

Council
February 13, 1975

Alderman Downey said he would like the boundaries for the program extended and went on the outline the suggested new boundaries.

His Worship noted this would mean the total boundary would be Cogswell Street, North Park Street, Agricola Street, North Street, West Street, Gerrish Street, and Gottingen Street to the place of beginning.

Alderman Connolly questioned whether the money allocated is sufficient to extend the boundaries as suggested and the City Manager said staff should have further input on the matter as she was not sure they were prepared to speak at this time.

Alderman Downey expressed the feeling that if there is more than enough money, the boundary should be extended to the area defined.

His Worship said that perhaps the four block area bounded by Cunard, Agricola, West, Gerrish, and Creighton Streets could be adopted as the N.I.P. area with staff to give consideration to the area being extended to Cogswell, North Park, Agricola, North, and Gottingen Streets and report to a subsequent meeting.

Mr. Harold Crowell, the Social Planner, addressed Council advising there is a committee which has been working on the matter of the N.I.P. area saying that an initial study has been done on the area which is recommended by staff. He said the Committee would like to get started with this area in order to obtain some experience saying that at the same time, a study can be started including the larger area as mentioned tonight.

Mr. Crowell suggested the decision is one which Council must make in conjunction with the people in the area saying staff could suggest an area, and the residents may not want to become involved. He said there are extra expenses and costs to the residents involved saying the majority of people may not want the additional charges for sidewalks and street improvements as well as additional mortgages which are involved.

Mr. Crowell said that if staff were able to obtain some of this information by way of a study, it would be easier to make a decision. He said the area recommended has been studied and staff would like to proceed saying the people will be contacted in the extended area which has been outlined, and a report will be submitted.

MOVED by Alderman Downey, seconded by Alderman Meagher that the area as indicated in the staff report, be designated as the N.I.P. area, and that staff at the same time consider and report on the feasibility and desirability, after consulting the community, to the enlargement of the area to Cogswell, North, Gottingen, Agricola, and North Park Streets.

Motion passed.

Area Rates

MOVED by Alderman Moore, seconded by Alderman Lawrence that His Worship the Mayor in conjunction with the City Manager be authorized to conclude negotiations for acceptance, from the Province, the sum of \$1,000,000.00 in retirement of the past due and outstanding financial accounting owing to the City by the Province including the retirement of disputed area rate accounts assumed by the City at the time of annexation.

Motion passed with Alderman Connolly against.

Appointments

MOVED by Alderman Downey, seconded by Alderman Walker that the following appointments to the Halifax Housing Authority be submitted to the appropriate Provincial and Federal Authorities for approval:

"Mr. G. White, Mr. Harold Crowell, and Mr. G. P. Tobin."

Motion passed.

QUESTIONS

Question Alderman Walker Re: Clock in Old Post Office Building

Alderman Walker said that some years ago, the clock that was in the Old Post Office building was donated to the City saying that over the years, it has been moved from one location to another. Alderman Walker said the City has received an offer of services to repair the Clock by the Principal of the Nova Scotia Institute of Technology which required the moving of the Clock from its present location in the T. P. Calkin building to the Institute of Technology.

Alderman Walker asked if the City Manager could make the necessary arrangements for the clock to be moved.

Question Alderman Meagher Re: Status of Waterfront Development

Alderman Meagher referred to an article which recently appeared in the newspaper concerning the waterfront development and asked if Council could be brought up to date on what is happening on the matter at the present time.

Question Alderman Meagher Re: Durham Leasehold's Development

Alderman Meagher referred to a recent meeting when the matter of Block 0925 was being discussed at which time it was advised that Durham Leaseholds was intending to start Phase #3 of their development prior to Phases 1 and 2.

Alderman Meagher requested that a report be submitted as to what the problem is with the Phase #1 lands and why Phase #3 is to be done before Phase Nos. 1 and 2.

Question Alderman Moore Re: Crosswalk Guards

Alderman Moore noted that at a recent meeting Alderman Shannon requested that a review be done of the crosswalk situation, and questioned what the status is of the submission which Council received with respect to the providing of crossing guards. Alderman Moore asked if anything has been done on the matter.

The City Manager said the matter has been deferred based on the fact that only one submission was received. The City Manager said she would have to report back to Council on the matter.

Question Alderman Lawrence Re: Dogs Running at Large

Alderman Lawrence referred to a question which he put forth at a previous meeting of Council concerning the matter of dogs running at large and questioned when he could expect a report on the matter.

Question Alderman Lawrence Re: Blasting - Kearney Lake Road

Alderman Lawrence also referred to the above noted matter which he brought up at the January 22nd meeting of the Committee on Works saying that the blasting is still taking place and questioned what can be done about the situation. He said the noise is a cause of annoyance to the citizens and is causing damage to homes. Alderman Lawrence said he understands there is a study in process but said there does not seem to be much going on.

His Worship advised that the Mayor was to write to the appropriate Minister on the matter which, he said, was carried out. His Worship said he would be willing to bring the matter to the attention of the Minister again indicating that the study does not appear to have been carried out.

His Worship said that such a study was to be carried out by the Province and the understanding was that the City would be informed of the terms of reference before implementation. His Worship said he is not aware the study has been commenced with as the terms of reference have not been made known to the City.

Alderman Lawrence said he is of the understanding that the terms for such a study have been in the possession of the Minister for the past four weeks and suggested that perhaps a meeting with the Minister is required to get the matter moving.

His Worship advised that he would pursue the matter.

Question Alderman Connolly Re: Barrington Street Building -
Fire Damage

Alderman Connolly said that a number of months ago there was a report on a building located on Barrington Street, south of Morris Street on the east side, that had been damaged by fire and questioned when demolition of the building can be expected.

His Worship advised that demolition tenders close tomorrow.

Question Alderman Connolly re: Standards and Criteria -
Police Department

Alderman Connolly said he would like to have a report on the Police Department standards and the criteria for such. He said a matter came up recently relating to the matter of eyeglasses saying it appears that some of the criteria differs from that of the R.C.M.P. saying he would like to know what this is.

Question Alderman Connolly Re: Recent Trip by Mayor

Alderman Connolly said he has received a number of inquiries relating to the recent trip to Ottawa by His Worship and Alderman Shannon with respect to the Quinpool Road lands. Alderman Connolly said he is of the understanding that Professor Wanzel accompanied the Mayor and Alderman Shannon and said he would like to know whether his trip was paid for from City funds.

His Worship said that Professor Wanzel is a representative of the Quinpool Community Development Corporation and advised that he accompanied the Mayor at the invitation of the Mayor which was paid for from the Mayor's travel account.

Alderman Moore referred to the Quinpool Road lands and contended that all Council members had not been aware that a certain group would be going to Ottawa which included His Worship the Mayor and Alderman Shannon. He questioned if such a group had any official status and he did not know that it required authorization of City funds. He felt that since Council voted to provide 5.3 million dollars to acquire the Quinpool Road Lands that all Aldermen should have been made aware of what was attempting to be achieved; by whom; the cost of same and the input that would be received from the various persons who would be in Ottawa for the purpose.

His Worship the Mayor replying to Alderman Moore stated the Chair was not practicing any secrecy at all to which Alderman Moore replied that he did not so suggest but did say that his point at this time was that there were other people in Council that were not advised as to what was being planned. He appreciated the Mayor's efforts but indicated it was a matter of keeping the rest of Council informed.

His Worship the Mayor stated he had the greatest respect for the Aldermanic position and that he had tried to give effortful service to the City since he has been Mayor but said he would moderate his efforts on behalf of the City in order to take the time to advise Council more appropriately of individual developments.

NOTICE OF MOTION

Notice of Motion - Alderman Walker Re: Rescission of Action of City Council on July 25, 1974 respecting the re-alignment of Albion Road between Purcell's Cove Road and Kirk Road in the Jollimore Area

Alderman Walker gave notice that at the next regular meeting of City Council of the City of Halifax to be held on Thursday, the 27th day of February, 1975, he proposes to introduce a Motion to rescind the action of City Council of July 25, 1974 respecting the realignment of Albion Road between Purcell's Cove Road and Kirk Road in the Jollimore area.

ADDED ITEMS

Application for Bill Posters License - Dalhousie University

A letter dated February 10, 1975 was submitted from the Intro-Dal Central Committee Chairman requesting a permit to post posters on M.T. & T. telephone poles in the City of Halifax to inform the people of Nova Scotia of the upcoming open house to be held at Dalhousie University on February 22 & 23, 1975.

The submitted letter advised that permission has been obtained from Maritime Tel. & Tel.

MOVED by Deputy Mayor Stanbury, seconded by Alderman Sullivan that a permit be granted in accordance with Ordinance Number 19, to the Intro-Dal Central Committee for the use indicated in their letter dated February 10, 1975.

Alderman Connolly questioned whether the City has received assurances that the posters will be removed once the open house is over, and a representative of the Intro-Dal Central Committee advised that same will be removed on February 24 & 25, 1975.

The Motion was put and passed.

Report - Northwood Manor

Alderman Shannon said that as a result of a meeting between members of City Council and the Directors of the Halifax Senior Citizens' Corporation Limited, a further meeting was arranged. Alderman Shannon advised that this meeting was held on today's date and certain recommendations were made to City Council.

MOVED by Alderman Shannon, seconded by Alderman Connolly that:

1. The City Manager be asked and authorized to negotiate with the Halifax Senior Citizens' Housing Corporation Limited on the sale and purchase of certain lands partly owned by the Corporation and the City on North Street and around Northwood Manor; and
2. Council take steps as appropriate for consolidation of the lot as requested by the Corporation.

Motion passed.

Report on Conversations with certain Federal Government Agencies
in Respect to the Possible Further reference to Halifax
City Council Re: Quinpool Road Lands

Alderman Shannon circulated copies of the booklet dated February 13, 1975 which was presented to the Federal Authorities in Ottawa during their recent visit.

Alderman Shannon advised that a meeting was arranged with both Urban Affairs and C.M.H.C. at which time the concept which is outlined in the booklet, was presented. which, she said, is in the area of what is beginning to be called 3rd Sector Housing. She said it is neither a private development nor public housing saying arrangements are made whereby municipalities and citizens can work together to develop non-profit housing and development.

Alderman Shannon said they were met with enthusiasm by both Federal Agencies saying they had arrived at just the time when the agencies had decided that this sort of concept was the best place to put public monies in order to stimulate housing. She said the Urban Affairs Department will be reporting back within one week to ten days.

Alderman Shannon said the delegation met with an official of the Demonstration Group saying this Group had a high level meeting only that morning with respect to the proposal and they were looking at various ways in which they could facilitate it should Council decide to proceed. She said that at the present time, there is legislation before the House for Second Reading which would allow C.M.H.C. to make money available for the leasing of land for the sort of purpose for which the proposal would be put.

Alderman Shannon said the exciting part was that they had just arrived at the time when the Federal Authorities were beginning to think about such a concept saying they were able to present them with an actual booklet describing how such a proposal could be facilitated.

Alderman Shannon was then briefly questioned on the matter.

His Worship said it is known that for the purchase price of the land, a project of housing of various kinds and components can be put together of a lower density than envisaged by the previous owner. His Worship said that no commitment or application of any kind has been made saying that those visiting Ottawa were only attempting to see what would be available so that Council would have alternatives. His Worship said that what is being sought is to see whether there is some Federal Financing available and said it is understood that the Provincial Governmental involvement is desired and that they wish to co-operate and be as helpful as they can.

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His Worship said that what is desired is to see whether some infill financing would be available to allow a lower density than conventional financing would allow.

His Worship said it is planned that the Vice-President of C.M.H.C. would visit Halifax to meet with the Mayor and Alderman Shannon on the matter.

Deputy Mayor Stanbury suggested that when the Vice-President of C.M.H.C. does meet with the Mayor, that all members of Council should be included as all are concerned, and His Worship indicated he would make the necessary arrangements.

His Worship was then questioned with respect to the subject matter.

Conversations Re: Urban Transit & Possible Proposals

His Worship said that with respect to Urban Transit and Council's decision to emphasize such in its motion of October 31st., the Mayor, accompanied by the General Manager of the Halifax Transit Corporation, met in Ottawa and Montreal on Monday & Tuesday of this week with Officers of the three federal departments presently involved in any support for Urban Transit. His Worship said the Departments involved were Transport, State & Urban Affairs, and Industry, Trade, and Commerce as well as the Traffic Transportation Development Agency of the Federal Government.

His Worship said the meetings were to make contact with these Officers to ascertain what attitude the Federal Authority has towards transit and what programs it may in the future activate, and to see whether assistance could be available to the City of Halifax.

His Worship said he found the Officers are aware of the emphasis being placed by Council on Transit and of the Traffic Management Centre Study being conducted by M.A.P.C. saying they find this concept exciting. His Worship said he was advised of the thinking of an inter-departmental Committee with respect to policies to be recommended to Cabinet resulting from Election commitments made by the Prime Minister. His Worship said it was made evident to him that the intention to further assist urban transit in Canada is an earnest one saying he was advised that any assistance in the near future would be channeled to Halifax, as it is to other urban centres, through the Province.

His Worship further advised that the Transportation Development Agency said it would be supportful of any innovative and experimental new idea which the City of Halifax might evolve and present to it for transit. His Worship said assistance would not be available for on-going operational support but said the Agency would fund experimental studies.

His Worship said that generally speaking, he considered the visit to be a successful one which has deepened the understanding of senior officers of the Government as to what the City is seeking to do, and said he intends to have further conversations at the Provincial Government level at an early date.

11:58 P. M. - Meeting adjourned.

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MAYOR EDMUND L. MORRIS
CHAIRMAN

R. H. STODDARD
CITY CLERK

SPECIAL CITY COUNCIL
MINUTES

Council Chamber
City Hall
Halifax, N. S.
February 19, 1975
8:15 P. M.

A Special 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; Deputy Mayor Stanbury, and Aldermen Hanson, Moore, Walker, Lawrence, Shannon, Sullivan, Meagher, and Downey.

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

The City Clerk advised that the meeting was called especially to consider the following matters:

1. Public Hearing - Official Street Lines, Albion Road,
2. Public Hearing - Building Line Change, Chebucto Road,
3. Public Hearing - Rezoning of Lot "R", Lands of Reliable Investments, Windsor Street from R-2 Zone to C-2 Zone,
4. Public Hearing - Rezoning of Lot "N", Lands of W. & A. Moir Limited, Columbus St. from R-2 Zone to C-3 Zone, and
5. Final Approval, Subdivision of Forum Lands to form Lots "X" and "Y".

Public Hearing - Official Street Lines, Albion Road

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

Alderman Connolly arrives at the meeting.

Mr. Davidson of the Development Department, addressed Council and advised that on July 25, 1974, Council approved a street alignment for Albion Road between Purcell's Cove Road and Kirk Road providing for a 40-foot right of way and a 26-foot travelled way saying the upgrading is not proposed until such time as further development takes place.

Mr. Davidson said the reason for the street alignment was to provide a street boundary due to a request for a subdivision of five lots. He said it was not necessary at that time to hold a public hearing but due to opposition which has been expressed since, staff felt a public hearing should be held with respect to the matter of Official Street lines so that the people could voice their opposition.

Mr. Davidson said the matter of the subdivision application is presently being held by staff pending action on the Street Line matter.

Alderman Walker questioned whether it is necessary that street lines be officially established before a permit can be granted, and Mr. Davidson said staff feels it is required so that the applicant will know the limits of his property lines. Mr. Davidson proceeded to outline the area of the proposed subdivision by way of a map as well as the proposed street lines on Albion Road.

Alderman Walker noted that Council did approve the alignment in 1974 and questioned why the developer was not granted a permit between that time and now.

Mr. Davidson said the reason for this is that it was made known to staff there were a number of objections in the area and a hold was put on the application until the matter of street lines was settled.

The City Manager advised that she is in possession of correspondence from the community which dates back to August of 1974.

His Worship questioned whether any impediments are foreseen if street lines are not established.

The City Solicitor advised that the action of Council in July of 1974 does not have any real significance as far as alignment or ownership of land is concerned saying it is a guide to developers. Mr. Murphy said the alignment is just an indication of where it is expected the road will eventually be located.

Mr. Murphy said that by establishing official street lines, the street is officially put on the map and the land within those lines for all purposes, becomes owned by the City. He said the previous owner can only use the land until the City decides to construct the Street or the owner can give 30 days notice that they want the City to purchase it.

Alderman Connolly questioned whether the City was obliged to purchase a home that would fall partially within the new street lines if established, and the City Solicitor advised that it is at the option of the resident.

In reply to a question from His Worship, staff advised there is one dwelling which would be affected in this manner in this particular case.

With respect to the matter of impediments which may arise if street lines are not established, Mr. Davidson said that such could be the case if the City were desirous of carrying out certain work on lands which would be owned by a resident. He said that if lines are established, the area between such lines becomes the property of the City saying that any work to be carried out could be done without trespassing.

Further questioning ensued and Alderman Lawrence asked that if the roadway is left as is, could a permit be granted for the subdivision application, and Mr. Davidson suggested this is a decision which Council must make.

Mr. Dodge of the Development Department, addressed Council saying that if Council wished that there be no street lines established, staff could bring the subdivision to Council based on a certain widening. He said it could be approved to that line or to a new line and said staff would request that the developer acknowledge the line as the street may be widened in the future saying that if this should take place, the City would not be required to purchase property.

Further questioning of staff ensued, and His Worship called for those persons wishing to speak in favour of the laying down of official street lines.

There being no response, His Worship called for those wishing to speak against the proposal and Dr. Kushner of 30 Albion Road came forward.

Dr. Kushner advised that at a public meeting which was held on the matter, he was asked to be the spokesman for the area and advised that a petition was circulated throughout the whole village of Jollimore which, he said, has been signed by over 90 per cent of the residents of Jollimore who are opposed to the official street lines.

Dr. Kushner then submitted the petition dated February 7, 1975 which reads as follows:

"We, the undersigned, wish to indicate in the strongest possible terms that we are totally opposed to the street lines proposed for Albion Road, in Jollimore Village, as shown on Section 44-A of the Official City Plan. In addition, we are totally opposed to the alignment for Albion Road between Purcell's Cove Road and Kirk Road as shown on Plan Nos. TT-19-20829 and TT-19-20830. We ask members of Halifax City Council to vote against the street lines as proposed in Section 44-A and to rescind the street alignment approved by City Council on July 25, 1974."

Dr. Kushner said he has had discussions with the person proposing the subdivision in question who is opposed to the street lines and said the residents want the road left as it is as well. He said the road forms the boundary of Jollimore Village which, he said, is a unique and historic little village where there is strong community spirit.

Dr. Kushner said the community wishes to have the previous resolution of Council rescinded and to work with the Municipal Development Plan Committee to get official recognition for the village and have it accepted and preserved as historic for all time.

Dr. Kushner was then questioned by members of Council.

Mr. Alan Ruffman of Herring Cove, addressed Council and suggested that consideration might be given to a different set of standards for presently established parts of the City such as the village in question. Mr. Ruffman suggested that a centre line be established and consideration be given to having street lines in the order of 15 to 20 feet on either side.

Mr. David Fraser, representing the developer of the proposed subdivision in the area, addressed Council saying the company is against the re-alignment of the roadway as it will destroy the natural beauty of the area as it now exists. He said it is the intention of the Company to develop in a manner satisfactory to the residents saying they would be pleased to meet with any Committee to ensure that such development proceeds in a orderly fashion.

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

MOVED by Alderman Connolly, seconded by Alderman Walker that the matter be forwarded to the next regular meeting of City Council without recommendation.

Motion passed.

Public Hearing - Building Line Change, Chebucto Road

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

Mr. C. L. Dodge of the Development Department, with the aid of maps, explained the item.

There being no persons expressing a desire to speak either in favour of or against the proposal, His Worship declared the matter to be before Council.

MOVED by Alderman Hanson, seconded by Alderman Lawrence that the matter be forwarded to the next regular meeting of City Council without recommendation.

Motion passed.

Public Hearing - Rezoning of Lot "R", Lands of Reliable Investments, Windsor Street from R-2 Zone to C-2 Zone

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

Mr. B. Davidson, of the Development Department, addressed Council advising that on January 21st a report was submitted to Council dealing with the subject matter. Mr. Davidson also advised that the City Planning Committee on January 8, 1975 also considered a report which was submitted on the matter and went on to outline the area in question.

Mr. Davidson said that at the January 8th meeting, staff was requested to consider the matter of an agreement with the owner whereby the land would remain C-2 only as long as it is used as a parking lot, and advised the owner is willing to enter into a Caveat to that effect which is presently being prepared by staff.

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Alderman Connolly said it was his understanding that there were also to be no entrances or exits made from Windsor Street and Mr. Davidson advised that this is correct.

His Worship then called for those persons wishing to speak in favour of the application.

Mr. John Lindsay, representing the applicant, addressed Council saying the company did agree that there be no entrances or exits from Windsor Street and that the land would be used as a parking lot only.

Mr. Lindsay said the land in question was leased some years ago and held in reserve as it was felt the Liquor Commission outlet would require further parking facilities due to expected future expansion. He said actual construction of the parking lot may not proceed immediately as it is for future use resulting from expanded use of the outlet.

A short questioning of Mr. Lindsay and of City staff then ensued.

There being no further persons wishing to speak in favour of the application, His Worship called for those wishing to oppose it.

A resident of the area then addressed Council and asked that if it is rezoned, whether it was for a specific number of years, saying he was not necessarily opposed to the parking lot but was concerned about the fact that there is so little available land for housing. He suggested the land is of a nature that it should be given serious consideration before signing it away forever.

The City Solicitor said it would be zoned C-2 for as long as it is to be used as a parking lot saying it would not necessarily have to be used as C-2 if the owners were to find that it is better to develop it residentially.

A short questioning then ensued and as there were no further persons expressing a desire to speak, His Worship declared the matter to be before Council.

MOVED by Alderman Lawrence, seconded by Alderman Moore that the matter be forwarded to the next regular meeting of City Council without recommendation.

Motion passed.

Public Hearing - Rezoning Lot "N", Lands of W. & A. Moir
Limited, Columbus Street from R-2 Zone to C-3 Zone

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

Mr. Davidson of the Development Department, addressed Council and, with the aid of a map, outlined the application for a parking lot.

Alderman Lawrence said there have been some problems with this Company in that they block Columbus Street when unloading material and suggested they give consideration to using this lot as an unloading area.

His Worship called for those persons wishing to speak in favour of the application.

Mr. A. L. Caldwell addressed Council representing the applicant in support of the matter. Mr. Caldwell, in referring to the feeling of Council in rezoning residential lands to commercial, said there is nothing to fear in this case as the 6,000 square feet involved are reduced to some 2,000 square feet as a result of a building line restriction.

Mr. Caldwell admitted there is a difficulty in unloading materials at this location but suggested it would not be practical to make an entrance to the land in question from Columbus Street. He said the size of the lot is not adequate to accommodate the trucks which are involved and said there is no access to the building from the lot.

After a short questioning, His Worship called for further persons wishing to support the application.

There being none, His Worship called for those wishing to speak against. No persons expressed a desire to speak against.

His Worship then declared the matter to be before Council.

MOVED by Alderman Lawrence, seconded by Alderman Walker that the matter be forwarded to the next regular meeting of City Council without recommendation.

Motion passed.

Final Approval, Subdivision of Forum Lands to Form Lots "X" & "Y"

A staff report dated February 12, 1975 was submitted on the matter.

The City Manager said the lands must be subdivided in order to be sold.

MOVED by Alderman Walker, seconded by Alderman Connolly that the subdivision of the Forum Lands to form Lots X and Y, as shown on Plan No. 00-12-21071, be approved by City Council.

Motion passed.

10:10 P. M. - Meeting adjourned.

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MAYOR EDMUND L. MORRIS
CHAIRMAN

R. H. STODDARD
CITY CLERK

CITY COUNCIL
MINUTES

Record

Council Chamber
City Hall
Halifax, N. S.
February 27, 1975
8:10 P. M.

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

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

Present: His Worship the Mayor, Chairman; Deputy Mayor Stanbury, and Aldermen Connolly, Shannon, Downey, Walker, Hanson, Moore, Lawrence, and Meagher.

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

MINUTES

Minutes of City Council meetings held on February 12, 13, & 19, 1975, were approved on Motion of Alderman Connolly, seconded by Alderman Lawrence.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

At the request of the City Clerk, Council added:

- 20(a) - Kearney Lake Blasting
- 20(b) - International Fisheries Exhibition, Marseilles, France

At the request of Alderman Walker, Council added:

- 20(c) - Payment of Taxes as of February 28, 1975
- 20(d) - Dangerous Ice Signs

The Order of Business, as amended, was approved.

DEFERRED ITEMS

Official Street Lines, Albion Road

A public hearing was held into the above noted matter on February 19, 1975.

At the suggestion of His Worship, Council agreed to deal with this item and Item 7(a) - "Motion - Alderman Walker Re: Rescission of City Council Resolution dated July 25, 1974 respecting Realignment of Albion Road between Purcell's Cove Road and Kirk Road", in tandem.

The City Manager said that staff would request that the item be deferred as it has come to their attention there are other items that should be brought to Council's attention in relation to the Street Lines. The City Manager requested that the item be deferred to the next regular meeting of the Committee of the Whole Council for a report.

MOVED by Alderman Meagher, seconded by Alderman Hanson that the matter of Official Street Lines on Albion Road, be deferred to the next regular meeting of the Committee of the Whole Council for a report. Motion passed.

MOTIONS OF RESCISSION

Motion - Alderman Walker Re: Rescission of City Council Resolution dated July 25, 1974 respecting Realignment of Albion Rd., between Purcell's Cove Road and Kirk Road, Jollimore Area

MOVED by Alderman Meagher, seconded by Alderman Hanson that this matter be deferred until Council is in receipt of a report relating to the Official Street Lines on Albion Road. Motion passed.

DEFERRED ITEMS

Building Line Change, Chebucto Road

A public hearing was held into the above noted matter on February 19, 1975.

MOVED by Alderman Connolly, seconded by Alderman Hanson that City Council give approval to the relocation and subsequent reduction of the building line distance applicable to the properties known as Civic Nos. 6696 to 6776 inclusive Chebucto Road, south side, from 25 feet to 20 feet (area between the west boundary of Larry O'Connell Field to Chebucto Terrace and from Chebucto Terrace approximately 275 feet westwardly), and that the Formal Resolution, be approved.

Motion passed.

Council
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Rezoning of Lot "R", Lands of Reliable Investments, Windsor
Street from R-2 Zone to C-2 Zone

A public hearing was held into the above noted matter on February 19, 1975.

MOVED by Alderman Connolly, seconded by Alderman Moore that the rezoning application for Lot R lands of Reliable Investments Windsor Street from R-2 General Residential to C-2 General Business, and the application for consolidation of Lot R and Lot 6A, lands under lease to Halifax Commercial Park Leaseholds Limited, to form Block H Windsor Street and Strawberry Hill Street as shown on Plan No. P200/6692 and P200/6772 of Case No. 3115, as well as the Formal Resolution, be approved by City Council.

Alderman Lawrence referred to information given by the applicant at the last meeting to the effect that the vehicles will not be able to gain access to Windsor Street from the Parking Lot, and said he would have to disagree with this statement. Alderman Lawrence said he would like to have the assurances of the applicant that this will not happen saying there should be an abutment of some sort constructed to prevent this from happening.

Alderman Connolly said it is his understanding that part of the Agreement to be entered into is that there is to be no entrances or exits from the lot to Windsor Street which the applicant has agreed to and will construct bumper zones to prevent such movement. Alderman Connolly said he understands there is to be a legal document to prevent this.

Staff advised that they are in receipt of a letter from the applicant that this will be done and that the stipulation will also be included in a Caveat to be registered in the Registry of Deeds.

Council at this time instructed that whatever is required to prevent egress or access to Windsor Street from the Parking Lot, that it be included in the Agreement to be entered into between the applicant and the City.

Following a further short discussion, the Motion was put and passed.

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Rezoning Lot "N", Lands of W. & A. Moir Limited, Columbus
Street from R-2 Zone to C-3 Zone

A public hearing was held into the above noted matter on February 19, 1975.

Alderman Lawrence said that he has visited the property in question and is not in complete agreement with remarks made by the applicant to the effect that the parking area is not suitable for the loading and unloading of tractor trailers. Alderman Lawrence said he would like them to look at the area to see if some re-arranging can be done in order to use the area for this purpose.

Alderman Connolly suggested that the problem which Council is dealing with at this time is the matter of a rezoning and felt that although it may be desirable for the City to communicate with the Company on the matter, this is not the time to do so, to which Alderman Lawrence concurred.

MOVED by Alderman Connolly, seconded by Alderman Meagher that the rezoning application for Lot N, lands of W. & A. Moir Limited, Columbus Street, as shown on Plan No. P200/6775 of Case No. 3104 to rezone from R-2 Residential to C-3 Industrial, be approved by City Council as well as the Formal Resolution.

Motion passed.

MOTIONS OF RESCISSION

Motion - Alderman Walker Re: Rescission of City Council Resolution dated July 25, 1974 respecting Realignment of Albion Road between Purcell's Cove Road and Kirk Road, Jollimore Area

The above noted item was dealt with earlier in the meeting.

REPORT - FINANCE & EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on February 19, 1975, as follows:

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Possible Expropriation Settlement - 52 Kearney Lake Road

MOVED by Alderman Lawrence, seconded by Alderman Walker that, as recommended by the Finance & Executive Committee, the expropriation compensation for the property at 52 Kearney Lake Road, payable to Charles H. and Joyce Miller, be approved in the amount of \$60,113.75 as settlement in full for all claims; funds available in Account Number HAJ01 (Dunbrack Street - Purchase of Property), be approved as well as the Formal Resolution. Motion passed.

Tax Exemption - Restoration Projects

The following is the recommendation from the Finance & Executive Committee:

"That the matter be forwarded to City Council without recommendation with the City Solicitor's Department to further consider how to deal with the matter, the Finance Department to consider the cost involved in including the project in Ordinance No. 122, and the Mayor or City Manager attempt to ascertain the meaning of the Speech from the Throne respecting Historic Precincts."

A supplementary staff report dated February 25, 1975 was submitted on the matter.

MOVED by Alderman Moore, seconded by Alderman Shannon that City Council instruct staff to prepare an amendment to Ordinance #122 respecting Tax Concessions for New Commercial and Industrial Construction which would have the effect of including major restoration of commercial buildings in the definition of "new construction" contained in the Ordinance, and that the precise text be brought before City Council.

Following a short discussion, the Motion was put and passed.

Amendment to Ordinance Number 3, Respecting "Streets"

The above noted item was referred to City Council without recommendation.

A report under date of February 26, 1975 was submitted from the Chief of Police on the subject matter.

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Alderman Connolly said he basically agreed with most of what the Chief of Police has outlined in his report but felt that Council would be imposing a hardship especially on senior citizens by implementing the proposed amendments, as they are not able to clear their sidewalks, some can not afford to, and others likely are not able to find someone that is willing to clear the snow anyway.

Alderman Connolly suggested that what the Chief is saying is that the Department is not able to enforce the Ordinance unless it is tightened up.

Alderman Meagher suggested it is not necessarily the residents who are not clearing the sidewalks saying that many Commercial interests are more properly at fault and referred to specific cases which exist in his Ward.

Alderman Hanson said he recently received a number of complaints about snow not being removed from the sidewalk on the Herring Cove Road saying he contacted the Police Department and they visited each home on the Road in the area in question. He said that as a result of this, it came to his attention that the amount of snow that is being deposited by the large City plows is almost impossible to be removed without some form of machine.

Alderman Hanson suggested that perhaps residents should be required to remove snow that results from an act of God but questioned whether they should be required to move snow which is placed on the sidewalk by a 5-ton snow plow. Alderman Hanson suggested that roads such as the Herring Cove Road may require different consideration due to the great amount of snow which is plowed onto the sidewalk.

Alderman Hanson asked if Council could receive a further report from staff taking into consideration the matter which he mentioned and to consider the possibility of having snow removed from such areas by a City vehicle.

A short discussion ensued and Council agreed that such a report should be submitted.

His Worship suggested that the City Solicitor and other members of staff could consider the matter.

Date for Halifax Natal Day - July 21, 1975

MOVED by Alderman Hanson, seconded by Alderman Meagher that Halifax Natal Day be held on July 21, 1975.

Motion passed with Alderman Connolly against.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on February 19, 1975 as follows:

Brief from Ecology Action Centre Re: Recycling

MOVED by Alderman Lawrence, seconded by Alderman Meagher that, as recommended by the Committee on Works:

1. City Council, through its membership on MAPC, urge the funding of the composition study of the waste of the Halifax-Dartmouth area by MAPC and/or the Provincial Environment Department, and
2. The Nova Scotia Research Foundation Proposal #3P102-74 and the proposal of the Ecology Action Centre with respect to Item #2 as outlined in the letter from the Ecology Action Centre dated February 18th., be referred to the next meeting of the Committee of the Whole Council.

Motion passed.

Transfer Station - Garbage Disposal (DATE FOR MEETING)

MOVED by Alderman Moore, seconded by Alderman Walker that, as recommended by the Committee on Works, a date be set for a public meeting to be held in the area proposed for a Transfer Station for the purpose of informing the citizens of what is to take place with respect to the subject matter.

The City Clerk advised that the meeting has been set for March 6th at St. Stephens School Gymnasium.

Deputy Mayor Stanbury referred to a recent newspaper article which appeared with respect to the intended use of the Transfer Station, and expressed the desire that all aspects of the operation be made known at the meeting to be held.

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The City Manager in referring to the article, said it is her understanding that those areas of the County such as Purcell's Cove, that are close to Halifax would use the Halifax Transfer Station and those areas which are near Dartmouth would use the Dartmouth facility, and that the remaining areas of the County would transfer refuse directly to the land-fill site. She advised that appropriate personnel would be present at the meeting to answer questions.

At the request of His Worship, Council agreed to continue on with the agenda at this time in order that he could ascertain if another function was scheduled on the date suggested.

Incinerator Operations (Table)

The following is the recommendation of the Committee on Works:

"That the report dated January 27, 1975 relating to incinerator operations, be tabled until such time as the budget is dealt with."

MOVED by Alderman Connolly, seconded by Alderman Lawrence that the report dated January 27, 1975 relating to Incinerator Operations, be tabled by City Council. Motion passed.

Sidewalk Snow Removal for Senior Citizens

The above noted item was forwarded to City Council without recommendation.

MOVED by Alderman Meagher, seconded by Alderman Walker that the matter be deferred pending a resolution of a Proposed amendment to Ordinance Number 3 Respecting Streets, which was considered earlier in the meeting under the Finance & Executive Committee report. Motion passed.

Transfer Station - Garbage Disposal (Date for Meeting)

Council, at this time, returned to the above noted item which was discussed earlier in the meeting. The following Motion which was made by Alderman Moore, seconded by Alderman Walker:

"That a date be set for a public meeting to be held in the area proposed for a transfer station for the purpose of informing the citizens of what is to take place with respect to the subject matter."

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The City Clerk had advised that the meeting was scheduled for March 6, 1975 at St. Stephens School Gymnasium.

His Worship advised that upon investigation, the date proposed was satisfactory.

The Motion was then put and passed.

Wanderers Lawn Bowling Club - Addition to Clubhouse

MOVED by Alderman Meagher, seconded by Alderman Shannon that, as recommended by the Committee on Works, the request of the Wanderers Lawn Bowling Club for permission to build, at the expense of the Club, a 22' x 7' addition to the present clubhouse for the purpose of providing washroom and light kitchen facilities, be approved by City Council.

Motion passed.

Trailer - Terminal Road

MOVED by Alderman Connolly, seconded by Alderman Hanson that, as recommended by the Committee on Works, the application by the Missions to Seamen to occupy a trailer on Terminal Road as an office, chapel, and lounge, be approved by City Council conditional on the fact that there shall be no sleeping quarters in the trailer.

The City Manager advised that such a stipulation relating to sleeping quarters would be included in the permit to be issued.

The Motion was put and passed.

Street Lines - South Street & Webster Terrace (DATE FOR HEARING)

MOVED by Alderman Hanson, seconded by Alderman Lawrence that, as recommended by the Committee on Works, a date be set for a public hearing to discuss the relocation of street lines along South Street and Webster Terrace as shown on Official Plan 17-H.

The City Clerk advised that the meeting has been scheduled for April 9, 1975.

The Motion was put and passed.

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REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee, from its meeting held on February 19, 1975, as follows:

Amendment to the Zoning By-law -- C-4 Professional Zone
(DATE FOR HEARING)

It was agreed, as recommended by the City Planning Committee, that Part X, C-4 Professional Zone, of the Zoning Bylaw be amended to permit a bank under Section I, Subsection (1) and that a date be set for a public hearing to consider the matter.

The City Clerk advised that the public hearing will be held on March 19, 1975.

Alderman Shannon read to Council a resolution passed by the Ward 2 Residents Council indicating their opposition to the above proposed amendment. His Worship suggested that the resolution be inserted into the documents of the public hearing as the matter for discussion at this time is simply setting a date for the public hearing.

MISCELLANEOUS BUSINESS

Letter - His Worship the Mayor, dated February 14, 1975 Re:
Delegation Items of Civic Business

Alderman Meagher stated he has always looked to the Mayor as the leader of the City and would like Council to go on record as expecting and desiring to continue in His Worship's leadership. He suggested that various people, aldermen or staff could be involved on the various issues noted in the memorandum of February 14, 1975, and stated he would request and demand that His Worship continue with his leadership on these very important issues.

Alderman Lawrence stated that he agrees that the Mayor should continue the negotiations and is not of the

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opinion that a Committee is needed to do what has to be done. He felt that Council looks to the Mayor for leadership and that the Mayor is providing that leadership at the present time. He further stated that it is his view that in the past three or four months City Council is getting involved in an editorial warfare with the various printed media in the City and felt that Council members and the Mayor have enough to do without getting involved in this type of thing. He felt it is time that Council got their minds geared to the major issues and he looked to the leadership of the Mayor and the more seasoned members of Council.

MOVED by Alderman Meagher, seconded by Alderman Lawrence, that the Mayor shall continue with the several negotiations that are set down with the reinforcement of Council mandate to do so.

Deputy Mayor Stanbury stated that in her mind His Worship has given very excellent leadership. She further stated that she felt His Worship has shown great leadership and example towards the press.

His Worship stated that at no time did he intend to relinquish the leadership of mandate given to him in October nor in any way did he say, nor did he intend, nor will he intend in future not to fulfill faithfully, diligently, and with personal disinterestedness, the obligations placed upon the office of Mayor in the City Charter. He stated that what he said in a fifteen-second interview, and intended to say, was that he did not think he should be as far ahead of Council as apparently he unintentionally had gotten and that there was accuracy in certain remarks that, in his haste to move on with what he perceived to be the necessary business of the City, he had not thought carefully enough to keep his fellow Council members fully informed.

His Worship stated his memorandum of February 14, 1975, intended to ask Council members if they wished him to continue pursuing the major issues or did they want to delegate someone to negotiate on each issue with him.

Alderman Meagher stated he felt that His Worship should continue to negotiate and should seek the assistance of the aldermen from the various areas who have knowledge and expertise in certain fields to help him in these issues.

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The motion was put and passed unanimously.

Appointments

MOVED by Alderman Meagher, seconded by Alderman Lawrence, that Mr. Don Mielke be appointed to the Municipal Development Plan Committee as a representative from labour. Motion passed.

MOVED by Alderman Walker, seconded by Alderman Moore, that Mrs. H. E. Bonnell, 3147 Hemlock Street, be appointed to the Board of Health. Motion passed.

Appointment - Architect for North End Fire Station

MOVED by Alderman Connolly, seconded by Deputy Mayor Stanbury, that Council approve the engagement of the firm of Dumaresq and Byrne Limited, Architects, for the proposed North End Fire Station to be sited at the intersection of Lady Hammond Road, Robie Street, and Duffus Street, the basic facilities of which will be administration quarters, apparatus room, dormitory, and mechanical room, similar in design to the Spryfield Fire Station, and that staff commence work immediately with the architects to review the terms of reference, site, utilities, traffic routes, and all associated architectural and engineering considerations leading to the preparation of preliminary drawings and cost estimates for approval of Council. Motion passed.

Proposal for Distribution of Unusable Food Surplus to City of Halifax - Social Assistance Recipients

Mr. Crowell, Social Planner, submitted a report re the above subject.

MOVED by Alderman Walker, seconded by Alderman Downey, that Mr. Crowell be authorized to look into the proposal for the distribution of this food and if he feels it is desirable, that he go ahead and procure whatever is available and disperse it in his own way and at his own discretion. Motion passed.

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Emergency Repairs - Armdale Pumping Station

A staff report dated February 21, 1975, was submitted re the above subject.

MOVED by Alderman Hanson, seconded by Alderman Walker, that authority be granted to process the invoice from N. S. Armature Works in the amount of \$5,465.00.

Alderman Lawrence requested that a report be submitted to members of Council containing a breakdown of this invoice.

Motion was put and passed.

Tender 75-44 -- Demolition of 1273-77 Barrington Street

A staff report dated February 24, 1975, was submitted re the above subject.

MOVED by Alderman Walker, seconded by Alderman Hanson that a contract be awarded to the low bidder, Francis J. Brown Demolition Co. in the amount of \$5385.00 for the demolition of this building. Motion passed.

1975 Current Budget

His Worship, in a brief statement, advised that additional assistance might be forthcoming from the Provincial Government but the assistance will not be able to be measured prior to the statutory limit for setting the 1975 tax rates. He further advised that the Provincial Government will support, at the usual levels, the Halifax Police Boys' Club and Veith House.

MOVED by Alderman Connolly, seconded by Alderman Walker, that the amount of \$15,750.00, being the Provincial Government's contribution to the Police Boys' Club and Veith House, be added to revenues in the proposed current budget estimates. Motion passed.

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(i) Total Estimates for 1975

MOVED by Alderman Connolly, seconded by Alderman Lawrence, that the estimates for the Civic Year 1975 be fixed at \$68,007,112.00. Motion passed.

(ii) School Board Estimates

MOVED by Alderman Connolly, seconded by Alderman Hanson, that the gross expenditures for the Board of School Commissioners for the Civic Year 1975 be set at \$26,090,858. Motion passed.

(iii) Tax Rates - Ratio Between Residential & Business Realty Property

MOVED by Alderman Walker, seconded by Deputy Mayor Stanbury, that the Ratio be 45% between Residential and Business which is the minimum permitted under the City Charter. Motion passed.

(iv) Tax Rate - Business Realty & Residential Realty

MOVED by Alderman Connolly, seconded by Alderman Moore, that the tax rate for the year 1975 be set at \$6.0395 per hundred dollars of assessment and that this rate be applied to the full assessed value of property of a business character and nature and 50% of the total assessed valuation for business occupancy tax purposes and 45% of the assessed value of real property of a residential character or nature. The latter calculation contained in the motion having an effect of \$2.7177 per hundred dollars of residential tax assessment. Motion passed.

(v) Fire Protection Rate for 1975

MOVED by Alderman Walker, seconded by Alderman Lawrence that the Fire Protection Rate be set at eight cents (\$0.08) per hundred dollars (\$100.00) of valuation for the year 1975. Motion passed.

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(vi) Interest Rate - 1975 Taxes

MOVED by Alderman Connolly, seconded by Alderman Walker, that the interest rate for 1975 taxes be set at 10 1/2% in accordance with Ordinance No. 145.

Alderman Connolly advised that he would give Notice of Motion at this meeting that Ordinance No. 145 be amended.

The motion was put and passed.

Parking Garage - Court House

A staff report dated February 24, 1975, was submitted re the above subject.

MOVED by Alderman Connolly, seconded by Alderman Meagher, that the City of Halifax indicate to the Law Amendments Committee of the Legislature that the City is opposed to the exemption of the parking garage of the Court House from business realty tax and that the City Solicitor so advise the Committee in person. Motion passed.

QUESTIONS

Question Alderman Walker Re: Tax Bills

Alderman Walker referred to a telephone call he received from a lady who had purchased a house within the past several months and had not received a tax bill. He advised that, on pursuing the matter, she found that the tax bill had been sent in error to a mortgage company. He stated the lady wished to pay her taxes on February 28, and asked what procedure she should follow. The City Manager suggested that Alderman Walker advise the lady to come in to the Director of Finance's office and he would resolve the matter.

Question Alderman Meagher Re: Waterfront Properties

Alderman Meagher thanked the City Manager for supplying information on the Waterfront properties and asked if she is in a position to report if there is any request for monies. The City Manager indicated that she does not have the information at this time.

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Question Alderman Hanson Re: Balcome Drive

Alderman Hanson asked what the status of Balcome Drive is with regard to snow removal and a fire hydrant located there. He stated that snow removal is not kept up on this street and some residents are concerned that should a fire occur the fire hydrant might not be useable. Mr. Calda stated that Balcome Drive will be serviced immediately and a report will be submitted to the next meeting of Committee of the Whole Council.

Question Alderman Shannon Re: 6208 Quinpool Road

Alderman Shannon stated the building at the above noted address has been boarded up but people are getting into the building and residents are concerned that fires might be started. The City Manager stated that the Building Inspector will be advised of this situation.

Question Alderman Shannon Re: Violations of Ordinance #157

Alderman Shannon asked that members of Council receive a report, either monthly or every other month, re the names, addresses, etc., of people found in violation of Ordinance No. 157.

NOTICE OF MOTION

Notice of Motion - Alderman Connolly Re: Ordinance No. 145,
Respecting The Payment and Collection of Taxes

Alderman Connolly gave notice that at the next regular meeting of City Council, to be held on Thursday, March 13, 1975, he will introduce a Motion to amend Ordinance No. 145, Respecting The Payment and Collection of Taxes.

ADDED ITEMS

Kearney Lake - Blasting

Alderman Lawrence stated he had raised this issue in the last month or more and circulated pictures to give an

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insight as to the problems being experienced in the Kearney Lake area relating to Gateway Materials Ltd. He stated that he wished that His Worship would take it into his own hands to convene a meeting with the Minister of Environment, the Minister's staff and City staff at the earliest possible date in March to see in what direction this matter is being proceeded with.

His Worship read to Council a letter dated February 21, 1975, with attached Terms of Reference dated February 18, 1975, in which is proposed that a Kearney Lake Quarries Study be conducted over a three month study period at a total estimated cost of thirty thousand dollars, the study to be financed through a cost sharing agreement.

Considerable discussion ensued during which Alderman Meagher asked if it could be determined whether the Municipality of Chester contributed to the cost of studies on the hardboard plant at Mahone Bay and the Municipality of Pictou contributed to studies re the harbour at New Glasgow.

Alderman Lawrence asked if Gateway Materials Ltd. applied for a permit to build a roadway from the Kearney Lake Road, which is City property, to their property and, further, if the Building Inspector would check into the blasting permits that are issued to Atlantic Sand and Gravel Ltd. yearly.

MOVED by Alderman Connolly, seconded by Alderman Lawrence, that this matter be referred to the next meeting of Committee of the Whole Council for a response from staff as to the questions raised and so that staff be given an opportunity to review the Terms of Reference and make recommendations. Motion passed.

His Worship requested, and it was agreed, that a Council meeting be scheduled at the same time to deal with this matter if necessary.

World Fisheries Exhibition - Marseilles, France

MOVED by Alderman Lawrence, seconded by Deputy Mayor Stanbury, that the Mayor represent the City of Halifax at the World Fisheries Exhibition at Marseilles, France.

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Alderman Connolly stated that he felt the Mayor has the right to attend, or not attend, these types of functions, and did not feel it was proper that all of these matters might be brought before Council on a motion basis.

The motion was put and passed with Alderman Connolly and Moore voting against.

Payment of Taxes

Alderman Walker stated that this item may now be deleted as he had raised the matter earlier in the meeting.

Dangerous Ice Signs

Alderman Walker stated that dangerous ice signs are put up in the fall and left all winter. He stated he has received many complaints about this and suggested that the signs be removed when the ice is safe. He asked that staff look into this matter immediately.

Appreciation

His Worship, on behalf of City Council, conveyed to the City Manager, and particularly the Director of Finance and his staff, their appreciation for long and devoted service during the past month.

Meeting adjourned - 10:35 p.m.

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MAYOR EDMUND MORRIS
CHAIRMAN

R. H. STODDARD
CITY CLERK