

ADDED ITEMS

Grants to the Halifax Senior Citizens Housing Corporation Ltd.

A staff report dated August 13, 1975, was submitted.

Mr. Edward L. Roach, Executive Director of the Halifax Senior Citizens' Housing Corporation Limited addressed Council on the subject matter.

Following a short discussion, it was MOVED by Alderman Connolly, seconded by Alderman Shannon that the matter be deferred to the next meeting of the Committee of the Whole Council scheduled for Wednesday, August 20, 1975.

Motion passed.

The City Manager said it is hoped that a further report relating to the subject of taxes will be ready for the Committee of the Whole meeting.

Street Cleaning - Alderman Shannon

Alderman Shannon commented on the unsatisfactory condition of Streets in the City and asked for a detailed report to be submitted at the next meeting of the Committee of the Whole Council. It was suggested that such a report include comment on the machinery used as it appears that it breaks down quite often.

The Director of Engineering & Works advised that such a report would be submitted.

Solid Waste Disposal

His Worship gave a report to Council on his attendance, together with Alderman Shannon, at a meeting of the Metropolitan Area Planning Commission on the morning of August 13th., at which time the matter of solid waste disposal was discussed. His Worship advised that the Minister of Municipal Affairs who is the Chairman of M.A.P.C., indicated that the position of the Executive Council was that there is to be an Environmental Control Council next month which, His Worship suggested, was a less fullsome statement than Council was desiring.

His Worship advised that the Minister indicated a letter would be supplied on the matter in time for tonight's meeting of Council and further advised that a letter from the Premier of the Province has been distributed to members of Council which was received on today's date as well as the reply made by the Mayor.

His Worship suggested that the letter indicates a more definite undertaking by the Premier and appears to move the matter reasonably forward. His Worship expressed the feeling that the correspondence is somewhat less than had been hoped for but is a great deal more than what has been received beforehand.

A short discussion then ensued on the submitted correspondence.

11:45 P. M. - Meeting adjourned.

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MAYOR EDMUND L. MORRIS  
CHAIRMAN

MRS. G. I. BLENNERHASSETT  
ACTING CITY CLERK

SPECIAL CITY COUNCIL  
MINUTES

*New*

Council Chamber  
City Hall  
Halifax, N. S.  
August 20, 1975  
8:05 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 Acting City Clerk, joined in reciting the Lord's Prayer.

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

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

His Worship advised that the meeting was called as a Public Hearing to consider the following:

1. To Confirm the Western, Northern, and Eastern Official Street Lines of Carlton Street from Spring Garden Road to the Dead End Being Camp Hill Cemetery;
2. Closure of Duffus Street From Robie Street to Lady Hammond Road; and
3. Rezoning of Lot No. 4, Goudge Estate, 2840 Windsor Street from R-3 Multiple Dwelling Zone to C-2 General Business Zone.

Public Hearing - To Confirm the Western, Northern, and Eastern Official Street Lines of Carlton Street from Spring Garden Road to the Dead End being Camp Hill Cemetery

A Public Hearing was held at this time into the above noted matter which was duly advertised.

8:10 P. M. - Alderman Connolly arrives.

Mr. Fred Roberts of the Engineering and Works Department addressed Council and outlined the proposal and the reasons therefore.

Alderman Connolly noted that the City went through certain costs with respect to the Street in question for a developer who wanted to use it, and questioned whether the developer is paying any of the costs to restore the area to a Street again.

Alderman Connolly questioned whether there was any deposit involved and did the City keep it when the Street was not purchased.

The City Manager advised that this would be ascertained before the next meeting of Council.

After a further short discussion, His Worship called for those wishing to speak in favour of the proposal.

There being no persons wishing to speak in favour of, His Worship called for those wishing to speak against and there was no response from the gallery. His Worship then declared the matter to be before Council.

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

Motion passed.

Public Hearing Re: Closure of Duffus Street from Robie Street  
to Lady Hammond Road

A Public Hearing was held at this time into the above noted matter which was duly advertised.

Mr. Fred Roberts of the Engineering & Works Department addressed Council and, with the aid of a map, outlined the Street in question. Mr. Roberts said that in the considerations for the design of the Fire Station on the adjoining property, it was felt that the site could better accommodate the Fire Station if the portion of Duffus Street in question were also used. Mr. Roberts further advised that the 1975 Budget included a proposal to cul-de-sac Duffus Street at Lady Hammond Road but said it was subsequently recommended that this action be deferred until the Fire Station was completed.

A short questioning ensued and Alderman Connolly suggested that Council should defer a final vote on the proposed closure until final architect plans are received and it is known what is to take place regarding entrances and exits from the School property.

His Worship questioned whether Council could hold the public hearing and advise staff that they should submit final plans showing the use of **the** land in question in the overall planning, and the Acting Solicitor indicated this would be acceptable.

Special Council  
August 20, 1975

For the Information of Council, Mr. Roberts advised that Street Closures require the approval of the Minister of Municipal Affairs. Mr. Roberts said that if staff should proceed with the design, there is the possibility that the Minister may not approve the closure.

His Worship suggested that preliminary Plans have not been completed as yet and the City Manager advised that preliminary work has been done with architectural plans which will be submitted at the next Committee of the Whole meeting. The City Manager said that Council could delay a decision in the matter until a review of the preliminary plans has taken place.

His Worship then called for those wishing to speak in favour of the proposed closure and there being no response, His Worship called for those wishing to speak against.

Mr. Graham Hicks addressed Council in opposition to the proposal saying it would appear that traffic movement in the area would be better if Duffus Street were to remain open as is. Mr. Hicks was questioned briefly by Council.

Alderman Meagher said he would like to have a report a drawings showing where the Fire Station will be situated.

Alderman Shannon said she would like to hear some response from the School Board as she felt the Board was of the understanding that the triangular piece of land would be sufficient for the Station and it would not necessarily affect the roadway. Alderman Shannon said the Board should be advised of the intention to use a portion of Duffus Street.

There being no further persons wishing to speak, it was MOVED by Alderman Lawrence, seconded by Deputy Mayor Stanbury that the matter be referred to the next regular meeting of City Council without recommendation. Motion passed.

Public Hearing Re: Rezoning of Lot No. 4, Goudge Estate,  
2840 Windsor Street from R-3 Multiple Dwelling Zone to C-2  
General Business Zone

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

Special Council  
August 20, 1975

Mr. Bruce Davidson of the Development Department, addressed Council and, with the aid of a map, explained the application which is outlined in a staff report of July 9, 1975.

His Worship noted that the staff report contained a recommendation for refusal saying he would therefore call for those wishing to speak in favour of the staff report.

Mr. George W. Davis Q. C., addressed Council in support of the staff recommendation on behalf of Mrs. Barbara Moore, owner and occupier of Civic No. 2844 Windsor Street. Mr. Davis submitted and read a brief outlining the reasons why the application to rezone should be denied, a copy of which is attached to the official copy of these minutes. In addition to the submitted brief, Mr. Davis said there is presently a residential dwelling on each side of the lot proposed for rezoning, and suggested to approve a spot rezoning for a business between two residences is poor planning and could mean a reduction in the value of his clients property.

Mr. Davis also noted the existing traffic flow in the area is very heavy saying that any further commercial development in the area would only add to this problem.

Mr. Ron Krantz of Oxford Street addressed Council in support of the staff recommendation for refusal saying he is not directly involved but does live in the same general area. Mr. Krantz said he supported the presentation made by Mr. Davis and noted the application involves a spot rezoning where it is suggested that a residential property be rezoned. Mr. Krantz noted there are two other residential dwellings next to the property in question and questioned what happens to these properties if the rezoning is approved. Mr. Krantz suggested there are other property owners in the area that should be concerned in addition to Mrs. Moore and questioned if the City is so short of office space, that a business on Robie Street must move to Windsor Street and occupy a residential premises for offices.

Mr. Krantz submitted it would be unfortunate to approve this type of rezoning at a time when the City is about to obtain a Municipal Development Plan and when the entire Forum Complex across the Street is on the verge of being redeveloped. Mr. Krantz said that such a rezoning would also be unfortunate due to the shortage of housing in the City.



Special Council  
August 20, 1975

The Acting City Clerk read a letter from Mrs. Hilda E. Strong of 6260 in support of the staff recommendation of refusal. The letter expressed opposition to the proposed rezoning due to the present traffic condition on Edinburg Street.

There being no further persons wishing to speak in favour of the staff recommendation of refusal, His Worship called for those wishing to speak against.

Mr. Brian Flemming addressed Council representing East Coast Surgical Supplies, the applicant, opposed to the staff recommendation.

Mr. Flemming said his client has an offer of purchase outstanding on the property in question which is proposed for the headquarters of the Company which deals in surgical supplies used by Doctors and Hospitals. Mr. Flemming said it is a low profile, 5 days per week business and advised there would be no customers coming and going, and further advised that there are to be no signs posted on the building. He said there would be one or two trucks visiting the establishment per week which would be making deliveries or taking supplies away.

Mr. Flemming said that one of the important points in the report is the reference to the Forum Complex located across the Street saying this will likely remain in this area for some time creating a certain character which is not residential.

Mr. Flemming, on behalf of his client, said there will be no excessive traffic or parking problems created and no major change in the character of the neighbourhood as a result of the intended use as has been suggested by those speaking in favour of the staff report. Mr. Flemming referred to the Conclusion section of the staff report which makes reference to the fact that the application is not of the magnitude of a large store or office building, and said his client certainly agrees with this and said it likely will not become so and suggested the basis on which the Conclusion is arrived at in the report is probably not a correct one.

Mr. Flemming then requested that Council not accept the staff recommendation and approve the rezoning application.

Special Council  
August 20, 1975

A short questioning of Mr. Flemming ensued following which it was MOVED by Alderman Walker, seconded by Deputy Mayor Stanbury that the matter be forwarded to the next Regular Meeting of City Council without recommendation.

Motion passed.

8:55 P. M. - Meeting adjourned.

HEADLINES

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MAYOR EDMUND L. MORRIS  
CHAIRMAN

MRS. G. I. BLENNERHASSETT  
ACTING CITY CLERK

To:

His Worship the Mayor and Members of the City Council  
for the City of Halifax, in the County of Halifax,  
Province of Nova Scotia.

Subject Matter

Public Hearing In The Matter of the Planning Act with  
reference to the application to consider the Rezoning  
of Lot No. 4, Goudge Estate, Civic No. 2840 Windsor  
Street from R-3 Multiple Dwelling Zone to C-2 General  
Business Zone.

Date and Place of Hearing:

Wednesday, August 20, 1975 at 8:00 p.m. in the Council  
Chamber, City Hall, Halifax, Nova Scotia.

Submission on behalf of Mrs. Barbara Moore, Owner  
and Occupier of the premises designated Civic No. 2844  
Windsor Street, Halifax, Nova Scotia.

Submitted by George W. Davis, Q.C.

2194 Gottingen St., Halifax, Nova

Scotia, Solicitor for Mrs. Barbara Moore.

I submit that spot rezoning is not good over all planning and the spot rezoning of this lot from residential to commercial is not good planning since it would change the residential character of the neighbourhood and would result in having an isolated single family dwelling on the corner of Windsor and Edinburgh Streets. This rezoning would affect the quality of life not only for Mr. & Mrs, Moore and their family but would affect also the quality of life for the surrounding area since this is primarily a residential district. Also I submit that if the proposed rezoning is permitted it could mean a reduction in the value of my client's property as a residential dwelling, possibly meaning a reduced assessment resulting in reduced revenue for the City.

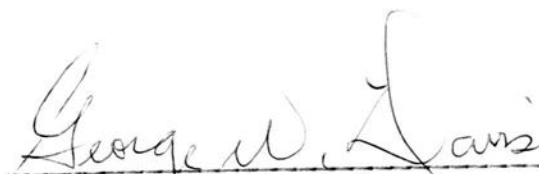
With reference to the traffic in the area I submit that the existing traffic is heavy and any further commercial development would create an even heavier flow of traffic thus adding to the traffic problem. There is now inadequate parking in the neighbourhood and commercial growth in the district would only aggravate the existing parking problem. A Trolley Bus Stop is located on the West side of Windsor Street between Almon and Edinburgh Streets which means that parking in this block is restricted. If there is going to be any loading or unloading with respect to any future commercial operations this would have to take place off Windsor Street

and this would only compound the existing traffic and parking problems.

Finally I submit that due to the recommendations of the Graham Royal Commission with reference to municipal financing rather than reduce Residential Zoning the City might consider increasing residential zoning because if the financing proposals of the Graham Royal Commission are implemented and it appears that they are going to be, then this means that every time the City Council rezones from residential to commercial they are removing part of the City Assessment thus, reducing the revenue to the City and therefore, placing a greater burden on the remaining residential owners.

On behalf of my client Mrs. Barbara Moore and for the reasons as set out herein I request that the application to rezone Civic No. 2840 Windsor Street of Halifax from R-3 to C-2 be denied.

Respectfully Submitted,



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George W. Davis Q.C.  
2194 Gottingen Street  
Halifax, Nova Scotia  
(solicitor for Mrs. Barbara Moore)

CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, N. S.  
August 28, 1975  
8:05 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, Aldermen Shannon, Downey, Meagher, Walker, Hanson and Moore.

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

MINUTES

Minutes of City Council meetings held on August 14 and August 20, 1975, were approved on Motion of Alderman Walker, seconded by Alderman Hanson.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

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

20(a) Flamingo Drive Sidewalk

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

20(b) Group Homes

At the request of His Worship, Council agreed to add:

20(c) Halifax/Dartmouth and District Labour Council

20(d) Increase in Traffic Fines

City Council,  
August 28, 1975

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

- 10(e) Tender 75-30R - Traffic Improvements for Kempt Road
- 15(e) Subdivision of Lands of G. D. Hogan to Form B-1 & B-2  
Kearney Lake Road.

DEFERRED ITEMS

To Confirm the western, northern and eastern Official Street  
Lines of Carlton Street from Spring Garden Road to Camp  
Hill Cemetery

A public hearing on the above matter was held on  
August 20, 1975.

MOVED by Alderman Shannon, seconded by Alderman  
Walker, that City Council establish official street lines  
along Carlton Street from Spring Garden Road to the Camp Hill  
Cemetery as shown on Section 16D of the Official City Plan,  
and that the Formal Resolution be approved. Motion passed.

Closure of Duffus Street from Robie Street to Lady Hammond Road

A public hearing on the above matter was held on  
August 20, 1975.

Alderman Meagher proposed that this matter be  
deferred until the School Board has indicated their opinion on  
the location of the Fire Station.

The City Manager indicated that she had received a  
memorandum from Mr. Roberts since the public hearing which  
indicated that the School Board has no objection to this  
proposal.

Mr. Roberts, with the aid of a map, proceeded to  
answer questions put forth by members of City Council.

Alderman Shannon expressed concern at the proximity  
of a parking lot to an area which would be utilized by children  
and the said concern was further endorsed by Deputy Mayor  
Stanbury.

City Council,  
August 28, 1975

His Worship advised that a preliminary plan for the Fire Station, prepared by the Architect, would be available for examination on Wednesday of next week.

MOVED by Alderman Meagher, seconded by Deputy Mayor Stanbury, that this matter be deferred to Committee of the Whole Council for a subsequent staff report. Motion passed.

Rezoning of Lot No. 4 from R-3 Multiple Dwelling Zone to C-2 General Business Zone - 2840 Windsor Street - Goudge Estate

A public hearing was held re the above matter on August 20, 1975.

MOVED by Alderman Shannon, seconded by Deputy Mayor Stanbury, that the application for the rezoning of Lot No. 4 Goudge Estate, Civic No. 2840 Windsor Street, from R-3 Multiple Dwelling Zone to C-2, General Business Zone, as shown on Plan No. P200/7077 of Case No. 3210, be refused by City Council.

Alderman Meagher spoke on the motion, stating that the applicant hopes to establish a medical supplies office and the nature of the business would be such that there would be very little traffic caused. Alderman Meagher questioned the City Solicitor on the possibility of rezoning the property back from C-2 to R-3 should there be a change in usage.

The City Solicitor advised that steps could be taken to revert to the original zoning if the use being made of the building is inconsistent with that anticipated.

The Motion was then put and passed with Aldermen Downey and Meagher voting against.

PUBLIC HEARINGS, HEARINGS ETC.

Appeal Against the Refusal of the Development Officer to Issue a Permit for a Minor Variance - 2541 Robie Street

A staff report dated August 25, 1975, was submitted.



City Council,  
August 28, 1975

Mr. Davidson, of the Development Department, spoke briefly on the matter, stating that the present lot coverage is 35.4 per cent, and with the addition, this would be increased to 40.3 per cent. It was felt that this was not a request for a minor variance.

8:35 p.m. Alderman Connolly arrived.

By unanimous consent of Council, it was agreed to hear Mr. Askri Moncef, the petitioner against the Development Officer's recommendation for refusal.

Mr. Moncef spoke briefly, stating the object of the addition was to square off the present building and give additional living space to his family.

MOVED by Alderman Connolly, seconded by Alderman Meagher, that City Council authorize and instruct the Development Officer to issue a permit for a minor variance of the side yard and lot coverage requirements at 2541 Robie Street in order to allow the construction of a 7' x 15.5' addition.  
Motion passed.

REPORT - FINANCE & EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on August 20, 1975, as follows:

Taxes on Northwood Manor and Northwood Towers - Halifax Senior Citizens Housing Corporation

MOVED by Alderman Shannon, seconded by Alderman Connolly that, as recommended by the Finance and Executive Committee, the combined taxes on Northwood Manor and Northwood Tower for 1975 be increased by 8% over taxes paid in 1974 and that 40% of full taxation be phased in through 1979 per the formula listed below:

1975	-	16% of full taxation
1976	-	22% of full taxation
1977	-	28% of full taxation
1978	-	34% of full taxation
1979	-	40% of full taxation

City Council,  
August 28, 1975

Alderman Meagher spoke in favour of the Motion, but asked where the matter stood in relation to the proposed grant to the Halifax Senior Citizens Corporation.

The City Manager suggested that a motion be put in that regard following the one presently before Council.

The motion was put and passed.

MOVED by Alderman Meagher, seconded by Alderman Downey, that by means of this motion, City Council give notice of its intention, if required, subject to the availability of funds and to construction to Council's approved design, to consider contributing \$50,000. by way of grant in each of the fiscal years 1977 to 1981 inclusive, to the Halifax Senior Citizens Housing Corporation Limited to assist in the construction of the 288-bed "Northwood Centre" special care residence. Motion passed.

Storm Damage - Commons Tennis Court Fence

MOVED by Alderman Walker, seconded by Alderman Connolly that, as recommended by the Finance & Executive Committee, authority be granted to have the Eastern Fence Company replace the entire fence at the Commons Tennis Court with material and of design to resist high winds at a cost of \$13,748.00 to be reduced by the amount of \$5,000. which is to be received from the City's Insurer against the loss of the old fence, making the net cost approximately \$8,748.00. Motion passed.

2410 Barrington Street

MOVED by Alderman Moore, seconded by Alderman Downey that, as recommended by the Finance & Executive Committee, the Daye Property known as Civic No. 2410 Barrington Street be purchased by the City for an amount of \$25,000. as settlement in full for all claims; funds available from Account No. 425 449 HAA02. Motion passed with five voting for the same and three against, as follows:

FOR:	Alderman Moore, Hanson, Walker, Downey, and Deputy Mayor Stanbury	5
AGAINST:	Aldermen Connolly, Shannon and Meagher	3

City Council,  
August 28, 1975

Tender 75-140 Highway Salt - 1975-76 Winter Season

MOVED by Alderman Connolly, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, authority be granted to enter into a Contract with the Canadian Salt Company Ltd., to supply the City's requirements of highway salt for the 1975-76 winter season in accordance with the tender and negotiated terms of payment as outlined in the staff report dated August 8, 1975. Motion passed.

Tender 75-30R - Traffic Improvements for Kempt Road

This item was deleted from the Order of Business at the request of the City Clerk.

Utilization of South Armdale School

His Worship referred Council to the staff report of August 5, 1975, stating that staff were asking Council for guidelines before proceeding further with the matter.

MOVED by Alderman Hanson, seconded by Alderman Walker that:

- (1) the property formerly known as South Armdale School be utilized by the City mainly as a community service centre to serve the Armdale/Kline Heights area;
- (2) priority for occupancies and activities be allocated firstly, to direct civic departmental programs; secondly, to programs and activities under City sponsorship or receiving City financial support; thirdly, to activities of other levels of government and fourthly, to private activities;
- (3) market rentals apply to occupancies other than those in the first two categories of priority use.

Mr. Churchill, Real Estate Department, answered various questions put by members of Council.

Alderman Walker said he would like to see space allocated for a branch library.

The motion was then put and passed.

City Council,  
August 28, 1975

MOVED by Alderman Meagher, seconded by Alderman Walker, that Council approve reallocation of funds in the amount of \$8,000. from Account Number 232-1A245, Special Item Commons Tennis Courts Fence.

His Worship stated that the result of the Motions would be that staff would bring in a more detailed and specific proposal for the use of the school premises.

The motion was put and passed.

Payment of Audit Fees - H. R. Doane & Company

MOVED by Alderman Meagher, seconded by Alderman Walker that, as recommended by the Finance & Executive Committee, City Council approve payment of the audit fees in the amount of \$21,100.00 to H. R. Doane & Company.  
Motion passed.

Approval of Budget - Traffic Management Demonstration Project

MOVED by Alderman Connolly, seconded by Alderman Shannon that, as recommended by the Finance & Executive Committee, City Council approve the following budget for the Traffic Management Demonstration Project for the period August 1, 1975 to March 31, 1976:

Salaries	\$ 60,000.
Office overhead, renovations and furnishings	30,000.
Survey Crews and Promotions	10,000.
Consulting	50,000.
TOTAL	<u>\$150,000.</u>

The City Manager stated that advertisements had been published for these positions, and that the salaries offered were in line with other jobs of similar responsibility, bearing in mind also that these jobs were for a two-year period and not permanent employment. The City Manager also pointed out the possibility of changes in the second budget for the coming year.

The motion was put and passed.

City Council,  
August 28, 1975

Agreement - West House

MOVED by Alderman Moore, seconded by Alderman Connolly that, as recommended by the Finance & Executive Committee, City Council approve the assignment of responsibilities as outlined in the staff report of August 12, 1975, and authorize the Mayor and City Clerk to execute the agreement on behalf of the City of Halifax. Motion passed.

Release of Reports Prior to Committee of the Whole and City Council Meetings.

MOVED by Alderman Connolly, seconded by Deputy Mayor Stanbury that:

- (1) the Mayor and Aldermen receive reports as per past practice, and except in unusual circumstances, new reports must be delivered 48 hours prior to the appropriate meeting;
- (2) staff not discuss the contents of reports with the news media prior to Committee of the Whole and/or Council meetings;
- (3) reports will continue to be sent to citizens or to persons as appropriate, where there is direct involvement in the item;
- (4) reports be available for the news media at the Committee of the Whole Council and Special and Regular Council meetings, but not in advance;
- (5) this directive to include Budgetary documents.

Motion passed.

The City Manager stated that, after distribution to members of City Council, Information Reports could be brought to the next appropriate meeting of Council for release.

Council  
August 28, 1975

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on August 20, 1975, as follows:

Staff Report - Conrose Field Lawn Bowling Greens

The above noted item was forwarded to Council without recommendation for the purpose of receiving a staff report. A report under date of August 22, 1975, was submitted.

MOVED by Alderman Connolly, seconded by Alderman Shannon that staff be directed to pursue an indepth study of potential locations working closely with the Lawn Bowling Associations and Consultants in order to provide both construction and maintenance details for Council's consideration at the earliest possible date. Motion passed.

Street Closure - Buckingham Street from Barrington Street to Granville Street (DATE FOR HEARING)

MOVED by Alderman Connolly, seconded by Alderman Walker that, as recommended by the Committee on Works, a date be set for a public hearing to discuss the closure of a section of Buckingham Street between Barrington Street and Granville Street as shown as Parcel "B" on Plan No. TT-20-21362.

The City Clerk advised that the Hearing has been scheduled for October 8, 1975, at 8:00 P. M.

Motion passed.

Cogswell Street Widening - Brunswick to Gottingen Streets

MOVED by Alderman Downey, seconded by Alderman Meagher that staff be authorized to proceed with the calling of competitive public tenders for the proposed widening, and that the City Solicitor be asked to meet with the Rector, Vestry, and Counsel or other appropriate persons on the matter of the local improvement charge. Motion passed.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on August 20, 1975, as follows:

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REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on August 20, 1975, as follows:

Staff Report - Conrose Field Lawn Bowling Greens

The above noted item was forwarded to Council without recommendation for the purpose of receiving a staff report. A report under date of August 22, 1975, was submitted.

MOVED by Alderman Connolly, seconded by Alderman Shannon that staff be directed to pursue an indepth study of potential locations working closely with the Lawn Bowling Associations and Consultants in order to provide both construction and maintenance details for Council's consideration at the earliest possible date. Motion passed.

Street Closure - Buckingham Street from Barrington Street to Granville Street (DATE FOR HEARING)

MOVED by Alderman Connolly, seconded by Alderman Walker that, as recommended by the Committee on Works, a date be set for a public hearing to discuss the closure of a section of Buckingham Street between Barrington Street and Granville Street as shown as Parcel "B" on Plan No. TT-20-21362.

The City Clerk advised that the Hearing has been scheduled for October 8, 1975, at 8:00 P. M.

Motion passed.

Cogswell Street Widening - Brunswick to Gottingen Streets

MOVED by Alderman Downey, seconded by Alderman Meagher that staff be authorized to proceed with the calling of competitive public tenders for the proposed widening, and that the City Solicitor be asked to meet with the Rector, Vestry, and Counsel or other appropriate persons on the matter of the local improvement charge. Motion passed.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on August 20, 1975, as follows:

Removal of Barricade - Oriole Street - Pioneer Avenue

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

Alderman Connolly noted that Alderman Lawrence who represents this area is not present this evening and MOVED, seconded by Alderman Walker that the matter be deferred to the next meeting of the Committee of the Whole Council.

Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on August 20, 1975, as follows:

Application for Lot Consolidation & Resubdivision - Lands of Maritime Estates Limited, Bedford Highway

MOVED by Alderman Moore, seconded by Alderman Walker that, as recommended by the City Planning Committee, final approval of the consolidation of Parcels M-1 and M-2 to form Parcel M, and the resubdivision of Parcel M into Parcels M-E1, M-E2, and M-E3, be granted by City Council.

Motion passed with Alderman Shannon against.

Subdivision of Civic #18 to Form Lots B and C, Skylark Street

MOVED by Alderman Connolly, seconded by Alderman Moore that the application to subdivide the lands of the Estate of Edward J. Jones (Civic No. 18) to create Lot B and Lot C as shown on Plan No. P200/7106 of Case No. 3216, be approved by City Council. Motion passed.

Resubdivision of Lots 1, 2, and 3 Murray Place to Form Lots A & B

MOVED by Alderman Connolly, seconded by Alderman Walker that, as recommended by the City Planning Committee, the application for resubdivision of Lots 1, 2, and 3 Murray Place to form Lots A and B, as shown in Case No. 3225 on Plan No. P200/7105, be approved by City Council. Motion passed.



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Amendment to Peninsula & Mainland Zoning By-laws Relating to  
Bachelor Apartment Units (DATE FOR PUBLIC MEETING)

The above noted item was forwarded to Council for the purpose of setting a date for a public meeting.

The City Clerk suggested the date of September 24, 1975, but after a short discussion, Council agreed that the item be placed on the agenda of the next regular meeting of the Committee of the Whole Council for the purpose of setting the date.

Subdivision of Lands of G. D. Hogan to Form B-1 and B-2  
Kearney Lake Road

The above noted item was deleted from the agenda during the approval of the Order of Business.

MOTIONS

Motion - Alderman Hanson Re: Ordinance No. 158, respecting  
"The Regulation of the Use of Lakes", FIRST READING

Proposed Ordinance Number 158 respecting the Use of Lakes was submitted.

MOVED by Alderman Hanson, seconded by Alderman Walker that Ordinance No. 158 respecting the Use of Lakes, be read and passed a First Time, as submitted.

Alderman Connolly questioned whether members of the public could appear before the Committee of the Whole Council on amendments to Ordinances as well as new Ordinances saying the last time an amendment was being proposed, the City Clerk arranged for an advertisement to appear in the newspaper.

The City Clerk advised that he would attempt to have an advertisement appear in the paper prior to next Wednesday.

The Motion was then put and passed.

Motion - Alderman Walker Re: Amendment to Ordinance No. 149  
respecting "The Petty Trades Ordinance" - FIRST READING

Amendments to Ordinance No. 149 were submitted for the consideration of Council.

MOVED by Alderman Walker, seconded by Alderman Moore that amendments to Ordinance Number 149, the Petty Trades Ordinance, be read and passed a First Time.

Alderman Shannon questioned whether the proposed amendment covers religious groups going from door to door and the City Solicitor indicated that it did not. Mr. Murphy did suggest that the proposed amendment should be advertised as it will have an affect on some people, and Alderman Connolly felt that all changes in Ordinances should be advertised.

Alderman Walker also brought up the matter of religious groups being covered by the Ordinance and the City Solicitor advised that he thought Alderman Shannon was referring to persons going door to door discussing religious faiths but not for the purpose of selling brochures etc. Mr. Murphy said that if such persons are selling literature, it may well be that they might be included in the Petty Trades Ordinance. He said he would give consideration to the matter saying that any amendments could be made when the item comes before the Committee of the Whole Council.

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

Motion - Alderman Walker Re: Amendment to Ordinance No. 144,  
Respecting "The Controlling of Bonfires" FIRST READING

Amendments to the above noted Ordinance were submitted for the consideration of Council

MOVED by Alderman Walker, seconded by Alderman Connolly that the following amendment to Ordinance No. 144 respecting The Controlling of Bonfires, be read and passed a First Time:

1 Section 2 is repealed and the following substituted therefor:

2 It shall be an offence by the owner of a property for a fire of any kind to be lighted, ignited, or started in the open air on such property in the City without first having obtained a written permit for such a fire from the Chief Officer of the Halifax Fire Department or his agent.

Motion passed.

REPORT - MISCELLANEOUS BUSINESS

Rezoning - Halifax International Airport Area

A staff report dated August 22, 1975 on the above noted matter.

Alderman Connolly, in referring to the report, questioned whether the City Manager would like other members of staff to review the report before Council deals with it. Alderman Connolly said he has no difficulty with the recommendations but felt other members of staff should look at it. Alderman Connolly said a letter could be submitted to the Provincial Planning Appeal Board advising that the City wishes to be heard on the matter.

His Worship suggested that Council could adopt the recommendations contained in the report at this time and the City Manager could circulate the staff report for the purpose of reflecting any additional views.

Further discussion ensued and it was MOVED by Alderman Connolly, seconded by Alderman Moore that:

1. City Council adopt a position opposed to the rezoning in question, and to similar rezonings in the future from the "General Industry" designation of lands around the airport to residential or other uses which could interfere with the operation of the airport;
2. City Council express to the Planning Appeal Board that it is opposed to the rezoning of lands around the airport now under appeal by the Ministry of Transport;
3. City Council express to the Planning Appeal Board that it supports the appeal of the Ministry of Transport;
4. Council adopt no position at this time with respect to the issue of compensation, beyond acknowledging that it would create enormous difficulties in the ability of any community to control its land use properly, if it were forced to pay compensation as a result of zoning which would allow the land to be used for an appropriate purpose, simply because that use will not be forthcoming for a period of time;

5. City Council instruct staff specifically as to any further actions it desires to pursue in this matter; and
6. The staff report dated August 22, 1975, entitled "Halifax International Airport Area - Rezoning", be circulated to members of City Staff for comment.

Motion passed.

Auction - Surplus Vehicles & Equipment

A staff report dated August 22, 1975, was submitted.

Alderman Connolly questioned whether the City will reserve the right for a minimum price on the equipment, and the City Manager replied this will only take place on certain pieces of equipment which there may not be any purchasers for. The City Manager said that in other cases, it was felt the vehicles should be permitted to go at the bid price in order to determine the full validity of the auction.

MOVED by Alderman Connolly, seconded by Alderman Meagher that authority be given for staff to negotiate an agreement with Eastern Industrial Auctioneers on the terms stated for the sale of approximately forty City vehicles, and that authority be given to staff to set minimum prices where appropriate and to authorize the auctioneer to accept, on behalf of the City, the highest bid offered for the vehicle, but to withdraw the vehicle from the sale if a minimum has been established by staff and in the event that the highest bid received does not exceed that minimum, and that City Council by virtue of this approval, is giving permission for the sales at the prices achieved at the auction.

Following further discussion, the Motion was put and passed.

2116 Brunswick Street (Alderman Downey)

Alderman Downey said he would like a report from the Fire Chief and the Building Inspector concerning the building in question saying he is of the understanding it was closed this week as it was unfit to live in.

Alderman Walker at this time advised that the owner of the building is to appear before the Board of Health at its next meeting to explain his intentions with respect to the future of the building.

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Alderman Walker went on to advise of the events which took place following the last meeting of the Board with respect to the building in question with the end result being that the dwelling was vacated and boarded up, and the occupants were found alternate accommodation.

The Social Planner addressed Council in connection with a report that the residents had been denied social assistance and said this was not quite correct in that the people involved were in receipt of Provincial social assistance and therefore, were not qualified for municipal assistance.

Alderman Walker felt that the Building Inspection Department should bring a report to the Committee of the Whole containing a recommendation for demolition or repair of the building.

His Worship noted that Alderman Downey is asking for a report from the Fire Chief and felt the way to proceed would be to ask staff to report at the next Committee of the Whole meeting under the Minimum Standards Ordinance. His Worship also suggested that the City Solicitor might like to look at Section 35(1) of the Public Health Act which appears to give the Board of Health some authority to act.

Alderman Shannon noted the dwelling was reported unfit for human habitation in January and questioned why this was not followed up at that time. Alderman Shannon said she would like a report on what took place following the recommendation which was made in January, and His Worship suggested this could be included in the request of Alderman Downey.

Alderman Walker felt it might be helpful to advise that on the 6th. of June, the owner was sent a letter from the Fire Prevention office and a copy was sent to the Building Inspection Office. On the 30th of May, he advised, Dr. West wrote to the Building Inspection Office asking that the occupants be evicted immediately. Alderman Walker said that the latest occupants went in the building without permission and without paying rent and felt it is now a matter of the Building Inspector enforcing the minimum standards Ordinance.

It was then agreed that the item be placed on the agenda of the September 3, 1975, meeting of the Committee of the Whole Council for the purpose of receiving the requested reports.

Street Acceptance - Birchview Drive

A staff report dated August 13, 1975, was submitted.

MOVED by Alderman Connolly, seconded by Alderman Walker that a portion of Birchview Drive from Station 0 + 10 to Station 3 + 18 as shown on drawing no. TT-19-20711, be accepted as part of the official street system as it fulfills the minimum standards required by the City.

Motion passed.

Tender #75-34 - New Sidewalk and Paving Construction

A staff report dated August 26, 1975, was submitted.

Alderman Connolly questioned how it is that the estimate could be out 50% and asked if more work is being done than originally planned.

The Director of Works advised that it appears that staff underestimated in the first place and said he would supply another report if Council so desired.

Further discussion ensued and Council agreed that the item be deferred to the next regular meeting of the Committee of the Whole Council for the purpose of receiving a further report.

QUESTIONS

Question Alderman Meagher Re: Alma Crescent & Dutch Village Rd.

Alderman Meagher referred to a previous item before Council dealing with the laying down of Street Lines on Dutch Village Road and a closure of a Portion of Alma Crescent and to the affect which this had on a developer in the immediate area. Alderman Meagher questioned where this item stands at this time.

The City Solicitor advised that there is an item on the next meeting of the Committee of the Whole dealing with this subject.

Question Alderman Meagher Re: Condition of Street Sweepers

Alderman Meagher questioned the condition of the City's Street Sweepers and the Director of Works advised that the situation is better than it was. He advised that mechanics have been employed during the night hours so that necessary repairs can be made on the spot saying this system is working well. Mr. Calda also advised that the two vacuum sweepers are now back after being repaired and appear to be in good operational condition.

Question Alderman Shannon Re: Sight Distance Deficiency on  
Robie Street

Alderman Shannon said she would firstly like to thank staff for the response given to her question relating to extending supervision of playgrounds for a further period of time.

Alderman Shannon said it does not appear that any work has taken place with respect to the sight distance deficiency on Robie Street and the Director of Works advised that an order has gone out to the builder of the fence saying it is to be shortened by some 35 feet. Mr. Calda said this work should be undertaken within the next three or four days.

Question Deputy Mayor Stanbury Re: Nuisance from Incinerators

Deputy Mayor Stanbury questioned whether there could an inspection made of private incinerators saying there is one operating on Young Street which is causing a nuisance. Deputy Mayor Stanbury suggested that the problem is that the smoke stack is too low with the result being that smoke is entering windows of the homes in the area.

The Deputy Mayor suggested the problem with this particular incinerator could be eliminated if the smoke stack were made higher. Deputy Mayor Stanbury said a problem also exists at the Kingsford Apartments on Oxford Street.

Question Alderman Walker Re: Sidewalk overhang - Corner of  
Bauer and Cogswell Streets - Permit

Alderman Walker questioned as to whether a permit was ever taken out for the overhang which exists at the corner of Bauer and Cogswell Streets.

Question Alderman Walker Re: Noise - Refuse Vehicles

Alderman Walker advised that yesterday he received a call from a resident complaining about refuse trucks removing debris from the Butler School at 6:15 a.m. Alderman Walker asked if anything could be done to prevent this from happening.

The City Manager suggested the matter could be referred to the School Board as the refuse collection is likely under contract.

Alderman Walker suggested it could also be handled under the Noise By-law and His Worship advised that staff will look into the matter.

Question Alderman Hanson Re: Armdale Rotary - Police Patrol

Alderman Hanson questioned whether it would be possible to have the Police Department monitor the Armdale Rotary during off-peak hours until the improvements are completed. Alderman Hanson said there is complete chaos at times with people driving over the grass etc., and suggested this is because there are no Policemen directing traffic.

His Worship noted that Thursday evening traffic is particularly heavy during the summer months and suggested that one of the problems seems to be left turning vehicles at the Rotary Postal station resulting from people wanting to go to the theatre. His Worship said this practice holds the traffic up as those wishing to turn are not able to do so due to on-coming traffic.

Question Alderman Hanson Re: Improvement to Entrances to the City

Alderman Hanson questioned whether it would be possible to aesthetically improve the entrances to the City.



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Alderman Hanson referred specifically to the St. Margaret's Bay Road which he said is rather drab looking drive saying there is a stone wall which is partially falling down and also suggested that perhaps some flowers could be planted in the Spring at an appropriate location on the road.

Alderman Walker said he has also encountered a number of tourists on this Road who do not appear to know just exactly where they are and felt a sign should be erected advising motorists they are entering the City.

Alderman Meagher suggested that such a sign should also be placed on the Bedford Highway at the City limits.

Question Alderman Downey Re: Use of Hand Sweepers Earlier in  
the Evening

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Alderman Downey questioned whether it would be possible to commence the use of Hand Street sweepers earlier in the evening rather than starting at Midnight.

The Director of Works advised that he would check the matter and report back.

Question Alderman Connolly Re: Garbage Collection for this  
Coming Monday

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Alderman Connolly noted that this coming Monday is a Holiday and questioned what arrangement have been made with respect to the collection of garbage.

The Director of Works advised that those areas regularly scheduled for collection on Monday will be done on Tuesday saying this has been advertised in the newspaper.

Question Alderman Connolly Re: Policy - Garbage Collection Etc.,  
on Holidays

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Alderman Connolly said he looks forward to receiving a policy which is to be developed with respect to the garbage etc., on Holidays.

Question Alderman Connolly Re: Extension of Overnight Parking  
Ban during Winter Months

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Alderman Connolly questioned whether it would be possible to obtain the necessary legislation in order to extend the Winter overnight Parking ban from April to May 15th., in order to give the Streets a thorough cleaning before cars are permitted to park on them.

The City Solicitor advised that discussions have taken place with the Provincial Traffic Authority on this subject saying that another meeting is to be held very shortly at which time it is hoped that the Traffic Authority will agree to the principle mentioned by Alderman Connolly.

Question Alderman Connolly Re: Lands at the Corner of Queen  
and South Streets

Alderman Connolly referred to the above noted lands which, he said, are owned by the N. S. Housing Commission which are in a deplorable condition, and said he would like to see the necessary action taken to have this area tidied up.

Question Alderman Connolly Re: Increase in Traffic Fines

Alderman Connolly referred to an information report received on the above noted matter saying he only wanted the citizens of Halifax to know that this was not a decision of Council or of the Police Department but was brought about by the Department of Highways. Alderman Connolly suggested the Police Department will come under direct abuse when people come to pay fines and they are made aware of the increases.

Question Alderman Walker Re: Cost Sharing of Study - Herring  
Cove Road Widening

Alderman Walker referred to the improvements now being undertaken at the Armdale Rotary and felt it is now time to ask the Province to cost share in the study for the widening of the Herring Cove Road.

ADDED ITEMS

Sidewalk - Flamingo Drive

The above noted item was added to the agenda at the request of Alderman Moore during the approval of the Order of Business. Alderman Moore advised that Alderman Lawrence had requested that the item be added and MOVED, seconded by Alderman Connolly that the Flamingo Drive Sidewalk Project, Swallow Street to Meadowlark Crescent be extended to include the area between Swallow Street to the opposite of Oriole Street, a distance of one hundred and seventy feet.

Alderman Moore further advised that an amount of \$49,000 has been allocated for the approved project CAA75 and tenders have been called for the Flamingo Drive project with bids to be received by September 5, 1975.

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Alderman Moore further advised that when the tender is presented to Council for awarding, staff is to recommend a source for funding the extension.

The Director of Works, with the aid of a map, outlined the extension as requested by the Alderman saying that notices have to be sent out to the abutters who have the right to petition within two weeks of receipt of the notices.

Further discussion ensued and the Motion was put and passed with Alderman Hanson against.

#### Group Homes

Alderman Shannon advised that she had discussions with the Social Planner earlier in the summer on the subject matter saying that in Ward #2, there are six such homes two of which are causing problems.

Alderman Shannon said she is not opposed to these types of homes which house young adults but said the problem seems to be that there are no standards or regulations and no system for inspection. Alderman Shannon said it is also her understanding that these homes are being pressured to take people they are not equipped to handle saying it is felt the homes could do better work with less disturbed children.

Alderman Shannon said she would like a report from staff to include the criteria used by the City in placing people in such homes, the amount of assistance provided, and the standards used.

#### Halifax-Dartmouth and District Labour Council

His Worship advised that he has been requested by the Halifax-Dartmouth and District Labour Council to declare the week of September 1st to September 6th as "Union Label Week".

His Worship advised that this is the first time he has been asked to proclaim a whole week and has therefore, brought the matter before Council for its direction.

Following a short discussion, it was MOVED by Alderman Meagher, seconded by Alderman Walker that His Worship the Mayor be authorized to declare the week of September 1 to September 6, 1975 as Union Label Week as requested by the Halifax-Dartmouth and District Labour Council. Motion passed.

11:45 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.  
September 3, 1975  
5:00 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; Aldermen Connolly, Shannon, Downey, Meagher, Walker, Hanson, Moore, Lawrence and Deputy Mayor Stanbury.

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

The City Clerk advised that the meeting was called as a Public Hearing to consider the following:

"the rezoning of Parcel M-E2 from R-1 Residential (Single Family Dwelling Zone) to P Zone (Park and Institutional) under the ownership of Maritime Estates Ltd., Bedford Highway".

MOVED by Alderman Meagher, seconded by Alderman Lawrence, that the following item be added to the Order of Business:

Tender 75-30R - Traffic Improvements - Kempt Road

Motion passed unanimously.

Rezoning of Parcel M-E2 from R-1 Residential (Single Family Dwelling Zone) to P Zone (Park and Institutional) under the Ownership of Maritime Estates Ltd., Bedford Highway

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

Mr. B. Davidson, Development Department, advised that Parcel M-E1 has been rezoned from R-1 Residential Zone