

Council,
June 30, 1977

QUESTIONS

Question Alderman Meagher Re: Halifax Transfer Buildings

Alderman Meagher noted that the Halifax Transfer buildings on the corner of North and Brunswick Streets are unoccupied and asked what use is proposed for these buildings. His Worship stated that an information report will be issued on the matter.

Question Alderman Lawrence Re: Status of Pedestrian Crosswalk Painting in the City

Alderman Lawrence asked what the present status is re pedestrian crosswalk painting in the City. Mr. Calda advised that the painting is behind schedule due to recent inclement weather but it is hoped that the program will be completed within two weeks.

Question Alderman Hanson Re: Cleaning-Up of Flinn Park

Alderman Hanson asked when Flinn Park will be cleaned up. Mr. Calda advised that it is his understanding that the work has been finished except for restoration which it is hoped will be completed shortly.

Question Alderman Shannon Re: City Charter

Alderman Shannon asked if a copy of the Halifax City Charter is available in the library and whether they are supplied with up-to-date amendments. The City Manager replied in the affirmative.

Question Alderman Shannon Re: Cowie Hill Agreement

Alderman Shannon requested a staff report on the discrepancies in building permits and actual buildings existing in the Cowie Hill development. She asked further for a report on the state of the agreement as the developer keeps insisting the agreement has not been amended to cover certain things and claims he can still put 75 units on Block B.

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Question Alderman Stanbury Re: Cleaning of Streets at
Night

Alderman Stanbury stated that cars are not permitted to park on Windsor Street on Wednesday nights for the purposes of street cleaning. She asked why, on occasions when the street cleaning does not take place, cars are being ticketed. Mr. Calda advised a report will be issued on the matter.

Question Alderman Stanbury Re: Parks & Grounds Employees
Working Late at Night

Alderman Stanbury asked why Parks & Grounds crews are working late at night and thereby receiving double-time pay. She asked why the work could not be done during the daytime.

Mr. Calda stated that it is required because of the workload which is seasonal work and has to be completed within a particular period of time.

Question Alderman Stanbury Re: Printing of Order of
Business

Alderman Stanbury noted that she received an Agenda for the Council meeting which was printed on one side only and Alderman Sullivan received one printed on the opposite side only. His Worship suggested that it was an inadvertent error.

Alderman Shannon suggested that aldermanic envelopes could be returned to the City Clerk's office and re-used.

Question Alderman Sullivan Re: 5833, 5837, 5845
Macara Street

Alderman Sullivan asked that staff advise when an application for any kind of permit is made re Civic Nos. 5833, 5837 and 5845 Macara Street. He stated that these are three residential properties which have been vacated in the last week.

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Question Alderman Connolly Re: Old South End Community Association Petition re Moratorium in NIP Area

Alderman Connolly referred to the petition submitted by the Old South End Community Association for a moratorium in the NIP area re demolition permits, lot consolidations, etc. He stated that O.S.E.C.A., along with the NIP Core Committee, wish to proceed as quickly as possible with their detailed planning and request that a meeting be held on the matter as soon as possible. He asked if staff can arrange to hold a meeting in the very near future and where such meeting will be held.

It was agreed that a public meeting be held in St. Mary's School re the matter and that the City Manager's office arrange a date for such meeting.

Question Alderman Connolly Re: Street Cleaning

Alderman Connolly stated that there is a cut being made through South Street at the present time for the heating facility at Dalhousie. He asked if the area could be cleaned up for the long weekend. Mr. Calda advised that the area was cleaned up prior to this meeting.

Alderman Connolly further requested that the portion of Barrington Street between Cornwallis Street to the Hollis Street connection also be cleaned. Mr. Calda stated the work would be done.

Question Alderman Meagher Re: Parking at Commons

Alderman Meagher asked whether signs can be put up re "No Parking" from 8:00 p.m. to 6 p.m. for people who wish to attend ballgames, etc. on the Commons. He stated that cars are being ticketed when people are attending ballgames, etc.

Question Alderman Downey Re: 2421 Creighton Street

Alderman Downey asked if the city-owned lot at 2421 Creighton Street could be cleared up.

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Question His Worship the Mayor Re: Land Owned by the
Halifax-Dartmouth Bridge Commission on Lady
Hammond Road

His Worship asked if the Director of Engineering and Works would dialogue with the Halifax-Dartmouth Bridge Commission which owns a large vacant piece of property just off Lady Hammond Road to see whether it would be feasible and practicable to develop a small parking area there which would take the strain of streets in the area.

Question Alderman Downey Re: Opening of Schools at Night
During the Summer Months

Alderman Downey stated that it is his understanding that the night school programs have been discontinued and asked if schools can be opened during the summer months, particularly St. Pat's community school and Joseph Howe school. His Worship stated a report will be submitted.

Question Alderman Downey Re: Heating Machine Resurfacing
Asphalt on Gottingen Street

Alderman Downey stated that pedestrians using sidewalks on Gottingen Street were being hit by hot tar from the heating machine resurfacing the asphalt on Gottingen Street and asked that staff investigate the matter.

Question Deputy Mayor Moore Re: Area between the Sidewalk
and Curb

Deputy Mayor Moore asked if the area between the sidewalk and the curb is City property. The City Solicitor advised that it is owned by the City but its upkeep is the responsibility of the abutting property owner in accordance with Ordinance No. 3.

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ADDED ITEMS

Tender 77-26 - Dunbrack Street - Phase IV

A staff report dated June 27, 1977 was submitted.

Mr. Calda, Director of Engineering and Works Department, advised that the Department of Highways decided to award the tender for an asphalt pavement alternative.

MOVED by Alderman Meagher, seconded by Alderman Lawrence that City Council indicate its preference for concrete pavement and hope that the Province would agree to cost-share on Dunbrack Street and the Province would contract for concrete pavement on North West Arm Drive and, that staff be authorized to negotiate further to obtain a more attractive proposal. Motion passed.

His Worship agreed that he would approach the proper Provincial authorities and relay Council's wishes.

Chipsealing - Leiblin Drive and Avon Crescent - Alderman Walker

In the absence of Alderman Walker, Alderman Hanson requested that Alderman Walker receive a verbal report on the matter.

Road Signage - St. Margaret's Bay Road - Alderman Walker

In the absence of Alderman Walker, Alderman Hanson requested that Alderman Walker receive a verbal report on the matter.

Alderman Connolly suggested that traffic might be discouraged from using St. Margaret's Bay Road and encouraged to use Bayer's Road, the latter being better designed to accommodate traffic volumes.

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MAYOR EDMUND MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

Record

CITY COUNCIL
MINUTES

Council Chamber
City Hall
Halifax, N. S.
July 14, 1977
8:00 P. M.

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

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

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

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

MINUTES

Minutes of a City Council meeting held on June 30, 1977, were approved on Motion of Alderman Lawrence, seconded by Deputy Mayor Moore.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

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

- 20(a) - Quinpool Road Development
- 20(b) - Dunbrack Street, Phase 4 - Award of Tender

REPORT - FINANCE & EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on July 6, 1977, as follows:

Tender 77-52 - One Bookmobile, Halifax City Regional Library

MOVED by Alderman Sullivan, seconded by Alderman Downey that, as recommended by the Finance & Executive Committee, a contract be awarded to the low bidder, Trailco Ltd., P. O. Box 872, Dartmouth, Nova Scotia to supply and deliver one 1977 Bookmobile at a cost of \$31,862.00; funds available in Account No. 727-843-75300. Motion passed.

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Tender 77-54 - One 1977 Model Delivery Van - Halifax
Police Department

MOVED by Alderman Lawrence, seconded by Alderman Sullivan that, as recommended by the Finance and Executive Committee, authority be granted to award tender 77-54 to Scotia Chevrolet Oldsmobile Limited for the tendered amount of \$5,823.00; further, that authority be granted to transfer funds from the Vehicle Replacement Account for this purpose.

Motion passed.

Persons Transferred from Abbie J. Lane Hospital to the
Halifax County Rehabilitation Centre at Cole Harbour

Alderman Sullivan gave a report on a tour of the Cole Harbour facility by certain members of Council held on this day.

MOVED by Alderman Sullivan, seconded by Alderman Shannon that, as recommended by the Finance and Executive Committee;

(a) Council approve the continuation of the Wednesday morning trips, if required, until the situation on transfers is clarified. When staff has tasks to perform there, the cost of the trip would not be charged to the program.

(b) The balance of \$1,690 be used at staff's discretion for people who are unable to avail themselves of the Wednesday morning trip.

(c) The Director of Social Planning be asked to establish the earliest mutually convenient time for a meeting of the Finance and Executive Committee of Halifax City Council with the Chairman and members of the Board of Abbie J. Lane Hospital, and a visit with the Regional Rehabilitation Centre and that transfers to the centre be limited to a maximum of two that may have been notified prior to the meetings.

Motion passed.

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Social Assistance Rates

MOVED by Alderman Lawrence, seconded by Alderman Walker that, as recommended by the Finance & Executive Committee, Page Nos. 56, 57, 58, and 59 of the Policy of Municipal Social Assistance for Halifax City as attached to the staff report of June 21, 1977, be amended in accordance with the proposed rates as outlined in the staff report of June 21, 1977.

Motion passed.

Ordinance #131 Respecting Building and the Adoption of the National Building Code

The above noted item was forwarded to City Council without recommendation with the request that staff ascertain if the Provincial Legislation on the matter uses the word "1975" or if it uses the word "current" and if the legislation uses the word current, to ascertain when the 1977 Building Code is expected to be published.

A supplementary staff report dated July 11, 1977, was submitted on the item.

Following a short discussion, it was MOVED by Alderman Sullivan, seconded by Alderman Shannon that City Council amend Ordinance 131 by repealing clause (c) of section 1.13.1 thereof and substituting therefor the following:

(c) "National Building Code" means the 6th edition of the National Building Code of Canada, 1975, issued by the Associate Committee on the National Building Code of the National Research Council of Canada.

His Worship requested that staff look at the matter of supplying a Council with a report on the consequences of moving to the 1977 National Building Code which uses the metric measurements.

The Motion was put and passed.

Fleet Insurance Renewal Tender 77-77

The above noted item was forwarded directly to Council by the Finance & Executive Committee.

A short questioning ensued and it was agreed the item be deferred until later in the meeting awaiting the arrival of the appropriate staff member.

Bond Resolution Re: U.S. 4 Million Bond Issue

Council agreed that this item be deferred until later in the meeting awaiting the arrival of the appropriate staff member.

Call for Proposals - Grafton Street Parking Lot

The following is the recommendation of the Finance and Executive Committee:

"That staff be authorized to issue a Call for Development Proposals - Grafton Street Parking Lot in accordance with the draft attached to the staff report of June 17, 1977, and as amended by the Finance & Executive Committee at its meeting held on July 6, 1977."

A staff report dated July 8, 1977, was submitted.

A short discussion and questioning of staff ensued on the item and it was MOVED by Alderman Lawrence, seconded by Deputy Mayor Moore that staff be authorized to issue a Call for Development Proposals - Grafton Street Parking Lot in the form of the draft proposal presented to the Committee of the Whole on June 22, 1977, with the changes as noted in the report of July 8, 1977, and that a clause be inserted by staff to the effect that the operational style would be for agreed rental periods and at agreed rates, and that such periods and such rates reflect the short-term parking policy of the City."

Motion passed.

Natal Day Committee

MOVED by Alderman Hanson, seconded by Alderman Lawrence that, as recommended by the Finance and Executive Committee, City Council increase the authorized budget of the Halifax Natal Day Committee by \$1,500 on the understanding that a grant of \$1,500 will be received from the Government of Nova Scotia.

His Worship, on behalf of Council, congratulated Alderman Hanson and Mr. Darrell Wentzell on the excellent job which they have done in planning this years Natal Day.

Motion passed.

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Fleet Insurance Renewal Tender 77-77

The above noted item was deferred until this time from earlier in the meeting awaiting the arrival of a staff member.

A confidential staff report dated July 13, 1977, was submitted.

Following a short questioning of the Purchasing Manager, it was MOVED by Alderman Walker, seconded by Alderman Sullivan that City Council commit to Reed, Shaw, Stenhouse for Fleet Insurance requirements as follows:

A. Effective July 16, 1977:

\$1,000,000.00 Public Liability/ Property Damage	- \$52,279.00
\$1,000.00 Deductible Comprehensive	- 9,063.00
PREMIUM TOTAL	\$61,342.00

AND, that staff be instructed to review the experience of losses throughout the term under the policy on a regular basis to ensure that coverage meets City requirements.

Motion passed.

Bond Resolution Re: U.S. 4 Million Bond Issue

The above noted item was deferred until this time from earlier in the meeting awaiting the arrival of the Director of Finance.

Following a short questioning of the Director of Finance, it was MOVED by Alderman Lawrence, seconded by Alderman Sullivan that, as recommended by the Finance and Executive Committee, supplemental to the resolution of June 30, 1977, which authorized the Mayor and City Clerk to sign the Bond Issue Resolutions, that Council approve the bond issue of \$4,000,000 U.S. on the basis of the repayment schedule and interest rates as outlined in the report of July 6, 1977, and request the Minister of Municipal Affairs to approve and authorize the subject issue, and that Council formally accept the commitment of Bell Gouinlock and Company Limited for the sale of said bonds subject to receipt of the approval of the Minister of Municipal Affairs as outlined in the staff report of July 6, 1977.

Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on July 6, 1977, as follows:

Parking Meters - Time Limits

The following is the recommendation of the Committee on Works:

- "1. That the meter time limit in Zone 3, streets in close promimity to the new Metro Center, be changed as follows:
 - a) Brunswick Street - east side, north of Duke Street, 7 meters be changed from 12 minute meters to 2 hour meters.
 - b) George Street - both sides, between Argyle St. and Brunswick Street (when replaced in conjunction with new sidewalk for the Metro Center) to be 2 hour meters.
 - c) Brunswick Street - east side, between George St. and Duke Street (when replaced in conjunction with new sidewalk for Metro Center) to be 24 minute meters, the purpose of which would be to facilitate short term parking for patrons to pick up tickets, etc., for various events.

2. That the meter time limits in Zone 4 (Victoria General Area) be considered upon receipt of a staff report indicating the results of a parking meter survey in the area."

A supplementary staff report dated July 14, 1977, was submitted.

MOVED by Alderman Shannon, seconded by Alderman Walker that:

- "1. The meter time limit in Zone 3, streets in close proximity to the new Metro Center, be changed as follows:
 - a) Brunswick Street - east side, north of Duke Street, 7 meters be changed from 12 minute meters to 2 hour meters.
 - b) George Street - both sides, between Argyle St. and Brunswick Street (when replaced in conjunction with new sidewalk for the Metro Center) to be 2 hour meters.

- c) Brunswick Street - east side, between George St. and Duke Street (when replaced in conjunction with new sidewalk for Metro Center) to be 24 minute meters, the purpose of which would be to facilitate short term parking for patrons to pick up tickets, etc., for various events.
2. That the meter time limits in Zone 4 (Victoria General Hospital Area) be changed as follows:
 - a) Summer Street: Both sides between University Avenue and Spring Garden Road change from 5 hour meters to 2 hour meters.
 - b) College Street: South side, between Tower Road and Summer Street change from 5 hour meters to 2 hour meters; and
3. That in three months time, there be a staff review of Summer and College Streets and a report be submitted.

His Worship suggested that ample notice be displayed perhaps by asking the hospitals to place notice in their main foyers and throughout the hospitals and notice in the public press with respect to the changes.

Motion passed.

Tender 77-58 (R) Demolition of 2568-72 Brunswick Street

The above noted item was forwarded to City Council without recommendation pending a staff report.

An information report dated July 7, 1977, was submitted.

Alderman Meagher noted that when the buildings in question were purchased, Council looked at them in terms of long term rental and the City was to receive revenue from them. Alderman Meagher expressed the feeling that the buildings, especially the brick building, would last for some time.

Mr. Corkum of the Development Department noted that the proposal for the area approved by City Council called for the demolition of the buildings.

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His Worship made the suggestion that Council grant approval subject to the Old North End Residents' Association obtaining approval to proceed. His Worship noted the City has agreed to use the site for a housing project saying the hold-up relates to a CMHC problem which the City is trying to resolve.

Alderman Meagher felt the buildings should not be demolished until such points are resolved and Mr. Corkum advised that he expects to hear from CMHC on the matter within the next week to 10 days.

His Worship asked about the tender call and staff advised that it would be for 60 days and it has been two weeks since it was issued.

Alderman Meagher said he would like to see the item deferred and His Worship suggested the matter be deferred to the August 4th Committee of the Whole meeting, to which Council agreed.

Drainage Improvements - Fairview Junior High

MOVED by Deputy Mayor Moore, seconded by Alderman Lawrence that, as recommended by the Committee on Works, the project, Drainage Improvements - Fairview Junior High School, be awarded to G. & R. Kelly Enterprises Ltd. on the basis of the tendered unit prices stated in the staff report dated June 28, 1977, and required funds be taken from Capital Account No. 806-193-JAD 04.

Motion passed.

Tender 77-17 - Sidewalk Renewals

MOVED by Alderman Lawrence, seconded by Deputy Mayor Moore that, as recommended by the Committee on Works;

1. Items 1, 3 to 9, and Category 'C' locations of item 12 as listed in Appendix '3' of the staff report dated June 30, 1977, be awarded to Clark & Smithers Ltd. at the unit prices quoted.

2. Items 2, 10, and Category 'B' locations of Item 12 as listed in Appendix '2' of the staff report dated June 30, 1977, be awarded to G. & R. Kelly Ltd. at the unit prices quoted.

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3. Category 'A' as listed in Appendix '4' of the staff report dated June 30, 1977, be deleted from tender #77-17.

4. Staff be authorized to proceed with projects of Category B and C up to a total project cost of \$75,000.00.

Motion passed.

9:00 P.M. - Alderman Stanbury arrived.

Petition - Laurentian Drive - Curb, Gutter, Paving,
Sodding & Trees

MOVED by Alderman Lawrence, seconded by Alderman Hanson that, as recommended by the Committee on Works, the installation of curb and gutter, paving, sod and trees on Laurentian Drive between O'Hara Drive and Cul-de-sac, be proceeded with as a Local Improvement Project.

Motion passed with Alderman Sullivan against.

Petition - Sussex Street - Curb & Gutter & Sodding

Following a short questioning of staff, it was MOVED by Deputy Mayor Moore, seconded by Alderman Hanson that, as recommended by the Committee on Works, a resolution be passed under the provisions of Section 391 of the City Charter that it is desirable to proceed with the installation of a new concrete curb and gutter and sodding on the north side of Sussex Street, Elgin Street to Kidston Road, as a local improvement project without the right of petition by the property owners.

Motion passed with Aldermen Sullivan & Walker against.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on July 6, 1977, as follows:

Waterfront Development Corporation

The above noted item was forwarded to City Council without recommendation and staff was asked to prepare a report on the matter.

The City Manager advised that staff were unable to have a report ready for tonight's meeting.

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MOVED by Alderman Lawrence, seconded by Alderman Walker the item be deferred to the next regular meeting of the Committee of the Whole Council.

Motion passed.

Lot Consolidation - 5403-5453 Victoria Road

MOVED by Deputy Mayor Moore, seconded by Alderman Walker that, as recommended by the City Planning Committee, the application to subdivide and consolidate Lots 227-234 and lands at the rear of Lot 234, lands formerly of the Estate of Sarah Marven, and Parcels A, B, D, and #, thereby creating Lot A, as shown on Plan No. P200/7979 of Case No. 3474, be approved by City Council.

Alderman Sullivan asked if the initial application was made in February and Mr. Algee of the Development Department advised it was February 21st.

His Worship then asked if the application could have been approved at the time of its receipt and Mr. Algee advised it did not meet the Zoning Bylaw requirements and the Department would have recommended that the Building Inspector not issue the permit. Mr. Algee advised that the Development Control Department was satisfied with the application on June 21st.

His Worship in referring to the recent change in the City Charter, suggested the issue relates to a question of whether the application was in a position to be issued prior to the date of the change in the law.

Further discussion and questioning of staff ensued and Alderman Sullivan indicated he would like to know the date when the building permit was ready for approval, and the Building Inspector advised that the permit is not ready as of this date. He advised that other Departments to which the application has been referred have not released the matter yet.

His Worship asked if the applicant has been told where the application fails and the Building Inspector replied that he had and there has been continued correspondence with the applicant who has continued to submit revised drawings over the period of time.

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His Worship then referred to correspondence from the City to the applicant which outlined the deficiencies in the application and questioned whether members of Council would like to review the material.

MOVED by Alderman Hanson, seconded by Alderman Lawrence that the item be deferred to the next regular meeting of the Committee of the Whole Council.

The Motion to Defer was put and passed.

Alderman Lawrence asked that a copy of the letter which His Worship referred to as well as any other pertinent material, be supplied to Council.

Case No. 3475 - Modification of Zoning Bylaw -
5263-65 Vestry Street

MOVED by Alderman Sullivan, seconded by Alderman Meagher that, as recommended by the City Planning Committee, the application to modify the lot frontage and area of Civic No. 6263-65 Vestry Street, as shown on Plan No. P200/7909 of Case No. 3475, be approved by City Council.

Motion passed.

Case No. 3439 - Set a Date for Public Hearing

MOVED by Alderman Lawrence, seconded by Alderman Walker that, as recommended by the City Planning Committee, a date for a public hearing be set to consider the application to rezone Civic No. 178 Main Avenue and Lot D Main Avenue from R-2, Residential Two Family Dwelling Zone, to R-4, Multiple Dwelling Zone, as shown on Plan No. P200/7841 of Case No. 3439.

Motion passed.

The City Clerk advised the public hearing has been scheduled for Thursday, August 4, 1977, at 8:00 p.m.

Downtown Transportation Study

MOVED by Alderman Shannon, seconded by Alderman Meagher that, as recommended by the City Planning Committee:

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1. That the recommendations of the Downtown Transportation Study be approved as the transportation framework which subsequent detailed plans for the downtown area must consider.
2. That all subsequent proposals for temporary or permanent changes to the transportation system of the downtown area be evaluated as to their compatibility with the recommended system.
3. That staff continue to review and make recommendations to Council on exclusive transit lanes, contra-flow lanes, or variable flow lanes.
4. That staff be directed to examine existing pedestrian movement in the downtown area and to recommend a strategy to accommodate increased pedestrian movement in safety and comfort, with particular attention being directed to Barrington Street and the linkages between Barrington Street and the waterfront, as part of the Municipal Development Plan for the Central Business District and the Waterfront Development Plan.
5. That staff be directed to examine truck routes on a peninsula-wide basis and, after consultation with the public and the trucking industry, to recommend a strategy to accommodate all truck movements including times of the day and days of the week, with particular attention being directed to the truck route linkages from the existing container pier to other points on the peninsula, taking into account the recommendations of the Downtown Transportation Study, and the implications of the development of a second container pier.
6. That staff be directed to examine in detail, the phasing necessary to implement the specific recommendations of the Study.

Motion passed.

Amendment to Caveat Agreement - 5750- 5770 South Street

MOVED by Alderman Sullivan, seconded by Alderman Hanson that, as recommended by the City Planning Committee, Council accede to the request of the applicant to amend the caveat agreement to permit R-3, R-2, or R-1 uses for the property at 5750-5770 South Street.

Motion passed.

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Resubdivision and Lot Consolidation - 451 Herring Cove Road

The above noted item was forwarded to City Council without recommendation pending a staff report on the condition of the property and the applicant's compliance with staff's request in the registered letter of June 21, 1977. An information report dated July 13, 1977, was submitted.

Alderman Shannon suggested that Council should be informed as to the state of the application on May 19th.

Alderman Walker advised that he, and the Director of Works visited the property on July 8th and found the conditions existing had not improved. Alderman Walker suggested there was no way the area in question could be filled in without affecting the homes on Thornhill Drive.

MOVED by Alderman Walker, seconded by Alderman Sullivan that the matter be deferred until staff advise that the condition existing at the property is acceptable to the Engineering & Works Department.

Motion passed.

Possible Acquisition - 451 Herring Cove Road

MOVED by Alderman Walker, seconded by Deputy Mayor Moore that the item be deferred.

His Worship questioned whether it was intended that the matter be deferred in tandem with the previous agenda item, and Alderman Walker indicated that such was the case.

Motion passed.

Application for Lot Consolidation - Spring Garden Road, Tower Road, and College Street, Lands of Garden Park Apartments Ltd.

MOVED by Deputy Mayor Moore, seconded by Alderman Walker that, as recommended by the City Planning Committee, the application to consolidate 5730 Spring Garden Road, 1450-58 Tower Road, 5727-31 College Street, being Block A and Lots 1-4, lands of Garden Park Apartments Limited to create Block G, be approved by City Council.

Motion passed with Aldermen Shannon, Downey, Meagher, and Sullivan against.

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Case No. 3436 - Final Approval, Lots A-1 to
A-4 Albion Road - DATE FOR PUBLIC MEETING

Following a short discussion of the matter, it was MOVED by Alderman Walker, seconded by Alderman Hanson that, as recommended by the City Planning Committee, a public meeting be arranged by City Council to meet with the people of the area to discuss common interests, including a request for lot approval on the southern boundary of Albion Road, but not necessarily confined to that matter, and that the meeting be held as expeditiously as possible.

Motion passed with Alderman Lawrence against.

His Worship advised that the meeting is scheduled for August 19, 1977 at 7:30 p.m. at St. Augustine Church Hall.

MISCELLANEOUS BUSINESS

Award of Tender 77-12 (Construction of New Sidewalk and Traffic Improvement Projects at Various Locations)

A staff report dated July 7, 1977, was submitted.

MOVED by Alderman Lawrence, seconded by Alderman Downey that:

1. Tender 77-12 be awarded on the following basis, that:

(a) the projects for Edward Laurie Drive, Bayers Road at Dutch Village Road, and Barrington Street at South Street, be awarded to Kaizer Construction and Services Limited for the unit prices quoted;

(b) the street widening project for North Street be awarded to Standard Paving Maritime Limited for the unit prices quoted;

(c) the project for Inglis Street be awarded to G. & R. Kelly Enterprises Limited for the unit prices quoted;

(d) project funds be authorized from Capital Accounts CA143, CA144, CEA76, CEA77, and CEA78;

(e) funding transferals be approved as outlined in Appendix "A" attached to the staff report of July 7, 1977; and

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2. Council defer project CEA75 (Bayers Road widening) for the reason as outlined in the staff report of July 7, 1977, and that its funding, if required, be made available for other traffic improvement projects to be constructed under the 1977 program.

Motion passed.

Correction of Zoning Maps

A staff report dated July 7, 1977, was submitted.

MOVED by Alderman Stanbury, seconded by Alderman Sullivan that City Council:

1. Confirm the R-2 zoning on the lands on the south side of Lady Hammond Road between the railroad tracks up to and including 6110-14 Lady Hammond Road;
2. Rezone 6100 Lady Hammond Road from R-2 Residential to C-2 Commercial.

Motion passed.

Tender Award, 77-62 - Sidewalk Renewals - NIP Area 1

A staff report dated July 14, 1977, was submitted. as well as a report dated July 6, 1977.

MOVED by Alderman Downey, seconded by Alderman Walker that:

1. The tenders for Items 1, 2, 3, 4, 5, 8, and 12 as listed in Appendix "A" attached to the staff report of July 6, 1977, be awarded to G. & R. Kelly Construction Ltd., at the unit prices quoted;
2. The tenders for Items 6, 7, 9, 10, and 11 as listed in Appendix "A" attached to the staff report of July 6, 1977, be awarded to Steed & Evans Ltd., at the unit prices quoted; and
3. Council approve of the transfer of expenditure authority in the amount of \$64,500 from Project HAM01 Halifax Transit ((b) Engineering Design & Specifications) to Account No. HAG14; adjustments to be made to both accounts in the 1978 budget.

Motion passed.

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NIP Area II - Old South End

A staff report dated July 7, 1977, was submitted.

His Worship referred to the public meeting which was held on July 12, 1977 respecting the NIP 2 area and advised that with the consent of the members of Council who were present, the staff report dated July 7th was read at that time.

His Worship advised the public meeting lasted about three hours saying the citizens hold the view that in the NIP 2 area, there be the same arrangement and understanding as Council applied in the NIP 1 area in that all building permits be forwarded to Council for review and consideration and that such action start as of this date.

His Worship further advised that during the public meeting, the Chairman of the NIP Core Committee gave an undertaking his Committee was of the view it could, and would, undertake to complete a NIP conceptual plan for the area in five months. His Worship said he asked the Chairman if he would give the undertaking in writing and advised that such an undertaking was received.

His Worship said he would therefore recommend to Council that, subject to the securing of Federal and Provincial assent to the designation of the NIP area, that Council apply in respect of the NIP 2 area, exactly the same conditions on building permit application routing as applied in the NIP 1 area which is to say the Building Inspector shall forward them to Halifax City Council and, upon consultation with the NIP 2 Core Committee, Council shall make a decision.

Following a short discussion, it was MOVED by Alderman Shannon, seconded by Alderman Lawrence that, subject to the formal approval of CMHC and the Nova Scotia Housing Commission to the designation of the NIP 2 area, the procedures adopted by Council for new building permit applications applied in the case of the NIP 1 area, shall apply in the case of the NIP 2 area commencing midnight, July 14, 1977.

Following further discussion, the Motion was put and passed with Deputy Mayor Moore and Aldermen Stanbury and Walker against.

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Capital Borrowing Resolutions

A staff report dated July 12, 1977, was submitted.

MOVED by Alderman Walker, seconded by Deputy Mayor Moore that City Council approve the following resolutions:

1	BBF01 Fire Department Garage Extension	\$ 100,000	
2	BCA01 Court House Site	235,365	
3	Sidewalks	1,339,856	
4	Miscellaneous Items (Transportation)	1,158,263	
5	DAC25 Harbour Interceptor (Duffus-Inglis) Design	258,000	
6	DCB04 Poll. Control Centre (Type of Treatment)	17,000	
7	DCC05 Poll. Control Centre (Outfall Design)	88,000	
8	DCD06 Poll. Control Centre (Plant Design)	2,700,000	
9	Fairfield Retention Tank	305,000	
10	Sewer Development Projects	3,399,120	
11	HAC05 Scotia Square & Cogswell Interchange	90,000)	
12	Scotia Square & Cogswell Interchange (Removal of Wharf)	20,000)	110,000
13	HAG15 NIP Program III	1,825,000	
14	JAL01 Add. Renovation John W. MacLeod School	700,000	
15	JAH01 Central Spryfield	750,000)	1,300,000
16	JAH11 Elizabeth Sutherland	550,000)	
		<u>\$13,535,604</u>	

Deputy Mayor Moore requested that staff bring forward the matter of a gymnasium at the Berton Ettinger School in the preliminary capital budget for 1978.

Following a short questioning of the Director of Finance, the Motion was put and passed.

Alderman Lawrence left the meeting.

QUESTIONS

Question Deputy Mayor Moore Re: Soleing Champions

Deputy Mayor Moore noted that earlier in the week, three persons from the Metro area won the World Soleing Championship in Norway and asked if the Mayor's Office would be prepared to make a presentation on the recognition of that feat.

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His Worship said he noticed that the Minister of Recreation sent a most cordial message and suggested that some form of recognition by the City be made to the crew upon their immediate return.

Question Alderman Hanson Re: Sidewalks - Purcell's Cove Road

Alderman Hanson said members of Council will recall that at the last Committee of the Whole meeting, Council dealt with sidewalks on the Purcell's Cove Road between Collingdale and the William's Lake Road saying that at that time, he asked that the item not be dealt with until Council dealt with Local Improvements in order that the residents may benefit from whatever changes were made to the policy.

Alderman Hanson said it was not his intention that the sidewalk proposal be deferred indefinitely and asked if staff could create an interim safety barrier between the road and the area where the children walk to school. Alderman Hanson suggested that perhaps a staff report could be submitted on the matter.

His Worship asked that staff give consideration to the matter and a report be submitted on the item.

Question Alderman Walker Re: Signage, St. Margaret's Bay Road

Alderman Walker brought up the matter of a sign on the St. Margaret's Bay Road directing people to Halifax, and His Worship asked that the Director of Works determine the type of sign now desired and to communicate with the Department of Highways on the matter.

Question Alderman Walker Re: Police Patrol - Spryfield Area

Alderman Walker asked if the Chief of Police could be consulted with respect to extra patrols in the Spryfield area saying there have been a number of unpleasant incidents taking place in the area during the past two or three weeks. Alderman Walker said it appears the police are not able to reach the area fast enough when complaints are received and asked that the Chief of Police look into the matter.

Question Alderman Stanbury Re: No Smoking Sign

Alderman Stanbury asked who the staff member was who erected the No Smoking Sign in the Council Chamber saying she appreciated the sign.

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Question Alderman Downey Re: Properties on the East Side of
Barrington and Artz Streets

Alderman Downey advised that he received some calls from some of the residents on Barrington and Artz Street, east side, to the effect that they had received letters from the Development Department respecting the purchase of their properties. Alderman Downey asked if there was any need for such action if the Barrington Street Re-alignment is not going to proceed.

His Worship advised that a staff report would be submitted on the matter.

Question Alderman Shannon Re: Lot Consolidations

Alderman Shannon said that at the public meeting relating to the NIP 2 area, a number of interesting points were raised respecting lot consolidations and questioned if the City could pursue the matter. Alderman Shannon suggested that Mr. Cooper's interpretation of the matter was a wider one than the City Solicitor's saying she would like to see some discussion from the City Solicitor with respect to the letter submitted by Mr. Cooper and from the Planning Department respecting the Planning principles involved to include information on why the matter should be handled in the way that it is and the rationale for it.

His Worship asked that a report be submitted on the item and that it be brought to a Committee of the Whole meeting. His Worship noted that a meeting will be held shortly on an Ordinance respecting tax exemptions and grants for certain groups suggesting the subject matter might be discussed at that time.

Question Alderman Sullivan Re: Parking for Paraplegics in
the Downtown

Alderman Sullivan referred to a matter which he spoke to His Worship about a few weeks relating to parking for paraplegics in the Downtown and asked if there was any way this could proceed with more haste.

His Worship advised that the matter is being considered and a report would be submitted shortly.

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Question His Worship the Mayor Re: 1459 Birmingham Street

His Worship referred to the above noted property which was considered by Council some time ago saying it is a City owned building adjoining the parking lot between Birmingham and Queen Streets. His Worship said the building has a common wall and services with the adjoining building and asked if there was any way the appearance of the building could be improved.

His Worship noted there are rather large holes around the bottom of the building and suggested that if the front step could be removed, the front door covered with plywood and painted, it would look much better.

Alderman Meagher said he would like to know what the condition of the building is and His Worship asked that staff look into the matter.

Question His Worship the Mayor Re: Sidewalk Patching -
Spring Garden Road

His Worship advised that the Spring Garden Road Merchants asked if there were some intended asphalt sidewalk patching on Spring Garden Road from about Dresden Row to South Park Street saying there are some uneven sidewalk slabs in the area. His Worship asked that the matter be looked into.

NOTICE OF MOTION

Notice of Motion Alderman Sullivan Re: Amendment to
Ordinance No. 131

Alderman Sullivan gave notice that at the next regular meeting of City Council of the City of Halifax to be held on Thursday, July 28, 1977, he proposes to introduce an amendment to Ordinance No. 131, the Building Code Ordinance. Alderman Sullivan advised that the purpose of the amendment is to change the reference to the "Building Code with amendments to 1973" to the "1975 edition of the National Building Code".

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Notice of Motion Alderman Walker Re: Amendment to Ordinance #133

Alderman Walker gave notice that at the next regular meeting of City Council of the City of Halifax to be held on Thursday, the 28th day of July, A.D., 1977, he proposes to introduce an amendment to Ordinance Number 133, the Emergency Measures Civil Defence Organization Ordinance.

Alderman Walker advised that the purpose of the amendment is to increase the membership on the Control Committee and to change the reference to the "Director" to read "Co-ordinator" in accordance with the Emergency Measures Act.

ADDED ITEMS

Quinpool Road Development

A staff report dated July 12, 1977, was submitted.

Alderman Meagher said he was of the understanding that when the plans were submitted, consideration would be given to traffic controls, what would be required, and that a public meeting would be held to discuss the matter.

His Worship suggested that what is intended by staff is that there be a thorough traffic implication review of the project saying a traffic response study has to be done and the residents in Ward Nos. 2 and 4 have to be consulted.

Following a short discussion, it was MOVED by Alderman Stanbury, seconded by Alderman Walker that City Council approve the 1/16th scaled drawings submitted to the City on July 4, 1977, by the Willowgate Development Corporation Limited as being in reasonable conformity with the proposal.

Alderman Meagher asked if staff would now review the plans and submit a report dealing with traffic and His Worship advised that he would suggest a date for a public meeting for residents of Ward Nos. 2 and 4 at the next Committee of the Whole meeting.

The Motion was put and passed with Alderman Shannon and Meagher against.

Alderman Shannon asked if the Company has received funding from CMHC for the apartments and whether the leases have been secured for the two main tenants and His Worship advised that the Company would be asked for evidence of that.

Tender #77-26, Dunbrack Street - Phase IV

A staff report dated June 27, 1977, was submitted.

His Worship noted that at the last meeting, Council requested that representations be made to the Department of Highways concerning Dunbrack Street and North West Arm Drive. His Worship advised that a meeting was held last Monday saying the Province has issued a contract for asphalt.

MOVED by Alderman Hanson, seconded by Deputy Mayor Moore that City Council approve:

1. The construction of the Dunbrack Street roadway project under Alternative #1 for asphalt roadway pavement, and
2. The additional required City funding expenditures of \$335,000.00 as outlined under the asphalt alternative proposal and as noted in Appendices "A" and "B" attached to the staff report of June 27, 1977, subject to DREE and Department of Development written confirmation and approval of the above noted cost sharing contributions.

Motion passed.

11:10 P. M. - Meeting adjourned.

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MAYOR EDMUND L. MORRIS
CHAIRMAN

G. I. BLENNERHASSETT
CITY CLERK

PUBLIC MEETING
N.I.P. 2 AREA
MINUTES

St. Mary's Gymnasium
5614 Morris Street
Halifax, N. S.
7:45 P. M.

A public meeting was held on the above date at St. Mary's School Gymnasium.

Present: His Worship the Mayor, Chairman; Aldermen Shannon, Sullivan, and Downey.

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

The meeting was called especially to hear representations from interested persons or groups on the possibility of withholding, for a period of six months, development and building permits in the Neighbourhood Improvement Program 2 Area.

His Worship addressed the meeting saying the meeting is to exchange views with the citizens about their concerns in the NIP 2 and the Old South End areas. His Worship invited speakers to use the microphones and advised it would be helpful if names and addresses could be given.

His Worship proceeded to outline the N.I.P. 2 program including the funding being provided by the Federal and Provincial Governments as well as the amount being provided by the City. His Worship advised that associated with a Neighbourhood Improvement Program, is a program called R.R.A.P. saying that in the N.I.P. 1 area, the City was able to proceed with the R.R.A.P. program virtually simultaneously with the N.I.P. program.

His Worship advised, however, that the Federal Government has changed the regulations across the country and it is not now possible to use R.R.A.P. funds until there is an accepted N.I.P. conceptual plan. His Worship said the City does not have the formal approval in order to proceed with the conceptual plan but expressed the feeling that such approval would be received within the next week.

Public Meeting
N.I.P. 2 Area
St. Mary's Gymnasium
July 12, 1977

His Worship made reference to the recently held O.S.E.C.A. meeting and the petitions received by Council saying the members are aware of the concerns of the residents having to do with building permits, demolitions, and developments. His Worship noted that Section 538 of the City Charter provides for the withholding of building permits but said that if Council withholds permits for a period of more than six months without producing an accepted detailed plan, Council becomes liable to damages from the withheld permit applicant.

His Worship indicated that the City's view is that the right course of action is to proceed with the devising of a N.I.P. conceptual plan and as soon as it can be shown the plan can be finished within six months, the matter would then go to Council to request a hold on permits identical to that which took place in the N.I.P. 1 area. His Worship suggested the City cannot be sure the plan can be completed in six months from this date as the City requires the official approval to embark upon the plan and felt the process should be proceeded with sufficiently far enough that the N.I.P. Committee and the citizen body can reasonably say that it is prudent to believe the plan can be completed in six months.

Mr. David Reardon of 5238 Smith Street addressed the meeting and noted that Halifax has had approximately 6½ years to develop a Municipal Development Plan. He asked when it is expected the plan will be completed and questioned why it has taken so long.

His Worship proceeded to respond to the question and outlined the work being done by the Municipal Development Plan Committee and said the City expects to have the plan in six months time but said he would personally hope that it would be sooner.

His Worship and members of staff at this time responded to a short questioning with respect to the N.I.P. plan and the Municipal Development Plan.

His Worship advised there is a staff report dated July 7, 1977, which is to be forwarded to the next regular meeting of City Council relating to the N.I.P. 2 area and felt it could be made public at this time.

Public Meeting
N.I.P. 2 Area
St. Mary's Gymnasium
July 12, 1977

For the information of those present, His Worship read the report which contained the following recommendation:

"That the matter of withholding building and development permits be reconsidered at a time when

(a) the date for the approval of a NIP conceptual plan can be predicated and funding is sufficiently guaranteed; and

(b) work on the Detailed Rehabilitation Development Plan will have sufficiently progressed to assess the feasibility of its adoption within a six months period.

(c) As soon as these two conditions are met, but not later than December, 1977, the matter be brought back for Council's reconsideration."

Mr. David Braybrooke of 6045 Fraser Street questioned if there is some disagreement about the amount of present danger to the success of the NIP plan saying a lot of people are troubled that sudden development will jeopardize the success of the plan. He questioned what the City would do if say, 30 to 40 per cent of the area were in jeopardy.

His Worship said the information which he has is that there is no development now taking place in the Old South End that was not known in February and there is no knowledge of further developments in the area. His Worship said he is being told there is nothing substantially different from what was known last February and nothing more major coming that the City knows of.

A resident of the area referred to a proposed development on Birmingham Street and asked if the City was aware of it, and a member of staff advised the City was not aware of such a development and that the City is not necessarily the first one to know.

Susan Moir addressed the meeting on behalf of the south side of Smith Street Homeowners Association who suggested that Smith Street serves as an example of what can be done in the City saying the residents have rehabilitated the entire block which dates back to the 1860's.

Public Meeting
N.I.P. 2 Area
St. Mary's Gymnasium
July 12, 1977

Ms. Moir said that through the efforts of the residents, a neighbourhood that was permitted to deteriorate was restored and has brought recognition to Halifax from Canadians coast to coast. Ms. Moir said that on May 12, 1977, Council took a progressive step and approved the designated of the Old South End as a NIP 2 Area and on April 28th., approved the detailed planning proposal.

Ms. Moir asked that the City act now saying the association recognizes there is a need for housing and does not stand in defiance of large scale developments as such. She said the group is opposed to developments when they are at the expense of the City's oldest family homes and felt there are many areas, streets, and homes in the Old South End worth preserving. Ms. Moir suggested there are 12 to 14 possible developments planned in the area and requested that a rezoning or other appropriate action be taken now.

A resident, who did not give her name, expressed the feeling that everyone would like to keep their homes but felt there is also a need for additional apartments and referred specifically to the needs of students who come to the area.

Virginia Benson of the Ad hoc Committee of O.S.E.C.A. addressed the meeting saying the group has been approaching Council year after year asking that it exercise its powers for good planning principles as their houses are being torn down and the neighbourhood is being destroyed.

Ms. Benson said there is now an opportunity with NIP 2 to do some planning logically and to have a neighbourhood the residents can be proud of saying the moratorium is required now, not in December of 1977 or in six months time.

Mr. Gordon Hebb, Chairman of the NIP 2 Core Committee, addressed the meeting saying the Committee asked him to appear to support the petition from O.S.E.C.A. and to express concern about the amount of development going on in the area. Mr. Hebb said the Committee feels that the amount of possible development in the area is of such magnitude, it hinders and prevents any effective planning by the NIP Committee together with the residents saying a review of permits under Section 538 of the Charter is necessary now, not in six months time.

Public Meeting
N.I.P. 2 Area
St. Mary's Gymnasium
July 12, 1977

Mr. Hebb said the Committee feels it is capable of producing a plan within six months and also indicated that the Committee has been meeting for the last two months and has established a questionnaire which will be used to seek out the opinions of the residents. He said it is in draft form and it is hoped it will be finalized during the coming week. He said that if the agreement is signed this weekend, the Committee will be ready to go forth with the questionnaire the next day saying the Committee feels it has demonstrated it is capable of producing a plan in six months.

His Worship referred to the matter of Council having time to consider the plan and asked if Mr. Hebb felt the plan could be ready on December 15th., saying that if it could, Council would take a look at the moratorium.

Mr. Hebb said he felt he could speak on behalf of the 12 ladies and gentlemen on the Committee that a plan could be produced in that length of time.

His Worship asked that Mr. Hebb file a letter with the City tomorrow saying the item would be brought before Council on Thursday evening.

A resident of the Ward 1 Residents' Association addressed the meeting saying that at a meeting of the Association held last evening, he was directed to support the submitted petition and the NIP Committee efforts. The speaker said the Association is very concerned with what is happening in the Ward primarily in the Old South End and would like to strongly express its concerns. He said it is their feeling a moratorium delayed to December 1977 is not sufficient and that it should be declared as soon as possible.

A representative of the NIP 1 Core Committee addressed the meeting and extended an invitation to Mr. Hebb and his Committee for an exchange of information and went on to suggest that it has been the experience of his group that, through cooperation with developers, they have been able to create an exchange of information which has enabled the Committee to be aware of what developers in the area are doing. The speaker encouraged the development of such an exchange of information between the NIP 2 Core Committee and developers in the area.

Public Meeting
N.I.P. 2 Area
St. Mary's Gymnasium
July 12, 1977

Mr. Allan Ruffman addressed the meeting and submitted a document entitled "Demolition" with the request that it be attached to the minutes of the meeting. Mr. Ruffman advised that the document was submitted by the Save the Capitol Society Committee three years ago saying the suggestions were not acted upon partly because the City claimed it did not have the legal power to do so. He suggested there is some opinion in the Dalhousie law school that the City does have power to action on certain aspects of demolition.

Mr. Ruffman referred to action taken in Calgary whereby down-zoning and rezonings are being enacted before NIP funds are approved suggesting this could be the case in Halifax. Mr. Ruffman also referred to the matter of rezoning to preserve housing saying this was done in Kline Heights, in Ward #2 and in Ward #4.

9:30 P. M. - Alderman Meagher arrived.

Mr. Ruffman suggested a moratorium in the south end is essential in order to provide some breathing room. He suggested that if rezonings of existing uses does not solve the problem, then the By-law should be rewritten saying that if the present By-laws do not suit the City, then new ones should be written that will.

A short discussion ensued at this time with respect to lot consolidations, the rights of developers, and moratoriums etc.

His Worship noted that the item is on the agenda for the next Council meeting including the staff report which he previously read saying that the sense of this meeting will be communicated at the Council meeting.

Ms. Susan Mayo addressed the meeting on behalf of the Urban Development and Transportation Committee of Ecology Action Centre and advised the Committee is in favour of a moratorium in the Old South End.

Further discussion ensued with respect to the matter of lot consolidations and the new section of the City Charter dealing with the matter as well as with respect to some of the proposed developments in the area.

Mr. Ruffman suggested that the City should require that a building permit be available before the issuance of a valid demolition permit and it was advised that the City does not have the power.

Public Meeting
NIP 2 Area
July 12, 1977

Mr. Ruffman suggested the City should seek such power and His Worship advised that the matter would be looked into.

Mr. George Cooper addressed the meeting and referred to the matter of what will happen to applications for lot consolidations made after May 19th. He suggested the new legislation might have any one of three ways saying it might have said the Development Officer, without reference to Council, could apply technical criteria and condolidate lots without reference to Council. He suggested the legislation may have said that all lot consolidations shall be referred to Council and Council shall apply planning principles.

Mr. Cooper suggested that the new legislation appears to be something half way between the two and asked if Council has decided whether the new Section is going to be treated in a subdivision like way or a planning like way.

His Worship noted that the Mayor's Office received a letter from Mr. Cooper this afternoon saying that a legal opinion is being sought on the matter.

His Worship advised that a NIP office has been leased at 5485 Inglis Street, 2nd Floor, and a circular will be forwarded to every householder in the area advising of the telephone number of the said office as soon as the information is available.

Meeting adjourned - 10:30 p.m.

MAYOR EDMUND MORRIS
CHAIRMAN

/ek

Revised

PUBLIC MEETING,
DISCUSSION OF COMMON INTERESTS,
INCLUDING A REQUEST FOR LOT
APPROVAL ON THE SOUTHERN BOUNDARY
OF ALBION ROAD.

St. Augustine's Church,
Jollimore,
July 19, 1977.
7:30 PM.

A public meeting was held on the above date, the purpose of which was to discuss common interests, including a request for lot approval on the southern boundary of Albion Road.

Present: His Worship the Mayor, Chairman;
Aldermen Hanson, Sullivan and Walker.

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

His Worship opened the meeting, welcoming those present, and outlining the recommendations contained in the staff report dated May 26, 1977.

Maps of the area in question were displayed.

In response to an invitation from the Chairman for comments on the proposal, Mr. Gerald Harris, President of the Jollimore Residents Association spoke to the matter.

7.55 p.m. Alderman Stanbury arrives at the meeting.

Mr. Gerald Harris said the Residents Association were hopeful that some way could be found to keep the land in question in its natural state.

His Worship thanked Mr. Harris of the Residents' Association but said that the rights of Mr. Victor Harris, the owner of the lots in question must also be preserved.

Ms. Ann Hunter, a resident, spoke about the community and asked for its preservation in its present state.

Dr. I. W. Vogan, resident, said Jollimore is unique, and felt it was important for this quality to be preserved.

Mr. Ogden referred to what he perceived to be some of the consequences regarding drainage should the lots in question be developed, and referred to the MacLaren Report on the Spryfield Lakes and Macintosh Run issued in 1973. Mr. Ogden asked if those living downstream would be expected to bear the cost of the extra drainage facilities which would be needed.

Mr. Ogden referred to the danger of sewage leaking into Williams Lake and said he felt a moratorium on development should be pronounced until studies could be made regarding this.

Mr. Ogden said this development would also encroach upon Mud Marsh and any modification of a natural water body requires provincial permission.

Mr. Graham Hunter spoke on the matter of acquiring additional land for recreation.

Mr. Jim MacNiven said there appears to be environmental problems connected with the land, and asked if residents downstream to the proposed development would have to bear the cost.

Mr. Van Pennick, solicitor, the legal representative for Mr. Victor Harris, the owner of the land, then spoke on behalf of his client. Mr. Pennick said it was the opinion of Mr. Harris that what he proposed to do on the lots in question would prove to be an additional attribute to Jollimore, and that Mr. Harris welcomed the opportunity to participate in the meeting.

Mr. Walter Nolan then presented three suggestions made at a meeting held a few evenings ago:

- (1) that the City take it as a park;
- (2) that federal, provincial and city funds combine to purchase the area; or
- (3) as a final resort, the residents purchase the area.

Mr. J. Sampson said he is not in favour of purchase of the land by the residents, then for it to be handed to the city. The only purpose residents should buy the land would be to develop it. Mr. Sampson said the residents of Albion Road do not want a 40-foot roadway.

His Worship replied stating there is no plan or intention to build a roadway. This would only be done when

the traffic warranted it, and the abutters requested its construction.

His Worship asked Mr. Bud Dodge of the development department to answer the questions of residents concerning the proposal. This Mr. Dodge proceeded to do.

His Worship then announced the outcome of a brief private meeting between himself and Mr. Van Pennick, and Mr. Jim MacNiven. His Worship said Mr. Victor Harris had courteously agreed to withhold any application to the city for thirty days to allow time for his representative, members of City Council, city staff and residents of the area to meet to work toward a composite agreement. His Worship said he had given an undertaking to Mr. Pennick that this matter would go to Committee of the Whole on August 17. The discussions would be convened by Alderman J. A. Walker. A further public meeting would take place just prior to August 17.

Alderman Stanbury said that after giving this matter consideration, she considered further study necessary.

Mr. Gerald Harris of the Residents Association said he felt the proposal a reasonable one and said the association would work toward reaching agreement with the owner of the land.

His Worship suggested that the committee be convened as quickly as possible so that work could commence without delay to resolving the matter before it goes to Council on August 25th.

Mr. Gerald Harris thanked His Worship, the Aldermen, Mr. Victor Harris and the public for participating in the meeting.

9.05 p.m. The meeting adjourned.

HEADLINES

Discussion of Common Interests, including a request for a lot approval on the southern boundary of Albion Road.....1

MAYOR EDMUND L. MORRIS,
CHAIRMAN.

Record

CITY COUNCIL
SPECIAL MEETING
MINUTES

Council Chamber
City Hall
Halifax, N. S.
July 20, 1977.

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 Moore, and Alderman Connolly, Downey, Meagher, Stanbury, Walker, Hanson and Lawrence.

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

The meeting was called especially to consider the following:

- (1) PUBLIC HEARING: Street Closure for a Portion of the Herring Cove Road abutting Civic No. 374.
- (2) Proposed Contract Settlement - Halifax Police Patrolmen's Association.

His Worship noted that item # 2 was an addition. By subsequent notice, duly given, the matter of consideration for ratification of a Collective Bargaining Agreement between the City of Halifax and Local 110 of the Police Patrolman's Association, be considered by Council.

Public Hearing - Street Closure for a Portion of the Herring Cove Road abutting Civic No. 374.

Mr. C. L. Dodge spoke to this matter, referring to the staff report dated May 24, 1977, and answering questions put to him.

The Chairman then called for those wishing to speak in favour of Item # 1 of the Public Hearing, Street Closure for a Portion of the Herring Cove Road abutting Civic No. 374. There being no-one who wished to speak in support of the staff