

Mr. Bradbrook said the first is the importance of encouraging the use of Windsor Street and Chebucto Road which are presently under capacity rather than the use of Quinpool Road which is presently very close to its capacity. Next he said, is the importance of discouraging the use of peripheral residential streets both by restrictive traffic movements and by making the main collector routes as free flowing and attractive as possible. Thirdly he said, is the importance of dual access from both a capacity and an emergency point of view.

Mr. Bradbrook then, with the aid of a slide presentation, outlined the final traffic plan as submitted by the developer. Mr. Bradbrook said that staff does not agree with the proposed location for the installation of gas pumps because of the traffic implications, and as staff feels that the area in question should be used as a buffer zone between the new roadway along the complex and St. Pat's School. He further advised that staff is also opposed to the straight through movement from Vernon Street north across Quinpool Road as it is considered this would be an invitation to attract through traffic which might wish to use this as a short-cut instead of using the Willow Tree.

Mr. Bradbrook then went on to explain the way in which the Consultant arrived at the figures used and concluded by saying that staff feels there will be periods of increased congestion and increased travel time during peak periods. He said there will probably be delays at the Willow Tree however, staff does not feel traffic will grind to a halt but that there will be more congestion. Mr. Bradbrook said there are two points which should be kept in mind; the higher trip generation figures to be presented by the consultant is not the figure expected but that it is a possible figure saying it is not the most probable. Also, he said, in the analysis used by the consultant in arriving at the total trips to be generated, almost 50% of those trips were assumed to be as a result of commercial and retail. He said these trips are really to a certain extent, a duplication of a lot of trips presently existing.

Mr. Smith, Consultant for the developer, addressed the meeting advising that they started work with the City in February of 1973 and have worked fairly continuously through surveys and subsequently in the later phase, in designing the scheme as presented, and said that a good deal of the credit must be given to the City staff in setting some of the design criteria. He said the Consultants have concluded that the design scheme will work not only when the project is initially opened, but also after the transportation system develops over the years.

Mr. Smith said he would like to stress a couple of the improvements which are planned by the City regardless of the development in question. One of these he said, is the extension of the Cunard/Chebucto major arterial in an east west direction to the north of the site, and the other is the development of Quinpool Road into a major transit route.

Mr. Smith said this means Quinpool Road will become a rapid transit bus route saying this provides a great deal of access in an east west direction to the north and south of the site. He said it is important to stress that the City gave to the consultants in early February of last year, the very clear criteria that the design for access into the complex must take account of the residential area in the surrounding sector of the City which was to be preserved by eliminating traffic going through the residential area to access the scheme. He said entrances could be developed all the way around the scheme, but said this was clearly eliminated as a solution by the City.

Mr. Smith then gave a slide presentation and advised of such matters as the location of the development on the Peninsula, transit service to the downtown, changes in population figures on the Peninsula over the past five years, principal major roads to the development, and projected traffic changes as a result of the complex. Mr. Smith advised that the design and analysis has been done during the worst conditions saying that he is showing the most recent estimates which fall between the high and the low but which are slightly on the high side. Mr. Smith said that they are good estimates of what will happen based on experience and comparable projects in North America.

As was suggested earlier in the meeting by His Worship, a questioning of Mr. Smith then ensued by a number of those present regarding the proposed traffic patterns and projected changes and their affect on the immediate and surrounding area, as well as other related questions.

During the time allotted as a question period, Mr. Mitchell addressed the meeting and read a petition on behalf of the staff of St. Patrick's High School opposing the plan known as the Quinpool Road Development and the subsequent road system that has been suggested to accompany it due to student safety and teaching and learning conditions which will result.

Mr. Mitchell in conclusion, said it is their opinion that there are only a few viable alternatives, one being to reject the development entirely, another being to devise new road systems leaving Windsor Street as it is with new roads between St. Patrick's School and Saint Vincent's Guest House and let the roads be developed on the property owned by the developer with sufficient buffer zones for the school and surrounding community with some type of safety crossings included. Mr. Mitchell suggested another alternative would be to sell the property and the school to a developer for a proper road system not interfering with the surrounding neighbourhood and to build a more appropriate school in a decent location. Lastly, Mr. Mitchell said the present road system around the school could be conceivable if it were placed underground with trees and open space remaining as is with Quinpool Road being widened only to the present tree line.

10:05 P.M. - Deputy Mayor Hogan leaves the meeting.

Further questioning of Mr. Smith, His Worship, and members of staff ensued and Mr. A. Donahoe addressed the meeting on behalf of St. Vincent's Guest House opposing the traffic system proposed. Mr. Donahoe referred to the hearing before the Provincial Planning Appeal Board and referred to comments made by the Board in making its decision which stated that while approving the access road to Windsor Street between St. Vincent's Guest House and St. Pat's School further provides for study of alternative routing and the Board believes that the City together with traffic consultants and the developer, should be able to devise a reasonable solution to traffic problems.

Mr. Donahoe went on to suggest that the proposal which is presented is identical in all material respects to the proposal that was before the Appeal Board. Mr. Donahoe advised he is also authorized to speak on behalf of the Roman Catholic Episcopal Corporation, the owners of the property on which St. Vincent's Guest House stands and said that if the proposal for the creation of the roadway between the Guest House and St. Pat's is allowed to proceed, it will require the acquisition of lands now owned by the Corporation which are not part of the lands which were sold to the developer. He said the Corporation has authorized him to state that the Corporation is opposed to the compulsory taking of these lands and is in no way prepared to entertain proposals for the voluntary sale of this property.

Further questioning ensued following which His Worship declared that the questioning period would end and that the remainder of the meeting would be for the purpose of making comments.

Mr. Charles J. McManus, Chairman of the Board of School Commissioners, addressed the meeting and read and submitted a brief opposing the proposed roadways, a copy of which is in the official file of this meeting.

Brenda Shannon, Secretary of the Ward #2 Residents Council also read a brief opposing the proposed traffic system and asked Mr. Smith a number of questions pertaining to Monastery Lane.

Mr. Keith Vaughan of 6138 Cedar Street addressed the meeting advising that he is Chairman of the Ward #2 Recreation Committee and opposed the traffic system as presented as well as the development itself for reasons of traffic problems, lack of recreational land in Ward #2 and in the City generally suggesting the area in question could be used to supply needed recreation lands for the City, and due to reasons of safety resulting from increased traffic on nearby residential streets. Mr. Vaughan referred to the question of Council's apparent fear of reprisal from the developer and said that as a result of a series of lectures which he recently attended at Dalhousie University, he learned that there is no legal precedent for such action by a developer against a municipality in Canadian Law.

Mr. Vaughan also advised of a specific case in the Province of Quebec in which a high-rise building was constructed to 17 storeys before a Supreme Court ruled that the development should not go ahead, and said the developer was required to return the site to its original condition at no cost to the municipality involved.

Mr. Vaughan referred to the number of persons expressing opposition to the complex at tonight's meeting and questioned if any of the Aldermen have been contacted by citizens advising that they are in favour of the development, to which Alderman Sullivan advised that he had.

Mr. Paul Brodie of Jubilee Road addressed the meeting and asked that at some point in the meeting, one of the Aldermen read a letter which was written by the Hon. George Mitchell regarding the proposed Quinpool Road project which Alderman Moir later read. Mr. Brodie, as a homeowner, then proceeded to read a brief which opposed the development due to excessive traffic generation that will result. Mr. Brodie also felt the complex will result in a dangerous situation in light of the number of schools in the immediate area which will be aggravated by the increased congestion on Quinpool Road. Mr. Brodie suggested that such a development would force his family to leave Halifax and become commuters and suggested that the Nova Scotia Housing Commission should come forward and purchase the land.

Mr. Geoffrey Holmes spoke on the matter and referred to the consultant estimates for traffic volumes on the MacDonald bridge and noted that these estimates were achieved far in advance of the time predicted, and went on to suggest that consultants can never look far enough in the future in their predictions. Mr. Holmes said there should be a rapid transit system established in the City with the major developments to follow afterwards, not before. He said that if one wants to see what happens to a City that gives in to traffic and accommodates it, one should visit the City of Boston and said the question is whether Halifax should become a second Boston or remain as Halifax.

Julie Benson, Co-President of the Queen Elizabeth High School Students Council, addressed the meeting and read a brief opposing the project.

A resident of Ward #2 and Architect-Planner addressed the meeting with respect to the matter of parking and said that based on figures which he has been supplied with, there will be some one to two thousand parking spaces which will have to be accommodated on adjacent streets during peak hours. He said that unlike most people speaking this evening, he is not opposed to the project and basically likes a mixed use development of the kind proposed. He said however, the density is some two to three times that required to make the project profitable.

Mary Simms of Shirley Street addressed the meeting and read quotations from an article which appeared in the Mail-Star on November 3, 1973 entitled "Some Highrise Structures Cause Ill-Winds for Walkers". The speaker concluded by urging that Council give consideration to pedestrian traffic as well as vehicular traffic.

Mr. Jim Baird representing the Ecology Action Centre addressed the meeting and read and submitted a brief opposing the traffic proposal as presented, a copy of which is in the official file of this meeting.

Mr. John Simms of Shirley Street addressed the meeting and read a letter on behalf of Dr. A. W. Kushner of the Boulderwood area which noted that traffic on such streets as Jubilee Road, Pepperell Street, and Quinpool Road already seem to be used to their capacity and which questioned how they will be able to handle the estimated increases in traffic which the Quinpool Road project will cause. The letter also noted that Doctors as well as persons in other professions would be able to make more money elsewhere in Canada and that financially, it costs more to remain in Halifax. The letter stated that these monies are well spent due to the benefits existing in Halifax but that one cannot sit by and watch the erosion of same.

Judith Oliver, a nurse, spoke in opposition to the project as the increased traffic which will follow will result in people suffering from increased noise, accidents, and pollution.

Mr. Moors of Vernon Street spoke on the matter and questioned how Council got in a position whereby it is committed to a development permit before knowing the implications of the traffic patterns. Mr. Moors said the matter should have been investigated first and that a permit should come next.

His Worship at this time, briefly outlined the proceedings to date with respect to the development in question.

Alderman Meagher submitted and endorsed a petition signed by 705 residents of Ward #4 opposed to the traffic pattern for the project.

Mr. Mike Bradfield then addressed the meeting expressing concern with respect to the increase in traffic which will result on the sideroads as a result of the development, and felt it would be irresponsible to approve a permit without knowing what the affect of traffic will be elsewhere in the Peninsula. Mr. Bradfield felt there must be a comprehensive traffic study to be utilized in the context of the development and said the development should not be approved and then worry about traffic. He said that if Council is concerned about the City, it must consider whether there have been substantial reductions made in the negative affects of the plan, and suggested that as there have not been, it should be turned down.

Special Council
Public Hearing
April 10, 1974

MOVED by Alderman Moir, seconded by Alderman
Wentzell that the matter be sent to the April 25, 1974 regular
meeting of City Council without recommendation.

Motion passed.

12:50 P. M. - Meeting adjourned.

HEADLINES

Public Hearing Re: Traffic Pattern for the Proposed
Quinpool Road Development Project

MAYOR WALTER R. FITZGERALD
CHAIRMAN

R. H. STODDARD
CITY CLERK

CITY COUNCIL
MINUTES

Record
Council Chamber,
City Hall,
Halifax, N. S.,
April 11, 1974
8:00 p.m.

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

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

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

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

MINUTES

Minutes of the meeting of City Council held on March 28, 1974 were approved on motion of Alderman Bell, seconded by Alderman Sullivan.

WELCOME TO MR. AND MRS. RONALD ALLEN

His Worship the Mayor extended a welcome to Mr. and Mrs. Ronald Allen, visitors from England, to the Council meeting and explained that Mrs. Allen is Alderman Bell's Sister. He hoped that they would enjoy the remainder of their stay in the City of Halifax.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS & DELETIONS

The City Clerk advised that the following changes should be made in the Order of Business:

Deletion - Item 10(f) Additional Engineering Costs - Freshwater Brook Sewer - Interceptor.

Referred - Item 15(b) Modification of the Lot Frontage Requirement - Lot 57 - Mc-Patridge Road referred to Committee of the Whole Council

Additions - 20(a) Tender #74-30 - Capital Project
20(b) Possible Sale of Land - 3367 Kempt Road - Canfor Limited
20(c) Tender Award - Upgrading of Streets

Alderman Wentzell asked that an item be added as 20(d) entitled Leiblin Park Recreation Area.

MOVED by Alderman Connolly, seconded by Alderman Meagher that the Order of Business be amended accordingly.
Motion passed.

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

MOTION OF RESCISSION

Motion - Alderman Connolly to Rescind the Motion of Council of May 31, 1973 for Borrowing of \$1,260,000 for Elementary School in Clayton Park

MOVED by Alderman Connolly, seconded by Alderman Bell that the motion of Council of May 31, 1973 relating to the borrowing of \$1,260,000 for an Elementary School in Clayton Park, be rescinded. Motion passed.

PETITIONS AND DELEGATIONS

The City Clerk advised that the following petitions and letters have been submitted for Council consideration:

Petition Against the Proposed Asphalt Sidewalk (West Side) Purcell's Cove Road between Colindale and Williams Lake Road
Letter from John C. Smith against the proposed sidewalk on the West Side of Purcell's Cove Road

Letters from A. B. Inglis and Blanche M. Graham against proposed sidewalk on Herring Cove Road (east side) from Armdale Rotary to Purcell's Cove Road.

Letter from Russell Freeman and Margaret Freeman against the proposed sidewalk on Herring Cove Road (east side) from Armdale Rotary to Purcell's Cove Road

MOVED by Alderman Connolly, seconded by Alderman Wentzell that the letters and petition be tabled and be referred to the Committee of the Whole Council for discussion.
Motion passed.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on April 3, 1974, with respect to the following matters:

Amendments - Superannuation Plan - Retirement, Optional "85 Rule" and Annual Escalation at 2%

MOVED by Alderman Hogan, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, the City of Halifax Superannuation Act be amended to provide for the following, effective as of July 1, 1974:

1. Optional retirement based on the "85 Rule" when age plus service total 85 with a minimum retirement age of 55;
2. Annual escalation on all pensions at the rate of 2% on

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that portion of the pension received from the City, effective at age 65;

3. All employees shall contribute to the Superannuation Fund as follows:

6% on Canada Pensionable Earnings;
7% above that amount;
With equal contributions by the City of Halifax which would be approximately \$100,000 each;
4. Present employees shall enjoy present compulsory retirement ages i.e. Police and Fire Departments at age 60, non-uniform 65, but new employees engaged by the City after July 1, 1974, shall retire at age 60 unless the employer and employee agree to annual extensions for a further period of 5 years by virtue of which the employee would contribute and receive pension benefits; and
5. The Plan be evaluated 3 years from now and if increased contributions are necessary, they will be cost-shared equally between the employer and employees.

Motion passed.

Amendments - Superannuation Plan - 2% Escalation of Pension to City Pensioners

MOVED by Alderman Sullivan, seconded by Alderman Stanbury that, as recommended by the Finance and Executive Committee, legislation be secured to amend the Superannuation Plan to increase the pensions to present City Pensioners by 2% per annum from the original date of retirement with a cut off date of December 31, 1973; the estimated costs involved would be approximately \$70,000.00 per annum equally shared between the City and contributing members at no additional cost to the City; said amount to be charged to the Superannuation Fund of the Plan.

Alderman Connolly expressed some concern about this amendment and suggested that the Retirement Committee look at the possibility of continuing the 2% escalation onwards from January 1, 1974. It was MOVED in Amendment by Alderman Connolly, seconded by Alderman Hogan that the Retirement Committee investigate the possibility of continuance of the escalation from January 1, 1974 onwards.

The Amendment was put and passed, the Motion, as amended, was then put and passed.

Proposed Acquisition of Improved Data Processing Equipment

MOVED by Alderman Connolly, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, staff be authorized to acquire the following improved Data Processing equipment:

Details of Proposed New Equipment

| | | |
|---------------------------|---|-----------------------|
| Term of new contract | - | terminate August 1976 |
| Monthly charge - 1st year | - | \$6,000 per month |
| 2nd year | - | \$6,225 per month |
| Supplier | - | NCR |
| Type | - | Century 101 |
| Capacity | - | 32K |

A short discussion ensued on this matter and Council heard from the Acting City Manager and the Director of Finance.

The motion was then put and passed.

Office Furniture - Chief of Police

MOVED by Alderman Hogan, seconded by Alderman Stanbury that, as recommended by the Finance and Executive Committee, the low bid of Westward Industries in the amount of \$3,680.00 be approved for the supply of new office equipment for the Chief of Police. Motion passed with Alderman Connolly abstaining.

Proposal - Seaman Cross Limited - City Lands at Brunswick, Cornwallis and Barrington Streets

MOVED by Alderman Connolly, seconded by Alderman Stanbury that, as recommended by the Finance and Executive Committee, Council accept the proposal of Seaman-Cross Ltd. to be worked out in co-operation with the Halifax Landmarks Commission subject to:

- 1) the approval of the Minister of Municipal Affairs of the partial closing of Barrington Street approximately as shown on Appendix "B" of the staff report;
- 2) confirmation of new street lines on Cornwallis and Barrington Streets approximately as shown on Appendix "B" of the Staff Report;
- 3) rezoning to C-2 of the present R-3 section of the subject site;
- 4) resubdivision to consolidate the various parcels to comprise the site;
- 5) approval by Council of an amendment to the Capital Budget to provide for construction of the street diversion as shown on Appendix "B"; and

the City enter into an Agreement of Purchase and Sale with Seaman-Cross Limited, whereby Seaman-Cross Limited will acquire the site shown approximately on the attached Appendix "A" at a price of \$145,000, the conveyance to be subject to:

- a) construction of an office-showroom-warehouse development acceptable to the City, and

- b) restoration of the Akins Cottage in a manner acceptable to the City, including specific provision for recognition of the unique place and contribution of the late T. B. Akins in Canadian history.

Alderman Moir suggested that the following should be added to the motion:

"that the City Manager and Staff approach the proper Provincial authorities to ascertain whether the Province would be willing to participate in the restoration of the Akins Cottage under terms which would be compatible with the City's commitment to Seaman-Cross and under terms which would be acceptable to the City and to Seaman-Cross."

Alderman Connolly, with the approval of his seconder Alderman Stanbury, agreed to add the above to the motion.

Alderman Sullivan said he could not support the motion.

Mr. C. L. Dodge, of the Development Department displayed plans of the area showing the proposal and explained the situation and the intent of the motion.

MOVED by Alderman MacKeen, seconded by Alderman Meagher that the matter be deferred until a public hearing has been held on the rezoning.

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

For: Aldermen MacKeen, Meagher, Stanbury and Sullivan 4

Against: Aldermen Bell, Connolly, Hogan, Moir and Wentzell 5

After further considerable discussion, the motion was put and passed, six voting for the same and three against it as follows:

For: Aldermen Bell, Connolly, Hogan, Moir, Stanbury and Wentzell 6

Against: Aldermen MacKeen, Meagher and Sullivan 3

Additional Engineering Costs - Freshwater Brook Sewer - Interceptor

This item was deleted from the Order of Business.

George Dixon Recreation Area

This item was forwarded to Council without recommendation.

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A Supplementary Staff Report was submitted relating to this matter.

MOVED by Alderman MacKeen, seconded by Alderman Meagher that the following resolution be approved:

The City of Halifax hereby requests that C.M.H.C. sell and transfer sole ownership to the City for one dollar per square foot, the properties known as Civic numbers 2510-12 Brunswick Street, 2518-20 Brunswick Street and 2534 Brunswick Street for inclusion in the George Dixon Playground. Such land, when incorporated with the existing playground facilities, will provide passive and active recreation settings for the surrounding community, including the Uniacke Square Public Housing Project and nearby senior citizens accommodations.

Motion passed.

Extension Uniacke Square Redevelopment Area Agreement

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the Finance and Executive Committee, the City request the concurrence of Central Mortgage and Housing Corporation in an extension of the Uniacke Square Urban Renewal Project for a further period of five years and that the Agreement between the City and the Corporation be amended accordingly.

MOVED in Amendment, by Alderman MacKeen, seconded by Alderman Hogan that the extension be for three years rather than the five as stated.

Some discussion ensued and Council heard from Mr. A. W. Churchill, Supervisor of Real Estate.

The Amendment was then put and passed.

The motion, as amended, was put and passed.

9:00 p.m. Alderman Stanbury retires from meeting.

Legislation to Tax Licensed Day Care Centres & Nursery Schools

MOVED by Alderman Hogan, seconded by Alderman Sullivan that, as recommended by the Finance and Executive Committee, the City Solicitor be requested to seek legislation which will allow Licensed Day Care Centres and Nursery Schools to be taxed at the residential rate, and that for 1974, the matter be referred to the Tax Concessions and Grants Committee.

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

9:02 p.m. Alderman Stanbury returns to meeting.

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Authorization to Negotiate Possible Acquisition of 10
Pinewood Terrace

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the Finance and Executive Committee, staff be authorized to commence negotiations with the owner of 10 Pinewood Terrace for the purpose of acquiring the property. Motion passed.

Overhead Electrical System - Convoy Place, Phase II

The recommendation from the Committee reads as follows:

"It is recommended that Council amend the Development Agreement between the City of Halifax and Convoy Projects Limited which was executed on September 28, 1972, to permit the installation of an overhead service system."

The Acting City Manager advised that there appears to be some disagreement between the Nova Scotia Power Corporation and the Developer on this item. He suggested that Council should hear from the Corporation on this item and from the Developer.

MOVED by Alderman Moir, seconded by Alderman Meagher that the matter be referred back to the Committee of the Whole Council.

It was agreed that the Acting City Manager should ask the Nova Scotia Power Corporation to send a representative to the Committee of the Whole meeting and the Developer, who was present, was requested to attend as well.

Alderman Sullivan felt that the matter should be dealt with at this time and not referred back.

The motion to refer was put and passed with Aldermen Bell, MacKeen and Sullivan voting against.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on April 3, 1974 with respect to the following matters:

Tender 74-26 - Trailer Mounted Roto Mist Sprayer

MOVED by Alderman Connolly, seconded by Alderman Stanbury that, as recommended by the Committee on Works, authority be granted to purchase the John Bean Model HT150 Trailer Mounted Roto Mist Sprayer from R. D. DeWolfe Ltd. at a price of \$7,800.00. Motion passed.

Tender - Westwood Ball Field

This item was sent to Council without recommendation.

MOVED by Alderman Bell, seconded by Alderman Meagher that the lowest tender for landscaping at Westwood Playground, in the amount of \$23,978, as submitted by Edmonds Bros. Enterprises Ltd. be accepted, the funds necessary over the total specifically budgetted for this work to be transferred from the budget for playing fields at Fairview Junior High School (No. JA004).

During the discussion which followed, at the suggestion of His Worship the Mayor, Alderman Bell, with the approval of his seconder, agreed to add the following words to the motion:

and that an overall plan for the Recreation Land at Westwood be developed.

The motion was then put and passed.

Sidewalk - Northside Gateway Road - Scarlet Road to Lacewood Drive

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the Committee on Works, the petition concerning Sidewalks on Gateway Road be denied; that the concrete sidewalk be installed on the north side of Gateway Road between Scarlet Road and Lacewood Drive. Work is being undertaken under the provisions of Section 391 of the City Charter which provides when the Council declares that it is desirable that a particular work, improvement, or service be undertaken as a Local improvement project, the Council may undertake the work without petition and the owners of the benefiting properties shall not have the right of petition.

Motion passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS, COMMISSIONS

Appointment of Consultants - Pockwock Water Supply & Dunbrack Street

MOVED by alderman Connolly, seconded by Alderman Bell that, as recommended by the Committee of the Whole Council, consultants be appointed as soon as possible to undertake a complete design of Dunbrack Street from Main Avenue to Kearney Lake Road and the design of Kearney Lake Road from its intersection with Dunbrack Street to the western City boundaries. An amount of \$95,000 for funding in 1975 and amounts totalling \$549,000 for funding in 1976 are included in the 1974 Capital Budget for Dunbrack Street. Motion Passed.

A report was submitted from Staff recommending the appointment of Canadian British Consultants.

MOVED by Alderman Connolly, seconded by Alderman Bell that His Worship the Mayor and the City Clerk be authorized to sign a contract for the design of the roadway and related services with Canadian British Consultants. Motion passed.

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REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on April 3, 1974 with respect to the following matters:

Waterfront Redevelopment Proposal - CADAC Developments Limited & Baxter Estates Limited

This item was forwarded to Council without recommendation but with a request that a report be submitted from Staff at that time.

MOVED by Alderman Connolly, seconded by Alderman Bell, that the following motion, submitted by Staff, be approved:

WHEREAS the City of Halifax has been presented on April 11, 1974 with a second conceptual plan of a proposed development on the waterfront on the east side of Water Street between the Purdy Brothers' Property on the north and Terminal Road (approximately) on the south;

AND WHEREAS the conceptual plan makes provision for construction of a Federal office complex, a Provincial office complex and private development including a hotel and retail space;

AND WHEREAS there are indications that the Federal and Provincial Governments are interested in proceeding with implementation of a waterfront development;

AND WHEREAS it has been indicated that the senior governments would be prepared to invest in the acquisition of properties and the provision of infrastructure in order to implement a waterfront development;

NOW THEREFORE BE IT RESOLVED by the Council of the City of Halifax:

1. The conceptual plan as presented on April 11, 1974 appears to constitute a reasonable approach to waterfront development.
2. That the Federal and Provincial governments be requested to arrange for the acquisition of the necessary properties in order to permit implementation of a waterfront development.
3. That the City will make available to the other levels of government, at mutually agreed upon prices, those areas of City owned land required to implement a waterfront development scheme, subject to criteria meeting with the approval of the Council of the City of Halifax and their advisors.

AND BE IT FURTHER RESOLVED that the foregoing resolution is not to be construed as a commitment on the part of the City to include a City Hall as part of the development, if the development should in fact proceed.

Alderman Sullivan asked how this proposed resolution compares with the one passed by Council with respect to the Y and R proposal.

The City Solicitor said that it is substantially the same.

Alderman Meagher felt that the City might get itself into a bind if it passes this motion tonight.

His Worship the Mayor suggested that the resolution is a standard one and does not commit the City in any way. He read the motion to Council that was approved with respect to the Y and R proposal.

Alderman MacKeen contended that there should be a Staff Report on this item which would point out the differences between this motion and the one approved in connection with the Y and R proposal and explain the significance of those differences.

It was MOVED by Alderman MacKeen, seconded by Alderman Meagher that the matter be referred back to the Committee of the Whole Council, at which time a full Staff Report will be submitted.

Alderman Meagher felt that the staff report should also deal with matters like the impact on present employment on the waterfront and possible areas for relocation of the present businesses. He also suggested that the MAPC Waterfront Study report be distributed to Council prior to the Committee of the Whole meeting for discussion.

The motion to refer was put and passed, six voting for the same and three against it as follows:

For: Aldermen MacKeen, Meagher, Moir, Stanbury,
Sullivan and Wentzell 6

Against: Aldermen Bell, Connolly and Hogan 3

Modification of the Lot Frontage - Lot No. 57, McFatrige Road

This item was referred back to the Committee of the Whole Council.

Subdivision - Civic No. 7051 Mumford Road

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

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that the application for subdivision of the property at Civic No. 7051 Mumford Road into Lots 4A and 4B, as shown on Plan No. P200/6275 of Case No. 2893, be approved. Motion passed.

Application for Modification of a Building Line - Kempt Road,
Lands of McDonald's Restaurants Limited

This matter was forwarded to Council without recommendation.

Mr. C. L. Dodge of the Development Department displayed plans of the proposed routing of Kempt Road and explained the reasons why Staff are recommending refusal of this application.

After some discussion, it was MOVED by Alderman Moir, seconded by Alderman Stanbury that the application for a modification of a building line, Kempt Road, as shown on Plan No. P200/6267 of Case No. 3024, be refused by City Council. Motion passed with Alderman Hogan voting against.

Application to Consolidate Lots A & B to Form Lot 1 -
Dresden Row, Lands of Cleator Holdings Limited

This item was referred back to the Committee of the Whole Council on motion of Alderman Meagher, seconded by Alderman Connolly.

Lands of Jill Field, Purcell's Cove Road - Final Approval
of Lots A and C

MOVED by Alderman Wentzell, seconded by Alderman Hogan that, as recommended by the City Planning Committee, the application requesting final approval of Lots A and C Purcell's Cove Road, as shown on Plan No. P200/6282 of Case No. 2948, be approved. Motion passed.

Consolidation of Lots 38 & 39, Herring Cove Road

MOVED by Alderman Wentzell, seconded by Alderman Hogan that, as recommended by the City Planning Committee, the application for consolidation of Lots 38 and 39, Herring Cove Road to create Lot A, as shown on Plan No. P200/6004 of Case No. 2966, be refused. Motion passed with Alderman Connolly voting against.

Spryfield Taxi Stand

This item was forwarded to Council without recommendation and the City Solicitor was requested to report at the Council meeting.

A Supplementary Report was submitted explaining that this item would not normally be referred to Council because regulations concerning such activities are adequately covered in the City Charter and applicable Ordinances. The matter has, therefore, been referred to Council only because of Mrs. Whyte's petition to Council.

Council,
April 11, 1974

The City Solicitor pointed out that the only way the City can permit the trailer to remain is to pass a new Administrative Order setting out new laws.

Alderman Moir suggested that perhaps the matter be referred back to the Committee of the Whole to permit the solicitor for Mrs. Whyte to peruse the new Staff Report.

Alderman Wentzell urged that the matter be dealt with at this time because it has been a cause of concern for a period of more than two years.

Mr. Gordon Sutherland, solicitor for Mrs. Whyte, addressed Council and pointed out that an order from the City to immediately remove the trailer will cause great hardship and he asked that two months be given to permit an alternative location to be found. He understood that Mrs. Whyte has made arrangements with the Service Station owners to have permanent facilities constructed.

Mrs. Whyte addressed Council and reviewed the background of the situation and explained what she proposes to rectify the situation. Mrs. Whyte said that the complaints that the service station lot is used for bathroom purposes by the drivers are not factual. She said that all drivers have keys to the Service Station facilities and that the service station lot is used by many people for parking when it is closed and these people are the offenders. She said that these people also leave beer and pop bottles lying about and the unsightly appearance of the lot is also blamed on the drivers. She asked Council to assist her and give her time to relocate her business.

After further discussion, it was MOVED by Alderman Moir, seconded by Alderman Connolly that Council go on record as instructing that the trailer is to be removed forthwith. Motion passed.

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

MOVED by Alderman Moir, seconded by Alderman Wentzell that, as recommended by the City Planning Committee, the application for final approval of Lots K-1 and K-2, as shown on Plan No. P200/6225 of Case No. 3017, be granted. Motion passed with Alderman Connolly voting against.

Subdivision Application for Tentative Approval - "Maplewood" Francklyn Street

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the City Planning Committee, the subdivision known as "Maplewood" on Francklyn Street be officially named "Maplewood on the Arm", and that the application for tentative subdivision approval of "Maplewood on the Arm" as shown on Plan No. P200/6296 of Case No. 2988, be approved. Motion passed.

Council,
April 11, 1974

The City Solicitor pointed out that the only way the City can permit the trailer to remain is to pass a new Administrative Order setting out new laws.

Alderman Moir suggested that perhaps the matter be referred back to the Committee of the Whole to permit the solicitor for Mrs. Whyte to peruse the new Staff Report.

Alderman Wentzell urged that the matter be dealt with at this time because it has been a cause of concern for a period of more than two years.

Mr. Gordon Sutherland, solicitor for Mrs. Whyte, addressed Council and pointed out that an order from the City to immediately remove the trailer will cause great hardship and he asked that two months be given to permit an alternative location to be found. He understood that Mrs. Whyte has made arrangements with the Service Station owners to have permanent facilities constructed.

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After further discussion, it was MOVED by Alderman Moir, seconded by Alderman Connolly that Council go on record as instructing that the trailer is to be removed forthwith. Motion passed.

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

MOVED by Alderman Moir, seconded by Alderman Wentzell that, as recommended by the City Planning Committee, the application for final approval of Lots K-1 and K-2, as shown on Plan No. P200/6225 of Case No. 3017, be granted. Motion passed with Alderman Connolly voting against.

Subdivision Application for Tentative Approval - "Maplewood" Francklyn Street

MOVED by Alderman Connolly, seconded by Alderman Bell that, as recommended by the City Planning Committee, the subdivision known as "Maplewood" on Francklyn Street be officially named "Maplewood on the Arm", and that the application for tentative subdivision approval of "Maplewood on the Arm" as shown on Plan No. P200/6296 of Case No. 2988, be approved. Motion passed.

Kearney Lake Aquatic Club

MOVED by Alderman Hogan, seconded by Alderman Connolly that, as recommended by the City Planning Committee, His Worship the Mayor be authorized to advise the Minister of Lands and Forests that the City of Halifax is willing to enter into a formal lease agreement with said Department covering the Crown land on the west side of Kearney Lake in order that such lands be made available for development of a waterfront recreation facility for the residents of Ward 10. Motion passed.

Northwest Centre, Spryfield - Date for Hearing

This matter was forwarded to City Council at which time Staff is to recommend a date for a public meeting after conferring with the Developer.

MOVED by Alderman Wentzell, seconded by Alderman Stanbury that a date be set for a public meeting with respect to the Northwest Centre Development, Spryfield.

There was some discussion amongst Council as to when the developer would have plans prepared in sufficient detail to present to the public and Staff felt that they should be in a position to comment on the plans and to review them so that they can answer questions.

It was then MOVED by Alderman Connolly, seconded by Alderman Moir that the matter be referred back to the Committee of the Whole Council at which time a date can be recommended for the meeting. Motion passed.

MISCELLANEOUS BUSINESS

Daylight Saving Time

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

MOVED by Alderman Connolly, seconded by Alderman Bell that Daylight Saving Time be approved as follows:

"Effective at 12:01 A.M. Sunday, April 28, 1974, until 12:01 A.M. Sunday, October 27, 1974."

Motion passed.

Tender 73-137 - Aluminum Greenhouse

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

MOVED by Alderman Hogan, seconded by Alderman Moir that the low tender of Canadian Plastics & Greenhouses in the amount of \$17,135.56 be accepted and authority be granted to enter into a contract for the supply of this unit.

Questions were asked as to why one firm submitted two bids on this item.

Mr. D. Quinn of City Staff advised that the firm submitted bids on different models, both of which met specifications.

Discussion ensued as to whether or not two bids from one supplier should be permitted and Staff agreed that they would discuss some administrative guidelines which would afford firms the opportunity to bid once only on a particular item.

After further discussion, the motion was put and passed.

Police Alarm System Panel

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

MOVED by Alderman Connolly, seconded by Alderman Stanbury that Council accept the offer of Douglas Investigation which would provide for payment to the City of approximately \$4,000 per year revenue from subscribers using Police Department facilities, based on their ability to install an operational system within 30 days.

The Staff report read in part as follows:

"Negotiations leading to a contract with Douglas Investigation are being held and the equipment can be installed by May 1, 1974. This will allow for the transfer of the alarm facilities in the Market Street building to be made in a substantially shorter period of time than with other systems and will allow demolition of the old building."

After hearing a word from the City Manager, the motion was put and passed.

Halifax Civic Hospital

A Confidential Report was submitted from staff relating to the above matter.

MOVED by Alderman Meagher, seconded by Alderman Moir that the City Council and the Board of the Halifax Civic Hospital meet jointly as soon as possible to discuss the matter. Motion passed.

QUESTIONS

Question Alderman Bell Re: Propane Gas Explosion -
Chisholm Avenue

Alderman Bell asked if the City Manager has yet received a report with respect to the recent explosion and fire of the propane gas storage tanks on Chisholm Avenue.

His Worship the Mayor advised that he has requested a report from the Fire Chief and it is presently being compiled and will be distributed to Council. He said that the Fire Chief is presently also investigating other concerns expressed by residents. He said that the report will be presented to the Committee of the Whole with the names of four people who should be commended for their efforts at this fire.

Question Alderman MacKeen Re: Property of Terrance Hawkins,
Gottingen Street

Alderman MacKeen asked if there are any violations of Ordinance No. 157 which remain outstanding as a result of the last building inspection report on the above property. He asked if any prosecution is being contemplated as a result of this inspection report.

His Worship the Mayor said that a building inspection report on this property will be requested of Staff.

Question Alderman Stanbury Re: Propane Gas Tanks

Alderman Stanbury asked if there is any consideration being given to the suggestion that propane gas storage tanks should not be located close to residential property.

His Worship the Mayor said that the Fire Chief will be including this suggestion in his report.

Question Alderman Stanbury Re: Dogs Running at Large in City

Alderman Stanbury felt that it is time that people are warned that they should not permit their dogs to run at large around the City and enter upon other people's property. She said that she has received a number of complaints that dogs are destroying gardens.

Question Alderman Sullivan Re: Storage of Fuel

Alderman Sullivan suggested that the Fire Chief in his report should also investigate the facilities which are used for the storage of other fuel around the City, not just propane gas.

His Worship the Mayor said that he understood this will be included in the Fire Chief's Report.

Question Alderman Wentzell Re: Garbage Placed for Collection
in Cardboard Boxes

Alderman Wentzell referred to cases where garbage is placed out for collection in cardboard boxes and is not collected, since it is contrary to the Regulations. He referred to one such building in his area where this is continually being done. He asked if these people are ticketed immediately. He said that on numerous occasions there has been a dreadful mess in his area where the garbage has been left to blow about.

Mr. Calda of the Engineering and Works Department explained that when a case of this nature occurs, the foreman leaves a note saying that the garbage will not be collected and explaining why. He said that the foreman indicates in the note that if the garbage is properly packaged and the landlord or superintendent calls the Works Department, a special return collection will be made.

Alderman Wentzell suggested that the Foreman or Police ticket the offender when the Regulations are not complied with, but pick up the garbage instead of leaving it on the curb.

The City Solicitor said that a report will be made to Council to see whether this suggestion can be followed.

NOTICES OF MOTION

Notice of Motion - Alderman Moir - Rescission of Council
Motions of January 25, May 17, and June 28, 1973 respecting
Quinpool Road Development

Alderman Moir gave notice that at the next regular meeting of City Council, he will move rescission of the following previous motions of City Council:

1. January 25, 1973 meeting of Council regarding multi-use development of Quinpool Road lands;
2. May 17, 1973 regular Council meeting regarding development agreement Quinpool Road lands;
3. June 28, 1973 Council motion regarding routing of Windsor Street for access to Quinpool Road development.

Notice of Motion - Alderman MacKeen - Amendments to City
Charter - City Employees to Run for Office

Alderman MacKeen gave notice, that, at the next regular meeting of City Council to be held on April 25, 1974, he will introduce a motion that the City seek legislation to repeal Section 17 (2)(a) and amend Section 18 of the Halifax City Charter. The effect of this resolution will be to enable civic employees to run for Mayor or Alderman, but if he is a successful candidate he will have to resign his office when elected.

ADDED ITEMS

Tender #74-30 - Capital Project

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

The report read in part:

"Council, at its March 28, 1974 meeting, approved the recommendation that staff be authorized to negotiate with the low bidder, Standard Paving (Maritime) Ltd. for possible cost savings on seven Capital Works Projects, and report back to Council before settlement."

Staff has met with Standard Paving (Maritime) Ltd. and reports that no cost savings could be negotiated. The contractor feels that all unit prices, as quoted, reflect his current cost and marginal profit."

MOVED by Alderman Hogan, seconded by Alderman Moir that this tender be cancelled and a new tender call issued, which would include five additional Capital Works projects.

In reply to a question, Mr. Calda said that this new tender call could delay the capital work by two to three weeks only.

The motion was then put and passed.

Possible Sale of Land - 3367 Kempt Road, Canfor Limited

A Confidential report was submitted from Staff to the last meeting of the Committee of the Whole Council but no recommendation was made to Council at that time.

MOVED by Alderman Hogan, seconded by Alderman Meagher that the City of Halifax accept the offer of Canfor Limited for the property amounting to just under 7,200 square feet on Kempt Road at a price of \$2.25 per square foot. Motion passed with Alderman Connolly voting against.

Tender Award - Upgrading of Streets

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

MOVED by Alderman Connolly, seconded by Alderman Bell that Contract 74-34 for streets upgrading program be awarded to Steed and Evans Maritimes Limited for the unit price quoted (\$476,875.00), subject to Department of Highways approval on Provincially cost shared streets.

Alderman Sullivan questioned the work performance of the recommended firm and he said that he has noticed that it leaves a lot to be desired and the streets are not properly

cleaned up. He asked Staff to keep a close eye on the work done by this firm and he indicated that he would watch carefully.

The motion was then put and passed.

Leiblin Park Recreation Area

Alderman Wentzell said that a lot of fill has been dumped into the Rhonda Graves swamp and it is now fairly well filled up and gives every indication that it is to the stage where a temporary ball field can be constructed.

MOVED by Alderman Wentzell, seconded by Alderman Stanbury that the City not now acquire additional land in the Leiblin Park area for recreation but that a ball field be constructed on the Rhonda Graves filled area with a temporary back-stop. Motion passed.

10:45 p.m. Council adjourned.

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WALTER R. FITZGERALD
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

CITY COUNCIL - SPECIAL MEETING
PUBLIC HEARINGS
M I N U T E S

Council Chamber,
City Hall,
Halifax, N. S.,
April 17, 1974
8:10 p.m.

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

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

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

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

The City Clerk advised that the meeting was called to hold Public Hearings on the following items:

1. Closure of a portion of Bower Road;
2. To lay down the Official Street Lines of Carson Street, Cranberry Court, Connector and Collector Roads from the southern street line of Herring Cove Road, to the southeastern boundary of land now or formerly owned by the Kidston Estates Ltd., as shown on Sections 40A and 41A of the Official City Plan.
3. To lay down the southern official street line of Bower Road from the C.N.R. Boundary to Tower Road;
4. To consider the Rezoning of Proposed Lot A-1 Herring Cove Road from R-2, Two-family dwelling zone to C-1, Local Business Zone.

The City Clerk further advised that items 1 and 3 should be considered together.

Public Hearing Re: Closure of a portion of Bower Road and Laying down of the southern official street line of Bower Road from the C.N.R. Boundary to Tower Road

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

The City Clerk advised that the matter has been properly advertised and that no correspondence for or against the matter has been received.

Council heard from Mr. Fred Roberts of the Engineering Department with an explanation of what he termed a "house-keeping" item and he indicated the proposal on maps displayed.

Public Hearings,
Special Council,
April 17, 1974

His Worship the Mayor ascertained that no persons present at the meeting wished to speak for or against the items.

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

Public Hearing to lay down the Official Street Lines of Carson Street, Cranberry Court, Connector and Collector Roads from the southern street line of Herring Cove Road to the southeastern boundary of land now or formerly owned by the Kidston Estates Ltd., as shown on Sections 40A and 41A of the Official City Plan

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

The City Clerk advised that the matter has been properly advertised and that one letter was received from Mr. Harold F. Jackson, Q.C., on behalf of First City Developments.

Council heard a lengthy explanation of the proposed street lines from Mr. C. L. Dodge of the Development Department and he indicated the proposal on sketch maps displayed.

Mr. Dodge answered several questions from members of Council.

His Worship the Mayor ascertained that no person present wished to speak in favour of the matter.

Mr. Harold F. Jackson, Q.C., addressed Council in opposition to the laying down of street lines on behalf of First City Developments and he spoke in support of the following letter referred to by the City Clerk previously:

April 17, 1974

Dear Mr. Stoddard:

Re: Public Hearing
First City Developments -
Official Street Lines

We refer to the Public Hearing scheduled for tonight with respect to Official Street Lines.

We are solicitors for First City Developments Limited and it would appear that there has been some misunderstanding with respect to the position of our client in relation to that portion of Carson Street which abuts Lots A, B, C and D of First City Developments Limited as shown on a plan dated October 25, 1973 entitled "Plan Showing Sub-division of Lands of Park Projects Ltd." signed by Donald V. Purcell.

Our understanding is that the City, without asking

Public Hearings,
Special Council,
April 17, 1974

permission, built Carson Street over the lands of First City Developments.

The purpose of this letter is to make it clear that First City Developments Limited has not and does not propose to make a gift to the City of that portion of Carson Street which has been constructed across lands of First City Developments Limited lying to the northwest of said Lots A to D inclusive. If this land is required the City should have acquired it in the proper manner. The maps in our possession indicate a severance as well to the west of Carson Street.

Yours truly,

(Signed) Harold F. Jackson.

8:40 p.m. Alderman Stanbury retires.

Mr. Jackson complained that although Council has recommended to staff that Lot G at the top of Carson Street be acquired or expropriated, nothing has yet been done and the land has not been expropriated. Similarly, he said that the two peculiar shaped parcels of land in Lot A across which the City has expropriated sufficient land for a roadway to connect with Dunbrack Street have not yet been expropriated by the City.

He went on to refer to the Roy Street Project which he contended the City were holding up until something has been done on Parcels A and G.

Mr. Jackson was questioned extensively by Council and His Worship the Mayor.

In reply to a question, Mr. Dodge advised that in all layout plans showing the location of the services, the alignment of the lower portion of Carson Street has been shown.

There was no other person who indicated a wish to speak against the matter.

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

Public Hearing Re: Rezoning of Proposed Lot A-1 Herring Cove Road from R-2, Two-family dwelling Zone to C-1, Local Business Zone

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

The City Clerk advised that the matter has been properly advertised and that two petitions were submitted opposing the rezoning signed by a total of 110 persons.

Mr. Brian Peddigrew of the Development Department displayed a sketch plan showing the land proposed to be rezoned and he elaborated on the reasons why Staff is opposed to the rezoning taking place.

Some questions were asked of Mr. Peddigrew for clarification by members of Council.

His Worship the Mayor asked if any person present wished to speak in favour of the rezoning.

Mr. Leo Francis addressed Council as owner of the property and said that he only wished to construct a grocery store, barber shop and one apartment over them. He submitted a petition he had gathered signed by approximately 130 persons living in the area who indicated they were in favour of the rezoning. He asked that favourable consideration be given to the application.

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

His Worship the Mayor then asked if any persons present wished to speak against the rezoning.

Mrs. George Curtis of 712 Herring Cove Road spoke against the rezoning saying that the people in the area are concerned that if the area is rezoned to C-1, then ultimately a high rise building will be constructed. She said that all the people in the area are strongly opposed to any high rise apartment construction in the area which is entirely R-2 Residential at this time.

Mr. Wallace Bishop of 618 Herring Cove Road addressed Council and complained that the notices were not received in time to permit a full evaluation of the proposal by the surrounding residents. He referred to the petitions against the rezoning that had been submitted and said that some people who signed the petition in favour were not clear on the matter and changed their minds. He also said that those people who signed the petition in favour are not all property owners, but tenants only. Mr. Bishop repeated the concern as expressed by Mrs. Curtis that once the property is rezoned, practically anything can be built on it and the people are fearful that high rise apartment development might result. Mr. Bishop also pointed out on the sketch plan displayed that his property does not abut that of Mr. Francis, but there is an hundred foot strip between which is owned by Mr. Buchanan. He suggested that this fact be checked by staff.

Mr. Victor Billard of 565 Herring Cove Road spoke in opposition to the rezoning and he said that he was the owner/operator of a grocery store approximately 3/10 mile from this particular location. He said that it is extremely difficult to keep his own property tidy and was concerned that another such store could create the same kind of problem. He said that traffic is congested in the area now, without

additional vehicles making the trip to another grocery store. He said that there are four grocery stores within 1½ miles of this proposed location.

Mr. Keith Fleet of 2 Green Acres Road expressed the opinion that he could not see how the owner could pay the taxes on such a large area of land by operating only a grocery store and barber shop. He maintained that if a grocery store is such a profitable venture, he would apply for one tomorrow. He said that the residents are concerned now about the safety of the children who have to cross the busy Herring Cove Road on their way to and from school and he said that the area residents have been attempting to have a School Crossing Guard in the vicinity of Holley Drive School, but have not been able to manage it. He was vehemently opposed to the rezoning in the middle of a residential neighbourhood.

His Worship the Mayor suggested that Mr. Fleet speak to the City Manager about the School Crossing Guard matter and he would look into it further.

His Worship the Mayor ascertained that no other persons wished to speak against the rezoning.

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

9:25 p.m. Council adjourned.

HEADLINES

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| Public Hearing Re: Rezoning of Proposed Lot A-1 Herring Cove Road from R-2, Two-family dwelling Zone to C-1, Local Business Zone | 147 |

WALTER R. FITZGERALD
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

CITY COUNCIL
MINUTES

Record
Council Chamber,
City Hall,
Halifax, N. S.,
April 25, 1974
8:20 p.m.

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

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

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

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

COMMENDATION - EMPLOYEES OF SPEEDY PROPANE LIMITED
AND HALIFAX FIRE DEPARTMENT

His Worship the Mayor, on behalf of City Council and all citizens of Halifax, publicly commended Mr. Fred Hector and Mr. Marshall Spears, employees of Speedy Propane Limited and Captain John Pritchard and Assistant Chief Michael Garagan, for their brave actions and efforts during an explosion and fire at Atlantic Speedy Propane Limited on April 5, 1974.

MINUTES

Minutes of meetings of Council held on April 11 and 17, 1974, were approved on motion of Alderman Connolly, seconded by Alderman Sullivan.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS & DELETIONS

The City Clerk advised that the following changes are to be made to the Order of Business:

ADDITIONS

- 20(a) Jib of Land - Robie St. and Coburg Road
 - 20(b) Financial Statement - Forum Commission
 - 20(c) Traffic Improvements - Herring Cove Road -
Purcell's Cove Road
 - 20(d) Tender 74-30R - Sidewalk Traffic Improvements
and Street Widening
 - 20(e) 1973 Tax Rebate
 - 20(f) Movement of Bandstand Roof
 - 15(b) Part 2. Closing Portion of Barrington Street
" 3. Alter & Confirm Official Street Lines
Barrington Street
- Date for Hearing

DELETION

17(b) Annual Report - Halifax Athletic Commission

Alderman Meagher asked that an item be added as 7(b) Appointment of Committee to meet with Premier Re: Quinpool Road.

MOVED by Alderman Hogan, seconded by Alderman Sullivan that the above changes be made in the Order of Business. Motion passed.

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

DEFERRED ITEMS

Closure of a portion of Bower Road (Rogers Drive)

MOVED by Alderman Connolly, seconded by Alderman Stanbury that a portion of Bower Road (Rogers Drive) from the C.N.R. Boundary to Tower Road as shown on Plan No. TT-18-20670, be closed. Motion passed.

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

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

"Aldermen Bell, Stapells and Sullivan abstained"

Laying Down the Southern Official Street Line of Bower Road (Rogers Drive) from the C.N.R. Boundary to Tower Road

MOVED by Alderman Connolly, seconded by Alderman Stanbury that the southern official street line of Bower Road (Rogers Drive) from the C.N.R. Boundary to Tower Road be laid down as shown on Section 20F of the Official City Plan. Motion passed.

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

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

"Aldermen Bell, Stapells and Sullivan abstained"