in view of the urgency presently existing for housing either co-operative or single family dwellings in the City of Halifax, this Council request the Provincial Government to proceed with housing construction on Provincial Government land on Mainland Halifax immediately.

ADDED ITEMS

Tender 74-27 - Storm Drainage

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

MOVED by Alderman Connolly, seconded by Alderman Wentzell that storm drainage on Sussex Street, Herring Cove Road, Kingsmere Court, Joyce Avenue and Herring Cove Road (Punch Bowl) be awarded to Gerald W. Mills Ltd., the lowest bidder on these projects for a total bid price of \$329,840.00. Motion passed.

Carson Street - Bus Transportation

Alderman Wentzell advised that the roadworks for the turning circle in the Carson Street development are expected to be finished at the end of this week and he said that the bus service is to begin next Monday.

Halifax Natal Day

Alderman Wentzell spoke on this matter and suggested that in light of a number of requests from merchants that Halifax Natal Day be held on a Monday, he recommended that Monday July 29th, 1974 be designated Halifax Natal Day.

MOVED by Alderman Wentzell, seconded by Alderman Connolly that Monday, July 29, 1974, be declared a Civic Holiday and designated Halifax Natal Day. Motion passed.

11:00 p.m. Council adjourned.

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MAYOR WALTER R. FITZGERALD
CHAIRMAN

R. H. STODDARD
CITY CLERK

15(F)



Centennial Properties Limited ■ 1649 HOLLIS STREET, HALIFAX, NOVA SCOTIA, PHONE 429-7950

March 13, 1974

Mr. R. Stoddard, City Clerk
City of Halifax
1861 Argyle Street
Halifax, Nova Scotia

Dear Mr. Stoddard:

Re: Application for Final Approval of
Block "C", Cowie Hill, Armdale

In connection with the above application, which will be considered by City Council tomorrow evening, I enclose copy of letter from Halifax County Condominium Corporation No. Two, confirming their willingness to accept Block "C" upon completion of its development by Centennial Properties Limited. We have agreed with the Condominium Corporation to complete this development in a manner to our mutual agreement as soon as weather permits.

I would appreciate your bringing this to the attention of Council should a question arise concerning the development of this land.

Yours very truly,

CENTENNIAL PROPERTIES LIMITED

R. J. Foster
Vice-President
and General Manager

/dp

c.c. Mr. C. L. Dodge
City of Halifax

Halifax County Condominium Corporation No Two

Cowie Hill Village
Halifax, Nova Scotia

March 11, 1974

His Worship
Mayor Walter Fitzgerald
1861 Argyle Street
P. O. Box 1670
Halifax, Nova Scotia

Re: Cowie Hill Village

Dear Mr. Fitzgerald:

We have been advised by Alderman Wentzell that the City Council Meeting on Thursday, March 14, 1974, will be considering approval for several blocks of Cowie Hill Village. In connection with this proposal, we are particularly interested in Block C, which is adjacent to our land, and which was originally scheduled to be deeded to the City of Halifax as park land. Mr. Wentzell and Centennial Properties informed the Corporation last week that the present plan of the Development Department is not to accept Block C because of its rough terrain; and instead, have suggested it be deeded to the Corporation.

We passed a motion at a Board of Directors meeting on March 10, 1974, to the effect that our Corporation would accept Block C from Centennial Properties Limited on the condition that said parcel of land be developed by Centennial as park land. The minimum standard should include levelling, topsoiling, and seeding or sodding so that the grass has taken hold, and upon completion of its development, the lands must not contravene any City regulations such as in respect of unsightly premises, etc.

...../2

If Block C is turned over to the Halifax County Condominium Corporation No. 2, it is requested that the development agreement between the City and Centennial Properties reflect the proposals of the condominium, as outlined above.

Yours truly,



John F. Napier
President

cc: R.J. Foster
Centennial Properties Ltd.
1049 Hollis Street
Halifax, N.S.

City Manager
P.O. Box 1670
Halifax, N.S.

Director of Development
City of Halifax
P.O. Box 1670
Halifax, N.S.
B3J 3A5

Alderman D. Wentzell
c/o Nova Scotia Trust
5415 Spring Garden Road
Halifax, N.S.

CITY COUNCIL
MINUTES

Council Chamber
City Hall
Halifax, N. S.
March 28, 1974
8:07 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, MacKeen, Moir, Stanbury, Stapells, Wentzell and Sullivan.

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

MINUTES

Minutes of City Council meeting held on March 14, 1974, was approved on Motion of Alderman Sullivan, seconded by Alderman Bell.

APPROVAL OF ORDER OF BUSINESS - ADDITIONS AND DELETIONS

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

- 20(a) - Capital Project Tender #74-30
- 20(b) - Save the Capitol Society

Alderman Connolly entered the meeting at 8:10 P.M.

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

- 5(b) - Taxation - Day Care Centres & Nursery Schools

Alderman Meagher entered the meeting at 8:12 P.M.

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

- 20(c) - 340 Herring Cove Road -- Spryfield Taxi

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

DEFERRED ITEMS

Store Hours

His Worship the Mayor stated that there has not been the opportunity to have a formal meeting and suggested that the matter be deferred to the next meeting of Committee of the Whole at which time he would be prepared to report.

MOVED by Alderman Sullivan, seconded by Alderman MacKeen, that this matter be deferred to the next meeting of Committee of the Whole Council. Motion passed.

PETITIONS & DELEGATIONS

Letter Re: Sidewalk - Fenerty Road

The City Clerk read a letter dated March 21, 1974, written by Miss Phyllis Fenerty, on behalf of her aunt, Miss Mary L. Goudge, the owner of the property at 22 Herring Cove Road, re the proposed cost of sidewalk installation.

MOVED by Alderman Stapells, seconded by Alderman MacKeen, that this matter be referred to the Social Planning Department for a report. Motion passed.

Petition Re: Sidewalk, Sod & Tree Installation - Gateway Road

The City Clerk read a petition opposing the proposed project of new concrete sidewalk, sod and tree installation on the north side of Gateway Road from Scarlet Road to Lacewood Drive.

MOVED by Alderman Connolly, seconded by Alderman Bell, that this matter be referred to staff for a report. Motion passed.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

City Council considered the report of the Finance and Executive Committee from its meeting held on March 20, 1974, as follows:

Sale of City-owned Land - Southwest Corner of Bower and Tower Roads

MOVED by Alderman Moir, seconded by Alderman Meagher that, as recommended by the Finance & Executive Committee, the area shown as 1,983.6 square feet, southwest corner of Bower Road and Tower Road, on the portion of Plan TT-18-20669 attached to the Staff Report, be sold to Mr. Frank Metcalf for the sum of \$3,968 subject to the completion of the street line revision and closure; proceeds from this sale to be deposited in the Sale of Land Account. Motion passed.

Possible Sale of City-owned Land - Bower Road

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the Finance & Executive Committee, the area shown as 1,190.6 square feet, Bower Road, on the portion of Plan TT-18-20669 attached to the Staff Report, be sold to Mr. Robert Manuge for the sum of \$2,382 subject to the completion of the street line revision and closure; proceeds from this sale to be deposited in the Sale of Land Account. Motion passed.

Possible Acquisition - 26 Acorn Road (Lot 10)

MOVED by Alderman Wentzell, seconded by Alderman Stapells that, as recommended by the Finance & Executive Committee, the property of Mr. Stephen Kepic, shown on the sketch attached to the Staff Report as Lot 10, be purchased by the City for \$4,500 as settlement in full for all claims; funds to be made available from Account 425 HA 009, subject to the approval by the Minister of Municipal Affairs of the 1974 Capital Budget. Motion passed.

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

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

Possible Acquisition - Loop Road - Keenan Property

MOVED by Alderman Stapells, seconded by Alderman Sullivan that, as recommended by the Finance & Executive Committee, the property of Mr. & Mrs. James P. Keenan, located on Loop Road, be purchased for \$20,500 as settlement in full for all claims; funds to be made available from Account No. 425 HA 009, subject to the approval by the Minister of Municipal Affairs of the 1974 Capital Budget. Motion passed.

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

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

Lease - St. Mary's Recreation Club Property

MOVED by Alderman Stapells, seconded by Alderman Moir that, as recommended by the Finance & Executive Committee, His Worship the Mayor and the City Clerk be authorized to execute the lease of the property on behalf of the City. Motion passed.

Acquisition of Lands - Park Projects Limited - Carson
Street Area

MOVED by Alderman Wentzell, seconded by Alderman
MacKeen that, as recommended by the Finance and Executive
Committee:

- (1) the City acquire the entire unexpropriated portion of Parcel A and if agreement on price cannot be reached on time to permit orderly planning of the school site and recreation facilities, that the lands be expropriated;
- (2) the second recommendation contained in the Staff Report be not dealt with until negotiations have been concluded on Lots G and A.

Motion passed.

Easements - Convoy Place Condominium Phase I

MOVED by Alderman Sullivan, seconded by Alderman
MacKeen that, as recommended by the Finance and Executive
Committee, His Worship the Mayor and the City Clerk be
authorized to execute the granting of easements subject to:

- a) satisfactory legal descriptions of the proposed easements.
- b) the despatch to the developer of a letter clearly stating that acceptance of the easements is in no way to be construed to be acceptance of the services which have been or will be installed by the developer within the easements in accordance with the Development Agreement;

and that subject to the two conditions set forth above, His
Worship the Mayor and the City Clerk be authorized to execute
this Declaration. Motion passed.

Installation - Intercommunication System and Security Doors
- Ahern Manor and Westwood Towers - \$1,875.00

MOVED by Alderman MacKeen, seconded by Alderman
Bell that, as recommended by the Finance & Executive Committee,
Council approve the expenditure of \$1,875.00 as the City's
share of the cost of the installation of an intercommunication
system and security doors in Ahern Manor and Westwood Towers,
and that staff discuss with the Housing Authority the
possibility of hiring a Security Guard on a 24-hour basis for
these buildings. Motion passed.

Residential Tax Rebate from Province

MOVED by Alderman MacKeen, seconded by Alderman Moir that the sum of \$854,245 be added to the previously received sum of \$1,586,455 and be shown as a credit on the second tax billing of 1974 identified separately as "Tax Rebate from 1973". Further, that the distribution of the rebate be in accordance with the previously stated Council policy covering the distribution of the initial rebate amount. Be it also resolved that the City of Halifax endorses the principle that landlords receiving a Property Tax credit refrain from imposing rent increases on their holdings as it is the intention of Council that any landlords wishing to increase rents should show consideration of the Property Tax credit to the Residential Tenancies Board upon application for rent review.

Considerable discussion ensued during which His Worship the Mayor declared the motion to be in order and stated that the intent of the motion is that, since landlords this year will receive an 18.8¢ tax credit per \$100 of assessment, Council strongly opposes landlords increasing rents by reason of increased taxes and if landlords intend to increase rents, such increases should be justified by the landlord.

The motion was then put and passed.

REPORT - COMMITTEE ON WORKS

Council considered the report from the Committee on Works meeting held on March 20, 1974, with respect to the following matters:

Asphalt Sidewalk - Sunnybrae Avenue - North Side

MOVED by Alderman Bell, seconded by Alderman Connolly that, as recommended by the Committee on Works, no asphalt sidewalk be installed on Sunnybrae Avenue, north side. Motion passed.

Paving, Curb & Gutter - Kingsmere Court

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the Committee on Works, the petition be denied and that a resolution be passed under the provisions of Section 391 of the City Charter, that it is desirable that the paving and curb and gutter be installed on Kingsmere Court as a Local Improvement Project without the right of petition by the owners of the benefitting properties. Motion passed.

Sidewalk - Sussex Street - South Side

MOVED by Alderman Connolly, seconded by Alderman Wentzell that, as recommended by the Committee on Works, the concrete sidewalk, curb and gutter project proposed to be installed on Sussex Street, south side, be proceeded with.
Motion passed.

Sidewalk - Herring Cove Road - West Side

MOVED by Alderman Stapells, seconded by Alderman Wentzell that, as recommended by the Committee on Works, the asphalt sidewalk and curb project proposed to be installed on the Herring Cove Road, west side, be proceeded with.
Motion passed.

Street Closure & Official Street Lines - Bright Street
(DATE FOR HEARING)

MOVED by Alderman Stapells, seconded by Alderman Connolly that, as recommended by the Committee on Works, City Council set a date for a Public Hearing to close a portion of Bright Street and to alter and confirm the official street line as shown on Section 6-I subject to the Minister of Municipal Affairs' approval of the street closure. Motion passed.

The City Clerk advised that the public hearing is scheduled to be held on May 8, 1974.

Tender - Municipal Fire Alarm System

MOVED by Alderman Moir, seconded by Alderman Meagher that, as recommended by the Committee on Works, the contract be awarded to Davis Controls and their sub-contractor O'Malley Electric, who will do installation and follow up work at a net cost of \$33,672.31.
Motion passed with Alderman Stapells abstaining.

Paving, Curb & Gutter - Apollo Court

MOVED by Alderman Connolly, seconded by Alderman Wentzell that, as recommended by the Committee on Works, the paving and curb and gutter installation on Apollo Court be proceeded with. Motion passed.

Sidewalk Renewal - Young Avenue

MOVED by Alderman Meagher, seconded by Alderman Sullivan that, as recommended by the Committee on Works, the sidewalk renewal project on Young Avenue - Atlantic Street to Inglis Street, both sides, be proceeded with.
Motion passed.

Sidewalk Renewal - Quinpool Road (South Side)

MOVED by Alderman Connolly, seconded by Alderman Wentzell that, as recommended by the Committee on Works, the sidewalk renewal project on Quinpool Road - south side - Oxford Street to Beech Street, be proceeded with.
Motion passed.

Consulting Services - Capital Works

In a report from staff dated March 19, 1974, the following list of Capital Work, along with the recommended consultant, was recommended:

- | | |
|--------------------------------------|------------------------------------|
| 1. Sybyl Court | Frank Longstaff Surveying Limited |
| 2. Mandaville Court | Frank Longstaff Surveying Limited |
| 3. Inverness Avenue | Servant, Dunbrack and McKenzie |
| 4. Birchview Drive | Servant, Dunbrack and McKenzie |
| 5. Gateway Road | Project Planning Consultants Ltd. |
| 6. Herring Cove Road
& Cowie Hill | Project Planning Consultants Ltd. |
| 7. Bedford Highway
Interceptor | Canplan Consultants Limited |
| 8. Barrington St.
(Phase III) | J. P. Vaughan & Associates Limited |

MOVED by Alderman Bell, seconded by Alderman Connolly that Council approve the above list of work to be contracted out to the recommended consultant. Motion passed.

Sidewalk, Sod & Trees - Lacewood Drive (East Side)

MOVED by Alderman Moir, seconded by Alderman Meagher that, as recommended by the Committee on Works, a resolution be passed under the provisions of Section 391 of the City Charter, that it is desirable that the sidewalk and curb be installed on the east side of Lacewood Drive as a Local Improvement Project without the right of petition by the benefitting properties. Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on March 20, 1974 as follows:

Transportation Analysis Downtown Committee & Policy Statement
Recommendation - Downtown Committee

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

1. The Resolution of the Downtown Committee regarding a Transportation Analysis for the Downtown Area as contained in the report of the Downtown Committee dated March 13, 1974, be approved subject to a staff report being submitted to Council on the Transportation item; and
2. City Council adopt the Policy Statement and Recommendation report of the Downtown Committee dated Revised December 1973 as the basic aim of the City with respect to the Planning and Development of Downtown Halifax, with the exception that policies 4 and 6 be deleted for the present.

A staff report dated March 26, 1974 was submitted, as was requested, which stated that staff has reviewed the Resolution and basically concludes that the request is a reasonable one. The report further stated, however, that a completely valid transportation analysis or plan cannot be done in three months as suggested in the Downtown Committee resolution but that meaningful output will be made available at the earliest possible time. The report also referred to the matter of the use of Consultants on the project which has not been budgeted for, and stated that staff is exploring means of financing consulting services as required.

In reply to a question from Alderman MacKeen, the Director of Planning advised that staff is presently thinking in terms of a period of 8-months before the Transportation Analysis is completed but said he could see no difficulty in staff preparing an interim report in three months time, but said he could not guarantee it will answer the request of the Downtown Committee. The Motion was then put and passed.

8:45 p. m. - Alderman MacKeen leaves the meeting.

Rezoning of Proposed Lot A-1, Herring Cove Road from R-2 Two-Family Dwelling Zone to C-1 Local Business Zone (Date for Hearing)

MOVED by Alderman Bell, seconded by Alderman Connolly that, as recommended by the City Planning Committee, a date be set for a Public Hearing regarding the application to rezone proposed Lot A-1 Herring Cove Road as shown on Plan No. P200/6237 of Case No. 3008, and that persons living in the area be advised of same.

The City Clerk advised that the date has been scheduled for April 17, 1974.

The Motion was then put and passed.

Application for Lot Consolidation - Acadia Marble Tile & Terrazzo,
John H. Wentzell, and Elaine E. Carras - Barrington Street

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the City Planning Committee, the application for consolidation of Lots 1 and A to create Lot 1A, as shown on Plan No. P200/6227 of Case No. 3006, be granted by City Council. Motion passed.

Application for Final Approval of Lots K-1 and K-2 - Lands of
Pat King Ltd., Corner Chebucto Road and Beech Street

The City Planning Committee sent the above noted item to Council without recommendation and requested that a staff report be submitted on the matter of the zoning.

A staff report dated March 28, 1974 was submitted which stated in conclusion that until a more complete analysis of the commercial area on Chebucto Road, which runs on both sides from Oxford Street to south of Elm Street can be done, no change should take place concerning the zone classification for proposed Lot K-2.

Alderman Connolly noted that the zoning on Beech Street is C-2 and questioned whether Council should perhaps be looking at rezoning Lot K-2 which is the actual property on Beech Street which is now zoned C-2, and as this could mean a fairly large development in this area.

Further discussion ensued, and it was MOVED by Alderman Meagher, seconded by Alderman Connolly that the matter be referred to the next regular meeting of the Committee of the Whole Council for further discussion and a report regarding the ramifications of approving the resubdivision in light of the present zoning. Motion passed.

Consolidation of Lots 38 & 39 Herring Cove Road

MOVED by Alderman Wentzell, seconded by Alderman Stanbury that, as recommended by the City Planning Committee, the application for consolidation of Lots 38 & 39 Herring Cove Road to create Lot A as shown on Plan No. P200/6004 of Case No. 2966, be refused by City Council.

Alderman Connolly noted that this is an item which has been before Council on different occasions and questioned whether the latest application for a 15-unit apartment meets the density requirements to which His Worship replied in the affirmative.

Alderman Connolly referred to a number of rezonings which have been approved by Council during the past few months, and said he could not see how Council could approve of Commercial development being permitted on the Herring Cove Road and then to vote against a lot consolidation to permit the construction of a 15-unit apartment building especially where the applicant is prepared to meet the requirements of a proposed By-law. Alderman Connolly said he would therefore be voting against the Motion.

Alderman Stanbury spoke on the matter and suggested it should be referred to the Committee of the Whole following which it was MOVED by Alderman Connolly, seconded by Alderman Stanbury that the matter be referred to the next regular meeting of the Committee of the Whole Council.

Motion passed.

Resubdivision - Lot 138A to Form Lots 138B and 138C - Meadowlark Crescent

MOVED by Alderman Moir, seconded by Alderman Meagher that, as recommended by the City Planning Committee, Council approve the resubdivision of Lot 138-A Meadowlark Crescent to form Lots 138-B and 138-C as shown on Plan No. P200/6265 of Case No. 3022. Motion passed.

Final Approval of Phase I, Convoy Place

MOVED by Alderman Bell, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, the application for final approval of Phase I, Convoy Place, as shown on Plan No. P200/6274 of Case No. 2855, be granted approval by City Council. Motion passed.

Northwest Centre, Spryfield

The recommendation from the City Planning Committee reads as follows:

"That the staff report dated March 5, 1974 entitled "Northwest Centre, Spryfield", be tabled, and that a public meeting or a series of public meetings be held in the community with regard to the development before City Council makes any decisions on the matter."

Alderman Wentzell referred to the above noted recommendation and felt these should be meetings arranged by City Council, be advertised, and that City staff should be in attendance. He said the meetings should be similar to those which were held with respect to the Convoy Place development.

It was MOVED by Alderman Wentzell that the staff report dated March 5, 1974 entitled "Northwest Centre, Spryfield" be tabled, and that a public meeting or a series of public meetings be held in the community with regard to the proposed development which would be attended by City Council, appropriate members of City staff, and be duly advertised, before Council makes any decisions regarding the proposed development; and, that the item be placed on the agenda of the next regular meeting of the Committee of the Whole Council for the purpose of setting a date for such a meeting.

A short discussion ensued with respect to setting a definite date as the developer may wish to further prepare plans, and it was advised by Alderman Wentzell that the developer has indicated that sufficient material is available for a meeting.

After further discussion, the Motion was put and passed.

MARCH 28, 1974

Consolidation of Parcels B and D to Form Parcel E - Roome Street
at Devonshire Avenue

MOVED by Alderman Sullivan, seconded by Alderman Connolly that, as recommended by the City Planning Committee, the consolidation of Parcels B and D to form Parcel "E" as shown on Plan No. 00-12-20692 of Case No. 3025, be granted approval by City Council. Motion passed.

Application for Final Approval of Lot D-1 - Lands of Beatrice
Cross - Green Acres Road

MOVED by Alderman Wentzell, seconded by Alderman Bell that, as recommended by the City Planning Committee, the application for final approval of Lot D-1, as shown on Plan No. P200/6273 of Case No. 3026, be granted by City Council.

Motion passed.

Dentith Road Shopping Centre

The following is the recommendation from the City Planning Committee:

"That City Council approve the following:

- (a) - approve the proposed 46-foot wide street at an estimated cost of \$246,000 according to the details as outlined in the report of January 17, 1974;
- (b) - approve the cost-sharing formula as proposed in the same report:

(1) cost to developer	\$100,000
(2) cost to City	\$119,535
(3) cost to abutting owners	\$ 26,255
	<u>\$246,000</u>
- (c) - advise the Residents Association to enter into an agreement with the developer in order that his commitment to pay single-family abutters charges is properly carried out."

Mr. Dodge of the Development Department advised that he has been in touch with a representative of the Residents Association who is making a recommendation to the Association that they engage a Lawyer and that an agreement be prepared regarding the single-family betterment charges with the developer. Mr. Dodge also advised that he requested that this agreement be made available to the City for approval of the City Solicitor and subsequently for approval by Council.

Alderman Moir suggested it is not Council's prerogative to become involved saying it is a simple matter to be worked out between the two Solicitors. He said that at the last meeting, the Solicitor for the developer advised that he would supply a Solicitor for the abutters with the necessary funds to be held in trust.

Further discussion ensued, and it was MOVED by Alderman Wentzell, seconded by Alderman Stanbury that the following be approved provided the Solicitor for the developer makes a trust fund payable in the amount of the cost for the road improvements to the abutting owners (\$26,255) to the Solicitor for the residents:

- (a) approve the proposed 46-foot wide street at an estimated cost of \$246,000 according to the details as outlined in the report of January 17, 1974; and
- (b) approve the cost-sharing formula as proposed in the same report as follows:
- | | |
|-----------------------------|------------------|
| (1) cost to developer | \$100,210 |
| (2) cost to City | \$119,535 |
| (3) cost to abutting owners | \$ 26,255 |
| | <u>\$246,000</u> |

Motion passed.

ADDED ITEMS

As was agreed by City Council during the approval of the Order of Business, Council at this time dealt with the following item:

340 Herring Cove Road - Spryfield Taxi

A staff report dated March 27, 1974 was submitted on the above noted matter.

As the representative of Spryfield Taxi had not previously reviewed the submitted staff report, it was MOVED by Alderman Wentzell, seconded by Alderman Stanbury that the matter be deferred to the next regular meeting of the Committee of the Whole Council and that the residents living in the Pinegrove area be advised of same. Motion passed.

9:15 p. m. - Alderman Wentzell leaves the meeting.

MOTIONS

Motion Alderman Sullivan Re: Housing Demand

MOVED by Alderman Sullivan, seconded by Alderman Meagher that the following Resolution be approved:

"WHEREAS the housing demand in Halifax is still in a critical stage;
 AND WHEREAS 80 applications per month are being received for housing from Haligonians;
 AND WHEREAS the Nova Scotia Housing Commission has undertaken 1800 co-operative housing starts in the last three years in Nova Scotia, but not in the City of Halifax;
 AND WHEREAS the Provincial Minister responsible for housing indicated planning and development constraints exist on the Provincial land in Kidston Lake;
 THEREFORE BE IT RESOLVED that in view of the urgency presently existing for housing either co-operative or single-family dwellings in the City of Halifax, City Council request the Provincial Government to proceed with housing construction on Provincial Government land on Mainland Halifax immediately."

Alderman Sullivan said the Motion is meant to stop young people from moving from Halifax to outside areas because they cannot find housing in the City of Halifax.

His Worship advised that a plan is presently being prepared to use some of the land as mentioned by Alderman Sullivan, and felt that such a Motion would encourage completion of the plan suggesting it should be supported by Council.

The Motion was then put and passed.

MISCELLANEOUS BUSINESS

Resubdivision - Lot 157 to create 157A and 157B - Apollo Court

A staff report dated March 7, 1974 was submitted relating to the above noted matter.

MOVED by Alderman Meagher, seconded by Alderman Sullivan that City Council give approval to the resubdivision of Lot 157 to create Lots 157A and 157B Apollo Court, as shown on Plan No. P200/6254 of Case No. 3000. Motion passed.

Agreement #13 - Maintenance of Streets, City of Halifax

A staff report dated March 20, 1974 was submitted on the above noted matter.

MOVED by Alderman Sullivan, seconded by Alderman Connolly that the Mayor and City Clerk be authorized to sign Maintenance Agreement #13, between the Department of Highways and the City of Halifax for sharing of cost of maintenance of various streets within the City. Motion passed.

QUESTIONS

Question Alderman Connolly Re: Provincial Grants, Municipalities

Alderman Connolly said he is of the understanding that the Province of Nova Scotia is going to give the County of Halifax an additional \$2,000,000 in order that they may hold their tax rate for 1974, and questioned if this amount is over and above the \$7.00 per Capita Grant given to Municipalities. Alderman Connolly noted the City of Halifax has a tax rate of \$2.50 per hundred dollars of assessment as opposed to the County rate of \$2.01, and questioned whether Halifax will be able to receive an additional amount from the Province in excess of the \$7.00 per Capita Grant as well.

Alderman Connolly noted that the County of Halifax charges an area rate which is in addition to the residential taxes collected, but noted that the City of Halifax collects a betterment charge.

Question Alderman Connolly Re: Method of Distribution of the 25% Provincial Tax Rebate

Alderman Connolly referred to the proposed 25% Provincial tax rebate and questioned when this would be received by the City and also asked how the City is to administer it in light of the fact that tax bills are being prepared at the present time.

His Worship said he could not be sure at this time, but suggested the money will be given to the Municipalities and cheques would then be made payable in the appropriate amount to residential tax payers.

The Acting City Manager said he has had discussions with one of the Deputy Ministers for the Province of Nova Scotia and advised that they are also uncertain as to how the proposed rebate is to be administered.

NOTICE OF MOTION

Notice of Motion to Rescind the Motion of Council of May 31, 1973 for borrowing of \$1,260,000 for Elementary School in Clayton Park

Alderman Connolly gave notice that at the next regular meeting of City Council to be held on April 11, 1974, he will make a Motion to rescind the Motion of City Council of May 31, 1973 for the borrowing of \$1,260,000 for an Elementary School in Clayton Park.

ADDED ITEMS

Capital Project Tender #74-30

A staff report dated March 27, 1974 was submitted on the matter.

MOVED by Alderman Moir, seconded by Alderman Meagher that City Council authorize staff to negotiate with the low bidder on Tender #74-30, Standard Paving (Maritime) Limited, for possible cost savings and report back to Council before settlement.

Alderman Moir asked if staff could give an indication as to when work would commence at the intersections of Coburg and Oxford Streets, and Oxford Street and Jubilee Road which was previously approved.

Mr. Calda of the Engineering and Works Department advised that he would check into the matter and report back.

The Motion was then put and passed.

Save the Capitol Society

A staff report dated March 27, 1974 was submitted resulting from a resolution which was approved by the City Planning Committee at its March 20, 1974 meeting.

Alderman Sullivan read the last paragraph of the staff report which reads "In view of the legal constraints regarding destruction of the existing facility, it is the opinion of this office that the matter is not one on which Council should act", and MOVED, seconded by Alderman Stanbury that City Council take no further action with respect to the demolition of the Capitol Theatre.

Motion passed with Alderman Moir against.

340 Herring Cove Road - Spryfield Taxi

The above noted item was dealt with earlier in the meeting following the report of the City Planning Committee.

9:30 P. M. - Meeting adjourned.

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340 Herring Cove Road - Spryfield Taxi

The above noted item was dealt with earlier in the meeting following the report of the City Planning Committee.

9:30 P. M. - Meeting adjourned.

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MAYOR WALTER R. FITZGERALD
CHAIRMAN

R. H. STODDARD
CITY CLERK

SPECIAL CITY COUNCIL
PUBLIC HEARING
MINUTES

Queen Elizabeth High
School, Auditorium
Halifax, N. S.
April 10, 1974
8:10 P. M.

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

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

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

The meeting was called especially as a Public Hearing on the matter of the:

Traffic Pattern for the Proposed Quinpool Road Development Project.

A public hearing was held at this time into the above noted matter which was duly advertised.

His Worship advised that the procedure at Public Hearings is usually to hear from individuals speaking for and against but said Council will depart from this procedure at tonight's meeting. His Worship said that an explanation will be given by City staff following which the Consultant for the developer will explain the traffic pattern in detail after which the public will be given an opportunity to ask questions. His Worship said that following the question period, individuals will then be given an opportunity to make comments on the matter.

Mr. Bradbrook of the Traffic Department addressed the meeting outlining the project and advised that during the past six to eight months, City staff have held a number of meetings with the developer and his Consultant Engineers, Dennis and Smith, who have developed the traffic patterns for the area compatible with the additional trip productions and attractions which are likely to be generated by the proposed complex. Mr. Bradbrook also advised that a meeting was held with the Ward #2 Association as well as other meetings being held with various citizens wishing to discuss the project.

Mr. Bradbrook said that during this time, staff have recommended minor lane width variations and various turning movement modifications, and said the final plan which has been submitted is generally the same basic configuration as that submitted last summer. He said it might also be said that but for a couple of features, staff agree that the proposal as submitted is the best traffic arrangement, from a traffic point of view, to accommodate the development. He said staff is aware of the fact that this project will generate volumes of traffic to existing roadways and to this end, said staff have striven to keep in the foreground, three important considerations.