

Council,
August 11, 1977

Tender 77-66 - One 1977 Model Cargo Van 8200 G.V.M.

MOVED by Alderman Walker, seconded by Deputy Mayor Moore that, as recommended by the Finance and Executive Committee, authority be granted to award tender to Scotia Chevrolet Oldsmobile Ltd. for the bid amount of \$6520.00 Motion passed.

Tender 77-67 - One 1978 Model Stake Body Truck
- 10,000 G.V.M.

MOVED by Alderman Sullivan, seconded by Alderman Stanbury that, as recommended by the Finance and Executive Committee, authority be granted to award tender to Scotia Chevrolet Oldsmobile Ltd. for the bid amount of \$8533.90. Motion passed.

Sale of City Property - 3297 Prescott Street

Alderman Downey spoke to the item saying that it was his understanding that 3297 Prescott Street was purchased by the City to accommodate Mr. Carvery, but he now believes that the property was purchased to widen the expansion of the Murray MacKay Bridge approaches on Robie Street.

Alderman Downey asked for a report on the matter. He also asked how much the City paid the bridge commission; and how much Mr. Carvery was paid; and Why Mr. Carvery was not able to purchase the property and receive a deed for it.

After further discussion and a brief explanation from Mr. Churchill, it was MOVED by Alderman Downey, seconded by Alderman Sullivan that the matter be deferred. Motion passed.

Possible Acquisition - 11 Pinegrove Drive

MOVED by Alderman Walker, seconded by Alderman Hanson that, as recommended by the Finance and Executive Committee, the property of Frank and Carrie Anderson, known as Civic No. 11 Pinegrove Drive, be purchased for \$32,000 as recommended in the Staff Report dated August 1, 1977, as settlement in full. Funds can be made available from account No. 806 449 HAF09 (land for Municipal Purposes), until permanent funding is approved for the capital cost of the school expansion.

Following discussion on the matter the motion was put and passed with Deputy Mayor Moore, Aldermen Shannon, Sullivan and Stanbury against.

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REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARD &
COMMISSIONS

Amendment to Ordinance No. 131 respecting "Building and
Adoption of the National Building Code" -
SECOND READING

MOVED by Alderman Sullivan, seconded by Alderman
Connolly that Ordinance No. 131 respecting "Building and
Adoption of the National Code", as amended, be now read
and passed a Second Time. Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City
Planning Committee from its meeting held on August 4,
1977 as follows:

Resubdivision of Quinpool Road Lands (Final Approval of
Lots Q-3-8 to Q-3-13, Quinpool Road)

MOVED by Alderman Lawrence, seconded by Alderman
Stanbury that, as recommended by the City Planning Committee,
final approval be granted to Lots Q-3-8 to Q-3-13 inclusive,
as shown on Plan No. P200/8040 of Case No. 2827.
Motion passed with Alderman Shannon and Meagher voting
against.

Amendment to Quinpool Road Agreement

A staff report dated August 10, 1977 was
submitted.

MOVED by Alderman Stanbury, seconded by Alderman
Walker that His Worship the Mayor and the City Clerk be
authorized to sign the Amending Agreement attached to the
staff report dated August 10, 1977 entitled "Amendment to
the Quinpool Road Agreement", so that it may form part of
the original development agreement. Motion passed with
Aldermen Shannon and Meagher voting against.

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Modification of the Zoning Bylaw for a Proposed Duplex
at 192 Herring Cove Road

A supplementary staff report dated August 10, 1977 was submitted.

MOVED by Alderman Walker, seconded by Alderman Connolly that City Council approve a modification of the lot area requirements of the Zoning Bylaw to allow construction of a duplex located at 192 Herring Cove Road, Halifax, Nova Scotia.

Alderman Connolly requested that staff have further conversations with the individual in respect of what the City will pay by way of compensation for land it is acquiring and try and arrive at some agreement on the rear land when and if it becomes available.

Motion passed.

Application to Rezone Lot C, Cook Avenue from R-1, Single Family Dwelling, and P & I, Park and Institutional, to R-3, Multiple-Family Dwelling Zone, and an Application to Subdivide, and an Application for Lot Consolidation, Cook Avenue (Westmore Senior Citizen Complex) - DATE FOR PUBLIC HEARING

MOVED by Deputy Mayor Moore, seconded by Alderman Lawrence that, as recommended by the City Planning Committee, a date be set for a public hearing to consider the application to rezone Lot C, Cook Avenue from R-1, Single Family Dwelling Zone and P & I, Park and Institutional Zone, to R-3, Multiple Dwelling Zone, as shown on Plan No. P200/8041 of Case No. 3352. Motion passed.

The City Clerk advised that the public hearing re the rezoning application will be held on Wednesday, September 7, 1977, at 8:00 p.m. in the Council Chamber.

It was further agreed that the matter of the lot consolidation would be considered by the City Planning Committee meeting to be held on September 7, 1977 at 2:00 p.m. in accordance with Section 533(2) of the Halifax City Charter.

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Day Nurseries - DATE FOR PUBLIC HEARING

MOVED by Alderman Connolly, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, a date be set for a public hearing to amend the Peninsula and Mainland Zoning By-laws in the following ways:

- (a) Amend the Peninsula and Mainland By-laws to create a day nursery zone designation, defined as a "D" zone to include (i) a requirement that the "D" zone designation is to be added to the use zone designation of any property for which a day nursery is proposed to be operated and (ii) a schedule of provisions for the "D" zone as identified in Table 1 of the said staff report dated July 27, 1977.
- (b) Amend Part II, Section 8(6) of the Peninsula By-law and Section 11B (2) of the Mainland By-law to require one parking space for every 600 square feet of building space used for day nursery purposes for use by the employees of such day nursery.
- (c) Amend Part 2(o) of the Mainland By-law, and Part I of the Peninsula By-law, respectively, to delete the definition of "day nursery" and substitute therein the definition outlined in the staff report dated July 27, 1977.

Motion passed.

The City Clerk advised that the public hearing re the proposed amendments to the Zoning Bylaws is scheduled to be held on Wednesday, September 21, 1977, at 8:00 p.m. in the Council Chamber.

MOTIONS

Motion - Alderman Walker Re: Amendment to Ordinance No. 133 - FIRST READING

MOVED by Alderman Walker, seconded by Alderman Lawrence that Ordinance No. 133 respecting "The Emergency Measures Civil Defence Organization", as amended, be now read and passed a First Time. Motion passed.

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Motion - Alderman Meagher Re: Amendments to Ordinance No. 167 Respecting "Tax Exemptions for Property Used for Charitable Purposes" - FIRST READING

This item was deleted from the Order of Business.

Motion - Alderman Meagher Re: Introduction of Ordinance No. 170 Under Section 25A of Assessment Act - FIRST READING

MOVED by Alderman Meagher, seconded by Alderman Connolly that Ordinance No. 170 Respecting Partial Tax Exemptions for Certain Properties, as submitted, be now read and passed a First Time. Motion passed.

Alderman Meagher advised that at a subsequent meeting of City Council he will amend the said proposed Ordinance to include a list of names.

MISCELLANEOUS BUSINESS

Retirement Committee Request

A report dated August 3, 1977 was submitted.

Alderman Sullivan stated that the voting rights referred to in the report concerns specifically the number of votes of the union membership on the Committee as opposed to the management representation on the Committee, which appears to present a problem from the union membership point of view and it was at their request that the matter be referred to Council for discussion with the Retirement Committee.

It was agreed that the matter be referred to a meeting of Committee of the Whole Council to be held on September 7, 1977.

Consolidated Financial Statements, December 31, 1976

The above statements were circulated to members of City Council.

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MOVED by Alderman Sullivan, seconded by Alderman Connolly that the financial statements, together with the Auditor's Report for the fiscal period ended December 31, 1976, be now laid on the table and an early meeting with the City's auditors for the fiscal period under review be arranged. Motion passed.

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QUESTIONS

Question Alderman Lawrence Re: Melody Drive Parking

Alderman Lawrence stated that an overflow of parking from Mount St. Vincent is using Melody Drive. He stated that it is his understanding that there is parking on one side only on a portion of Melody Drive and requested that staff review the situation and attempt to resolve the matter.

Question Alderman Lawrence Re: Meadowlark Crescent
Petition

Alderman Lawrence stated that a petition was submitted about a month ago from the Meadowlark Crescent residents and asked what the status of the matter is. The City Manager advised that the matter will be discussed at the next regular meeting of Committee of the Whole Council.

Alderman Lawrence stated that he has found out that the barrier at the end of Meadowlark Crescent is the responsibility of the Public Service Commission and asked if the City's representatives at the next Public Service Commission meeting would request that the barrier be in place at all times as trucks are using it as a thoroughfare to get to and from Dunbrack Street.

Question Alderman Lawrence Re: Cutting of Grass on
Properties Abutting Sidewalks in the City

Alderman Lawrence asked whose responsibility it is to cut grass on properties abutting City sidewalks, noting that it is not being cut near the Bicentennial Highway sidewalk, on abutting properties going down Kearney Lake Road and near the overpass on Kempt Road near the Westinghouse building. He asked why the ordinance is not being enforced.

Question Alderman Stanbury Re: Roller Skating at Forum

Alderman Stanbury asked why the roller skating program at the Civic Arena is being terminated.

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Question Alderman Connolly Re: Cut on South Street for
New Sports Complex

Alderman Connolly stated that he has been advised that the cut in the street is no longer required and requested that staff pave the cut as quickly as possible.

Question Alderman Meagher Re: Use of Old Studley Field

Alderman Meagher stated that there are rumours circulating that the old Studley Field is to be used as a parking lot. Alderman Connolly advised that the field is now being resodded.

Question Alderman Connolly Re: Dynamiting Re Sports Complex

Alderman Connolly requested that it be brought to the attention of the residents of the area that all blasting is to cease this week and claims can be submitted. His Worship advised that staff will inquire re the blasting permit and arrangements will be made with Dalhousie University to find out from the contractor whether in fact they have completed all of the blasting required for the sub-structure.

Question Alderman Connolly Re: Sodding of Boulevarded
Section of Cogswell Street

Alderman Connolly stated that he personally felt that the sodding on the boulevarded section of Cogswell Street was disgraceful, giving as an example of what should take place the sodding being done on Inglis Street.

His Worship advised that the median strip on Cogswell Street was resodded last week.

Question Alderman Connolly Re: Massage Parlours and
Advertising

Alderman Connolly suggested that the Safety

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Committee might deal with the matter of massage parlours and advertising for same. He stated that he has received correspondence indicating that residents are quite concerned about some of the massage parlour operations and the advertising being circulated for same. He suggested that the Police Department might wish to investigate to determine whether such establishments are operating within the law. His Worship advised that the Police Department is presently in receipt of three requests for investigation of such advertisements and charges have been laid in one instance.

Question Alderman Sullivan Re: Sewer on Sullivan Street

Alderman Sullivan advised that residents on Sullivan Street have been complaining about an odour emanating from the sewer on Sullivan Street and, upon investigation by City Field staff, it has been determined that the odour is being caused by by-products coming from Olands Brewery. He stated that staff are endeavouring to have the Brewery treat the by-product with chemicals before it enters the sewer system. Alderman Sullivan asked that staff submit a report on the matter and try to ensure that the by-product is chemically treated before it enters the sewer system.

Mr. Wm. Sullivan, Engineering and Works Dept., advised that staff are working on the matter at this time.

Question Alderman Sullivan Re: Planning Department Report
Re: Gottingen, Young, Robie and North Streets

Alderman Sullivan stated that this matter was raised by him several months ago and asked when the report will be submitted. Mr. Matthews, Director of Planning, advised that the report will be submitted to the Committee of the Whole Council to be held on September 7, 1977.

Question Alderman Sullivan Re: 'No Parking - Street
Cleaning' signs - Fern Street

Alderman Sullivan stated that several weeks ago

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he requested that 'no parking - street cleaning' signs be erected on Fern Street and asked when the signs will be in place.

Mr. Sullivan, Engineering and Works Department, advised that there has been some delay but the signs will be installed shortly.

Alderman Sullivan asked that he be advised of an approximate date.

Question Alderman Sullivan Re: Availability of Staff
on Weekends for Emergency Requests

Alderman Sullivan stated that on occasion he has had to contact staff in emergency situations that developed during the weekend period and there is some difficulty contacting staff who are authorized to make decisions. He asked if consideration has ever been given to having staff on call during weekends who can deal with emergency requests of aldermen.

His Worship advised that in matters of social response the Social Planner has issued a year ago a list of staff who should be contacted. The City Manager advised that the list will be updated and re-circulated.

Alderman Sullivan asked that the suggestion of having staff on call be considered to see if there is any merit in it.

Question Alderman Shannon Re: Installation of a Crosswalk
on Spring Garden Road at Carleton Street

Alderman Shannon stated that a large number of senior citizens who are residents of the area use the bus stop at Spring Garden Road and Carleton Street and are experiencing some difficulty crossing the street at that location.

Alderman Connolly stated that several weeks ago he had such a request and, as a result, contacted staff.

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He stated that a traffic count has been carried out and staff are proposing the sidewalk be installed on the east side of Carleton Street and the work will take place in the very near future.

Question Alderman Shannon Re: Policy of the National
Harbours Board re Leasing of Their Waterfront
Lots

Alderman Shannon requested that staff submit a report on the policy of the National Harbours Board in relation to how they lease their waterfront lots.

Question Alderman Meagher Re: Facilities at Central
Playground

Alderman Meagher asked if the facilities at the Central Playground will be opened up this year or if they are closed for the rest of the season.

His Worship advised that a recent staff report indicated that major repairs are required at the Central Playground and staff ascertained that they could not complete same during the summer and there would have been the added inconvenience of construction equipment on the playground. He advised the work has been deferred until September.

Question Alderman Meagher Re: Dumping of Garbage on
Saturday

Alderman Meagher advised that he had received a telephone call from a small trucker who removes waste products from grocery stores, etc. who is not permitted to dump on the site on Saturday. This individual is of the understanding that the operator of an identical, but larger, business is continuing to dump on the site on Saturday. Alderman Meagher stated that he would advise the names of the parties concerned and asked that the matter be investigated.

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Question Alderman Walker Re: Disposition of Captain Wm.
Spry Property

Alderman Walker asked that staff submit a report on the disposition of the Captain William Spry property and whether there is any possibility that a Senior Citizens' complex might be built on the site.

Question Alderman Walker Re: Appeal re the Refusal to Issue
A Building Permit

Alderman Walker advised that he had been asked whether a private citizen may appeal the refusal of the Building Inspector to issue a building permit and, if so, what procedure is involved. He requested that a written reply be submitted.

Question Alderman Walker Re: Development of the North West
Arm Drive from the Old Sambro Road to the
Purcell's Cove Road

Alderman Walker requested that staff press the Provincial Government for some understanding as to the further development of the North West Arm Drive from the Old Sambro Road to the Purcell's Cove Road.

His Worship reviewed information released publicly this week.

Question Alderman Downey Re: Confidential Letter from Deputy
Chief of the Fire Department

Alderman Downey referred to a confidential letter received by members of City Council from the Deputy Fire Chief and asked if it has been removed. His Worship advised that what is being done has not been completed.

Question Alderman Downey Re: Removal of Vehicle on City-
Owned Property at 2421 Creighton Street

Alderman Downey stated that about two months ago he asked about a vehicle on city-owned property at 2421 Creighton Street which is still there. He asked that staff

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take appropriate action to have the vehicle removed.

ADDED ITEMS

Local 108 Negotiations

A staff report dated August 11, 1977 was submitted.

MOVED by Alderman Lawrence, seconded by Alderman Stanbury that the Mayor and City Clerk be authorized to sign a collective agreement between the City and Local 108, C.U.P.E. incorporating all matters negotiated and proposed by the Industrial Inquiry Commissioner.

Alderman Connolly stated that, in view of the anti-inflation guidelines and negotiations being carried on with other unions as well as contracts which have been settled on the basis of the said guidelines, he could not support the recommendation of the Industrial Inquiry Commissioner.

Alderman Lawrence stated that he felt Council has a duty to the taxpayer and he felt the alternative to accepting the recommendation of the Industrial Inquiry Commission would be the commencement of a curtailment of services in the City of Halifax.

Alderman Sullivan stated that he supports the motion because the alternative would probably be a work stoppage which would go on for a long time and which would have severe consequences for the taxpayers of the City.

Alderman Stanbury stated that she supports the motion as she can understand the request of the union members and until the Federal Government make it illegal for essential services workers to strike, those at the municipal level must protect the people.

Deputy Mayor Moore pointed out that the last negotiations with Local Union 108 resulted in the City approving a wage increase of 39.4%, which was the so-called 'catch-up' contract. He stated that in view of the anti-inflation guidelines, he cannot support a contract

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that would give Local Union 108 a benefit that is not in keeping with the stringent negotiating terms that have been applied to other contract negotiations.

Alderman Hanson stated that he felt the wage settlement in this instance is an indication of hard negotiation resulting in a settlement and it is proper at this time to approve the agreement in view of the possible consequences of rejecting it.

The motion was put and passed with Aldermen Connolly, Shannon, Walker and Deputy Mayor Moore voting against.

Building Sewer Renewals

Alderman Shannon expressed disappointment with a recent information report re the above subject and stated that her intention when requesting a report from staff was that a recommendation be submitted for some action to be taken in regard to the matter.

MOVED by Alderman Shannon, seconded by Alderman Meagher, that the appropriate sections of the Halifax City Charter be reviewed with a view to having them amended so that, particularly in relation to the tree roots of City owned trees on City-owned property that enter other peoples' sewer lines become a matter for the City to repair and take charge of.

Alderman Connolly suggested that the problem could be resolved in most cases if the legislation for the mainland and peninsula areas of the City was identical.

Motion passed.

Meeting adjourned - 10:25 p.m.

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MAYOR EDMUND L. MORRIS
CHAIRMAN

G. I. BLENNERHASSETT
CITY CLERK

SPECIAL CITY COUNCIL
MINUTES

Record
Council Chamber
City Hall
Halifax, N. S.
August 17, 1977
5:45 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 Reverend Joseph Mack joined in reciting the Lord's Prayer.

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

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

MINUTES

The Special Meeting of City Council was called to deal with the following item:

Application for subdivision and Lot Consolidation,
Lands of Victoria Properties Limited, 5403-5453
Victoria Road

MOVED by Alderman Walker, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, City Council approve 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 E, thereby creating Lot A, Victoria Road as shown on plan no. P200/7979 of case No. 3474. Motion passed with Aldermen Shannon, Meagher and Downey voting against.

In response to a question, the City Solicitor advised that there is provision for an appeal period upon City Council's approval of lot consolidations.

5:55 p.m. - Meeting adjourned

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MAYOR EDMUND L. MORRIS
CHAIRMAN

CATHERINE MACNEIL
ACTING CITY CLERK

PUBLIC MEETING
TRAFFIC MANAGEMENT BOARD - QUINPOOL ROAD
TRAFFIC CONTROL ANALYSIS
M I N U T E S

Sir Charles Tupper School
6455 Norwood Street
Halifax, N. S.
August 23, 1977
7:45 p.m.

A public meeting re Traffic Management Board -
Quinpool Road Traffic Control Analysis was held on the
above date.

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

Also Present: City Manager, Director of
Engineering and Works, Director of Planning, J. Tofflemire,
Transportation Planner, Traffic Management Board, City Clerk
and other staff members.

His Worship called the meeting to order and
introduced Mr. J. Tofflemire, Traffic Management Board, and
asked that he review the report of the Traffic Management
Board and explain the proposals to those present.

Mr. Tofflemire advised that the three basic
conclusions of the study are:

1. Reversible Lanes, Quinpool Road at Connaught Avenue;
2. Semi-actuated Control, Quinpool Road at Preston and
Vernon Streets;
3. Optically-Programmed Signals, The Willow Tree.

#1 - Reversible Lanes, Quinpool Road at Connaught Avenue

Mr. Tofflemire, with the aid of a sketch,
explained the proposal as outlined in the report and stated
that the primary reason for the proposal is to remove the
through traffic which presently uses residential streets in
the morning peak hours. He stated that one reason for a
two-month trial period is to bring out and resolve potential

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problems and provide answers for questions which may arise re the actual operation of reversible lanes.

In response to a question re including reversible lanes as far as Oxford Street, Mr. Tofflemire stated that this is the alternative plan available, but staff would prefer, for a number of reasons, that the present one be considered as a trial one.

In response to a question whether there would be benefits or otherwise in implementing the proposal commencing at the Rotary, Mr. Tofflemire stated that the main reason for not doing so is due to the horizontal and vertical alignment of Quinpool Road beyond MacDonald Street. He stated a further reason is that the extra capacity in that section of Quinpool Road is not warranted at the present time.

In response to a question whether staff considered extending reversible lanes to the Willow Tree, Mr. Tofflemire stated that at the present time the problems associated with such a proposal are not known and solutions to such problems will have to be found. He stated that many questions need to be answered before a very large scale demonstration or implementation of reversing lanes should be undertaken.

In response to a question whether consideration has been given to adding time barriers on residential streets, Mr. Tofflemire stated that there would be an enforcement problem if a stop sign is erected for that purpose only.

It was noted by a resident of Jubilee Road that there is an increase in traffic in the area and he suggested that a stop sign be erected on Jubilee Road, either at Chestnut, Walnut or Vernon Streets, and further suggested that it might be a four-way stop sign, in order to break up the straight run.

In response to a question re reducing speed limits on residential streets, it was pointed out that such suggested restrictions of twenty m.p.h cannot be enforced.

In response to a question re the present status of exclusive transit lanes, Mr. Tofflemire stated that the whole

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concept of 'traffic management' is to get as much as possible, in terms of people movement, out of the transportation system. He felt the proposals in the report are in agreement with that philosophy. He stated that another component is to keep the cost in terms of dollars to the City, both capital and operating, at an absolute minimum. He suggested that exclusive transit lanes are not being advanced at the present time due to the cost involved and further suggested that exclusive bus lanes are more properly transit planning aspects.

#2 - Semi-actuated Control, Quinpool Road at Preston and
Vernon Streets

Mr. Tofflemire, with the aid of a sketch, explained the above-noted proposal and its effects on traffic in the area. He stated that more cars will be encouraged to use Vernon Street if cars getting out of Vernon Street are facilitated. Mr. Tofflemire then responded to questions from members of the audience.

#3 - Optically-Programmed Signals, The Willow Tree

Mr. Tofflemire, with the aid of a sketch, stated that when on Quinpool Road, traffic can either proceed towards Cogswell Street or Bell Road. He stated that at the present time when Bell Road has the green signal, all other traffic is halted. He advised that staff are proposing that both lanes move towards Cogswell Street but only the centre lane may go to Bell Road, that is, to designate the centre lane only for Bell Road and the left lane for Cogswell Street. He stated that the only physical requirement to implement the proposal is an overhead sign to make sure that drivers are in their appropriate lanes.

In response to a question whether the same sort of installation presently at Duffus and Gottingen Streets intersection had been considered, Mr. Tofflemire stated that the sign is the most expensive part of the project and it would be needed in any case. He further stated that it has been suggested that the bus stop in the area be moved back a couple of hundred feet to allow extra space for the merging of traffic but he did not anticipate a major problem in this regard.

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Mr. Tofflemire stated that it is proposed for the duration of the trial period to temporarily extend the median on Jubilee Road at Connaught Avenue so that traffic coming out on Jubilee Road will only be able to turn right on to Connaught Avenue and there would be no through movement on to Jubilee Road. He further stated that there is the possibility of the installation of traffic signals at the intersection. Mr. Tofflemire responded to questions from those present.

After some discussion re various aspects of the three proposals, His Worship stated that it is likely that the matter will be considered by Committee of the Whole Council on September 7, 1977 and might thereafter be considered by City Council on September 15, 1977.

Meeting adjourned - 10:30 p.m.

MAYOR EDMUND MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

SPECIAL COUNCIL
PUBLIC HEARING
MINUTES

Council Chamber
City Hall
Halifax, N. S.
August 24, 1977
8:00 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 Acting City Clerk, joined in reciting the Lord's Prayer.

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

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

The Acting City Clerk advised that the following items were duly advertised.

Public Hearing re: Rezoning of 5982 Spring
Garden Road from C-1 to C-2

Mr. Boyd Algee, Development Department, explained to the Members of Council, with the aid of a map, the location of the property which is being considered for rezoning.

No persons present wished to address Council in support of or in opposition to the proposed rezoning.

MOVED by Alderman Connolly, seconded by Alderman Sullivan that the matter be referred to the next regular meeting of City Council scheduled for September 15, 1977 without recommendation. Motion passed.

Special Council,
August 24, 1977

Public Hearing re: Rezoning of 5831 Cunard Street
from R-3 to C-2

Mr. Algee explained to the Members of Council the location of the property which is being considered for rezoning.

Alderman Connolly asked if the property remains R-3, does that mean the Legion would no longer be allowed to park cars on it?

Mr. Algee replied that this is correct.

After further questioning of staff the Chairman asked whether there were persons wishing to address Council in support of the proposed rezoning.

Mary Bishop, President of Scotia Branch, addressed Council in favour of the rezoning and indicated to Council that the lot would be retained for parking, if rezoned.

The Chairman then asked whether there were persons wishing to address Council in opposition to the rezoning.

There being no further persons wishing to speak, the Chairman then declared the matter to be before Council.

MOVED by Alderman Walker, seconded by Alderman Stanbury that the item be forwarded to the next regular meeting of City Council scheduled for September 15, 1977 without recommendation. Motion passed.

Public Hearing re: Rezoning of 58 Bedford Highway
from G to C-1

Mr. Algee explained to the members of Council the location of the property which is being considered for rezoning.

After questioning of staff, the Chairman asked whether there were persons wishing to address Council in support of the proposed rezoning.

There being no persons wishing to address Council in favour of the rezoning the Chairman asked for persons wishing to address Council against the proposed rezoning.

Special Council,
August 24, 1977

Mr. Greenwood, Greenwood Realities Ltd., addressed Council in opposition to the rezoning. He referred to a letter dated August 23, 1977 submitted by his solicitor, Mr. J. Stobie of Stewart, MacKeen & Covert. He requested the land remain as close to the G zone as possible as it has been their understanding for the past four years that this was the zoning.

There being no further persons wishing to speak, the Chairman then declared the matter to be before Council.

MOVED by Deputy Mayor Moore, seconded by Alderman Sullivan that the item be forwarded to the next regular meeting of City Council scheduled for September 15, 1977 without recommendation. Motion passed.

Public Hearing re: Rezoning of 5, 6, 7 and 8
Brighton Avenue from R-1 to R-4

Mr. Algee explained to the members of Council, with the aid of a map, the location of the property which is being considered for rezoning.

A letter dated August 17, 1977 signed by Mr. Robert Harnish, Evelyn Taylor and Walter Oakley, residents of Brighton Avenue, was received objecting to the rezoning.

The Chairman asked whether there were persons wishing to address Council in support of the proposed rezoning.

There being no persons wishing to address Council in support of the rezoning the Chairman asked for persons wishing to address Council against the proposed rezoning.

Mr. R. Harnish owner of #5 Brighton Avenue addressed Council and presented pictures of Civic Nos. 5, 6 & 8 Brighton Avenue. He felt that the properties should remain R-1.

Mr. W. Oakley, owner of 8 Brighton Avenue addressed Council against the rezoning and advised that if the rezoning were approved and an apartment were allowed to be built at #6 Brighton Avenue, his property would be completely boxed in as there would be an apartment on one side and a hill on the other.

Special Council,
August 24, 1977

Miss Nancy Wooden addressed Council in opposition to the proposed rezoning.

There being no further persons wishing to address Council in opposition to the proposed rezoning, the Chairman then declared the matter to be before Council.

MOVED by Alderman Walker, seconded by Alderman Hanson that the item be forwarded to the next regular meeting of City Council scheduled for September 15, 1977 without recommendation. Motion passed.

Public Hearing re: Rezoning of 153-167 Old Sambro Road and 51 Sussex Street from R-4 to R-2

Mr. Algee explained to the members of Council the location of the properties being considered for rezoning.

After questioning of staff the Chairman asked whether there were persons wishing to address Council in support of the proposed rezoning.

Mr. Kelvin Jackson of 160 Old Sambro Road addressed City Council in support of the proposed rezoning.

Mrs. Eileen Dean representing the residents of Old Sambro Road addressed Council in favour of the proposed rezoning. She felt that the residents in the area would agree to leaving the property located at 153 Old Sambro Road, which is a 6 unit apartment, zoned R-4.

Ms. H. Marentette, a resident of 156 Old Sambro Road addressed Council in favour of the rezoning.

Mr. George Myles a resident of 158 Old Sambro Road addressed Council in favour of the rezoning.

Mr. Eldon Drysdale of 164 Old Sambro Road addressed Council in favour of the proposed rezoning.

Mr. Austin O'Carthy a resident of 162 Old Sambro Road addressed Council in favour of the rezoning.

Special Council,
August 24, 1977

There being no further persons wishing to address Council in support of the rezoning, the Chairman asked for persons wishing to address Council against the proposed rezoning.

There being no persons wishing to address Council against the rezoning, the Chairman declared the matter to be before Council.

MOVED by Alderman Walker, seconded by Alderman Hanson that the matter be forwarded to the next regular meeting of City Council scheduled for September 15, 1977 without recommendation. Motion passed.

Public Hearing re: Rezoning of 6163-69, 6175 and 6181 Lady Hammond Road and 3655 Basinview Drive from C-2 to R-2

Mr. Algee explained to the members of Council the location of the proposed rezoning.

One letter of objection was received from Mr. Donald R. Allen, 6163-6169 Lady Hammond Road, dated August 23, 1977

A petition dated August 23, 1977, signed by four property owners was received in opposition to the rezoning.

There being no persons wishing to address Council in support of the proposed rezoning, the Chairman asked whether there were persons wishing to address Council against the proposed rezoning.

Mr. Joseph Nickerson of 3655 Basinview Drive addressed Council in opposition to the proposed rezoning and advised that he also represented three other homeowners in the area. Mr. Nickerson said they feel the rezoning will reduce the value of their properties and went on to suggest that it would be difficult to sell land zoned R-2 located between the motel and the C-2 property in the area.

A short questioning of Mr. Nickerson and staff ensued on the matter.

No further persons expressed a desire to speak against the proposed rezoning and the Chairman declared the matter to be before Council.

Special Council,
August 24, 1977

MOVED by Alderman Connolly, seconded by Alderman Stanbury that the matter be referred to the next regular meeting of City Council scheduled for September 15, 1977 without recommendation. Motion passed.

Meeting adjourned - 9:10 p.m.

HEADLINES

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MAYOR EDMUND L. MORRIS
CHAIRMAN

E. A. KERR
ACTING CITY CLERK

CITY COUNCIL
MINUTES

Council Chamber
City Hall
Halifax, N. S.
August 25, 1977
8:20 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 Connolly, Shannon, Downey, Sullivan, Stanbury, Hanson, Walker, and Lawrence.

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

MINUTES

Minutes of City Council meetings held on August 11 & 17, 1977, were approved on Motion of Alderman Lawrence, seconded by Alderman Walker.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

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

- 5(b) - Supplementary Report "Application for Rezoning from R-2 Two Family Dwelling Zone to R-4 Multiple Dwelling Zone, Civic No. 178 Main Avenue, Lands of George Walker, and Lot D, Main Avenue, Lands of Piercy Investors Limited
- 9(a) - Petition - Traffic Study - Residents of Harvey, Church, and Morris Streets
- 11(h) - Petition - Hartlen Avenue
- 14(c) - Regional Transit
- 14(d) - Investigation of Boarding Homes
- 20(a) - NIP II Planning Consultants

AND, to delete:

- 11(e) - Lighting in Council Chamber - Halifax Cablevision.

Council
August 25, 1977

DEFERRED ITEMS

Sale of City Property - 3297 Prescott Street

City Council, at its meeting held on August 11, 1977, deferred consideration of the above noted matter.

An information report dated August 12, 1977, was submitted on the matter.

Following a discussion of the item, it was MOVED by Deputy Mayor Moore, seconded by Alderman Lawrence that the high tender of Frank Roode in the amount of \$25,000 for the property known as 3297 Prescott Street be accepted, proceeds to be deposited in the Sale of Land Account less the amount of \$1,900, subject to the approval of the Minister of Municipal Affairs of such deduction.

Motion passed with Aldermen Downey, Sullivan, and Stanbury against.

Application for Rezoning from R-2, Two-Family Dwelling Zone to R-4, Multiple Dwelling Zone, Civic No. 178 Main Avenue, Lands of George Walker, and Lot D Main Avenue, Lands of Piercey Investors Limited

City Council, at its meeting held on August 11, 1977, deferred decision with respect to the above noted rezoning.

A supplementary staff report dated August 25, 1977, was submitted.

The City Clerk advised that Alderman Hanson was not present at the public hearing held on August 4, 1977.

MOVED by Alderman Stanbury, seconded by Alderman Connolly that 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 Family Dwelling Zone, as shown on Plan No. P200/7841 of Case No. 3439, with the reservation that access to the site be only from Hillcrest Street and not within 40 ft. of Main Avenue and that the storm drainage be as outlined in the report of August 25, 1977, be approved by City Council.

A questioning of staff ensued with respect to the matter of storm drainage following which, the Motion was passed with Alderman Hanson abstaining.

Council
August 25, 1977

PUBLIC HEARINGS, HEARINGS, ETC.

Appeal of the Development Officer's Decision to Approve
a Minor Variance of the Rear Yard Requirement at
2891 Connaught Avenue

A staff report dated August 19, 1977, was submitted.

Mr. Boyd Algee of the Development Department addressed Council and explained the item and responded to questions put forth by members of Council.

Mr. C. Hutt of 6576 London Street, the appellant, addressed Council saying he did not wish to stop the development but expressed concern about there being windows in the proposed extension facing his property as well as with respect to a large truck being parked in the applicant's driveway which blocks his view.

Mr. Algee advised that the applicant has assured staff there would be no windows in the proposed extension facing Mr. Hutt's property and also suggested that the extension would not interfere with light at the neighbouring property.

Mr. C. Kelly, the applicant, addressed Council and advised that the truck was parked in the driveway for the protection of the children in the neighbourhood. He felt it presented a dangerous situation by parking the truck on the street.

In reply to a question, Mr. Kelly advised that the truck would not be parked in the driveway any more than three hours per day and it is not left there overnight. Mr. Hutt advised that he could park the vehicle on the street but said it was for the protection of the children in the area that he used the driveway.

Following a further short discussion, it was MOVED by Alderman Stanbury, seconded by Alderman Sullivan that the appeal against the Development Officer's decision to approve a Minor Variance of the rear yard requirement at 2891 Connaught Avenue, be denied by City Council.

Motion passed.

Council
August 25, 1977

PETITIONS

Petition - Traffic Study - Residents of Harvey,
Church, and Morris Streets

Alderman Connolly presented a petition under date of August 22, 1977 from the above noted residents. Alderman Connolly advised the petition is in respect of two new apartment buildings being constructed in the area saying the residents are concerned about the traffic configuration and have asked that staff consider making Church Street two-way traffic to the end of the apartment buildings so that vehicles would have to enter and exit by way of Church Street. and to have one-way traffic on Church and Harvey Street.

Council agreed that the petition be referred to City staff for review and report.

REPORT - FINANCE & EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on August 17, 1977 as follows:

Green Gables Food Store - Ordinance No. 109

MOVED by Alderman Connolly, seconded by Alderman Lawrence that, as recommended by the Finance and Executive Committee, staff draft an amendment to Ordinance #109 which would have the effect of changing the assessment from \$12,500 to 1,500 gross square feet maximum limit.

Discussion ensued with respect to the proposal and Alderman Connolly noted the Legal Department will draft a proposed amendment to the Ordinance suggesting that when it is presented, the item can be dealt with at that time.

His Worship indicated it is the feeling of Council that the amendment should relate to 1,500 gross sq. ft. used in the business saying the item will come back to members of Council for consideration.

Motion passed.

Possible Sale - Rear Land - Halifax West High School

MOVED by Alderman Shannon, seconded by Alderman Sullivan that, as recommended by the Finance and Executive Committee, the subject land be sold to Mr. Hiltz for \$1.00 and that the actual conveyance be deferred until the conditions mentioned in the body of the report of March 24, 1977, are met to the satisfaction of the City and approved by the Engineering and Works Department with such sale being subject to the approval of the Provincial Minister of Municipal Affairs, and that the City retain a sewer easement over the entire parcel.

Following a short discussion, the Motion was put and passed with Aldermen Lawrence and Downey against.

Tender 77-87 Sale of 1975 Chevelle Sedan

MOVED by Alderman Sullivan, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, City Council approve the sale of one 1975 Chevelle Sedan to A. W. MacClure in the amount of \$1,731.00 with the proceeds of the sale to be credited to the vehicle replacement account.

Motion passed.

Installation of Trunk Sewer Mains, Kearney Lake Road from Broadholme Lane to Bicentennial Interchange

The above noted item was forwarded to City Council without recommendation for the purpose of receiving a staff report.

A supplementary report dated August 22, 1977, was submitted.

MOVED by Alderman Lawrence, seconded by Alderman Hanson that City Council authorize the Mayor and City Clerk to sign a C.M.H.C. Cost Sharing Agreement relevant to the costs incurred in installing storm and sanitary sewers on the Kearney Lake Road (Dunbrack Street Project Account #CEA51), so enabling collection of anticipated sums quoted in the report to Council of November 14, 1975 and subsequent Supplementary Report dated December 29, 1975, which authorized the subject works.

Motion passed.

Council
August 25, 1977

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on August 17, 1977, as follows:

Tree Spraying Brief

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

MOVED by Alderman Shannon, seconded by Alderman Stanbury that the City not undertake further wide spread spraying of City trees but that the trees be checked for heavy infestation and any trees found to be infested, be treated on an individual basis.

Alderman Shannon also suggested the City could arrange for a public information program by advising of a telephone number which people could call when they discovered trees which appeared to be infested.

It was noted that the City is awaiting reports from the other levels of government with respect to the safety features of the chemicals being used as well as a report from the Childrens' Hospital.

The Motion was put and passed.

Alderman Sullivan suggested that the briefs which Council received on the matter be forwarded to the Provincial and Federal Governments.

Alderman Shannon noted that this year, approximately one-half of the trees in the City have been sprayed and asked if staff could carry out a check of the trees and make a comparison of the ones which have been sprayed and the ones which have not to determine what is taking place.

Petition - Flamingo Drive - Sidewalk

MOVED by Deputy Mayor Moore, seconded by Alderman Hanson that, as recommended by the Committee on Works, the installation of concrete sidewalk, sod and trees on the south side of Flamingo Drive between the Bedford Highway and the existing sidewalk, be proceeded with as a local improvement project during 1977 dependent upon the availability of funds or as a first priority in 1978 without petition.

Motion passed.

Council
August 25, 1977

Petition - McLean Street - Curb & Gutter

An information report dated August 23, 1977, was submitted.

Alderman Connolly referred to the number of trees existing in the area and questioned why staff was proposing to plant two additional trees. He suggested that staff take the matter under advisement.

MOVED by Alderman Connolly, seconded by Alderman Lawrence that, as recommended by the Committee on Works, the installation of concrete curb and gutter, sod and trees on the east side of McLean Street between Atlantic Street and the cul-de-sac, be proceeded with as a local improvement project during 1977 dependent upon the availability of funds or as a first priority in 1978, without petition.

Motion passed.

Closure of St. Paul's Hill

A public hearing was held on the above noted matter on May 4, 1977.

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

MOVED by Alderman Walker, seconded by Alderman Hanson that City Council:

1. Close St. Paul's Hill Street as discussed at the Public Hearing of May 4, 1977, so the City may proceed with the Grand Parade Extension Project;
2. Lift the existing north and south street lines of St. Paul's Hill from Barrington Street to Argyle Street as shown on City of Halifax official street line Plan No. TT-23-22540; and
3. Lay down new street lines along the west side of Barrington Street and the east side of Argyle Street as shown on City of Halifax official street line Plan No. 18L.

Motion passed with Aldermen Connolly and Shannon against.

Council
August 25, 1977

Lighting in Council Chamber - Halifax Cablevision

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

Northwest Arm Odors

MOVED by Alderman Hanson, seconded by Alderman Walker that, as recommended by the Committee on Works, Halifax City Council do strongly urge and request that appropriate Federal Government Departments and Agencies undertake a continuing remedial dredging program in the North West Arm.

Motion passed.

St. Mary's Boat Club

MOVED by Alderman Shannon, seconded by Alderman Connolly that, as recommended by the Committee on Works, the petition be referred to staff for consideration and report.

Motion passed.

Petition - Hartlen Avenue

MOVED by Alderman Walker, seconded by Alderman Hanson that, as recommended by the Committee on Works, the petition be referred to staff for a report and that it be taken into account in the preliminary Capital Budget for 1978.

Motion passed.

Council,
August 25, 1977

Report - Committee of the Whole Council, Board and
Commissions:

Amendment to Ordinance No. 133 Respecting the Emergency
Measures Civil Defence Organization - SECOND RDG.

MOVED by Alderman Walker, seconded by Alderman
Sullivan that Ordinance No. 133 Respecting the Emergency
Measures Civil Defence Organization, as amended, be now
read and passed a Second Time. Motion passed.

Introduction to Ordinance No. 170 Under Section 25A of
Assessment Act - SECOND READING

MOVED by Alderman Shannon, seconded by Alderman
Walker that Ordinance No. 170, as submitted, be amended
as follows:

- 3.1. "Subject to the provisions of this Ordinance
the real property taxes payable by organizations
named in Schedule "A" to this Ordinance upon the
properties also named in the said Schedule shall
be determined upon fifty percent of the assessed
value of such real property;" and
6. "This Ordinance shall have effect commencing in
the municipal taxation year 1977 and continuing
until the expiry of the municipal taxation year
1977;" and further

that Schedule "A", as submitted, be included in said
Ordinance No. 170. Motion passed.

MOVED by Alderman Shannon, seconded by Alderman
Walker that Ordinance No. 170 Respecting Partial Tax
Exemptions for Certain Properties, as amended, be now read
and passed a Second Time. Motion passed.

Alderman Sullivan asked that something definite
be determined fairly quickly re the matter to be discussed
with the City Collector's office.

Council,
August 25, 1977

Regional Transit

This matter was discussed at a special meeting of Committee of the Whole Council held on August 24, 1977.

MOVED by Alderman Shannon, seconded by Alderman Connolly that Halifax City Council go on record as approving the principle of Regional Transit as set forth in the MAPC Proposed Regional Transportation System report of June 1977, and indicate its willingness to approve a Bylaw empowering the Regional Authority to accept its municipal responsibilities for Regional Transit subject to the City of Dartmouth and the Municipality of the County of Halifax passing similar Bylaws. Motion passed.

Investigation of Boarding Homes

MOVED by Alderman Connolly, seconded by Alderman Sullivan that Halifax City Council strike a Task Force or Special Committee to deal with the matter of Investigation of Boarding Homes.

Alderman Stanbury expressed her disagreement with the foregoing motion stating that she felt the investigation of boarding homes infringes upon certain rights of individuals.

Alderman Shannon stated that when she initiated the matter her intent was to look at the licensing of rooming houses for two reasons, one, many of such dwellings are not inspected by the City under the minimum standards bylaw, and secondly, very often people who reside in boarding homes are people who don't usually complain and are paying premium prices for often indifferent accommodations. She further stated that secondary reasons were that there be a licensing fee to cover costs of services provided by the City, that an inspection take place under the minimum standards bylaw before the license is issued, and to find where illegal rooming houses are being operated in the City.

After some discussion, the motion was put and passed with Alderman Stanbury voting against.

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August 25, 1977

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on August 17, 1977, as follows:

Consolidation of Lots 2, 3, 4, 5, and 6 to form Lot 4A
(Civic Nos. 1147-1157) Tower Road

MOVED by Alderman Shannon, seconded by Alderman Downey, that approval of consolidation of lots 2, 3, 4, 5, and 6 to form Lot 4A (Civic Nos. 1147-1157) Tower Road be deferred until such time as Council reviews the demolition and building permits.

The motion was put and lost with Deputy Mayor Moore, Aldermen Connolly, Hanson, Stanbury, Walker, and Lawrence voting against.

MOVED by Alderman Lawrence, seconded by Deputy Mayor Moore that, as recommended by the City Planning Committee, the application to consolidate Lots 2, 3, 4, 5, and 6 to create Lot 4A (Civic No. 1147-1157) Tower Road as shown on Plan No. P200/7961 of Case No. 3435, be approved by City Council. Motion passed with Aldermen Shannon, Downey and Sullivan voting against.

Subdivision and Lot Consolidation - Civic Nos. 3065 and
3095 Olivet Street

MOVED by Alderman Lawrence, seconded by Alderman Hanson that, as recommended by the City Planning Committee, the application to resubdivide land at 3065 Olivet Street, and consolidate lands at 3095 Olivet Street, thereby creating Lot AR containing 64,694 sq. ft. and Lot BR1 containing 32,948 sq. ft., to accommodate a 106-unit addition at 3095 Olivet Street, be approved by City Council. Motion passed.

Lot Consolidation - 5737 McCully Street

MOVED by Alderman Stanbury, seconded by Alderman Walker that, as recommended by the City Planning Committee, the application to consolidate Lots A and B to create Lot AB, lands of the Nova Scotia Society for the Prevention of Cruelty, McCully Street, be approved by City Council. Motion passed.

Council,
August 25, 1977

Review of the Planning Act - DATE FOR MEETING

It was agreed that a special meeting of the Committee of the Whole Council be held to deal with the matter of a review of the Planning Act.

His Worship advised that the meeting is scheduled to be held on Friday, September 23, 1977 at 2:00 p.m. in the Council Chamber.

Modification of the Zoning Bylaw to Allow Conversion to a Duplex at 1466 Carlton Street

His Worship called for those persons present who wished to address Council re the matter. No persons present wished to address Council.

MOVED by Alderman Shannon, seconded by Alderman Connolly that City Council approve the application for modification of the Zoning Bylaw requirements to allow the conversion of a single-family dwelling to a duplex at 1466 Carlton Street. Motion passed.

Final Approval - Lot A, St. Margaret's Bay Road and Tentative Approval - Lot B, Crown Drive

MOVED by Alderman Hanson, seconded by Alderman Walker that, as recommended by the City Planning Committee, City Council grant final approval to Lot A, St. Margaret's Bay Road, and tentative approval to Lot B, Crown Drive, as shown on Plan No. P200/8021 of Case No. 3462. Motion passed.

Tentative Approval of Fairmount Master Plan and Final Approval of Lots 146 and 149-168 Inclusive Brook Street, Samuel Terrace and Downs Avenue

MOVED by Deputy Mayor Moore, seconded by Alderman Hanson that, as recommended by the City Planning Committee,

Council,
August 25, 1977

1. Halifax City Council grant final approval to Lots 146 and 149-156 inclusive and 159-168 inclusive of Phase I and as shown on Plan No. P200/8093;
2. Halifax City Council accept the 1.1 acres of land (approximately) adjacent to the school site as public open space but not to compromise the City's desire for additional open space allocation;
3. The Mayor and City Clerk be authorized to sign a subdivision agreement for final approval of the above 19 lots in Phase I; and
4. Staff, the developer, and citizen representatives be asked to continue to dialogue with the intent of discerning an additional access to the subdivision and to report back to Council as quickly as possible.

Motion passed.

Final Approval - Lots A-1 to A-4 Albion Road

A supplementary staff report dated August 22, 1977 was submitted.

Alderman Walker referred to the above-noted report and referred to part 3 of the report and asked how Lot B could be combined with the existing lot on which Civic No. 37 Albion Road now exists. He stated that a number of the residents do not recall the meeting of December, 1973, referred to on page 3 of the report and, further, that the owner of Civic No. 10 Albion Road disagrees with the statement on page 3 that he requested the sewer be extended westward to service that lot.

Alderman Walker further referred to correspondence circulated by P.J.E. McDonough, solicitor for the applicant, and suggested that negotiations re purchase of the said property are underway but felt that insufficient time has elapsed for finalization of such negotiations.

Council,
August 25, 1977

MOVED by Alderman Walker, seconded by Alderman Hanson that the application for final approval of Lots A-1 to A-4, Albion Road, be deferred to the next regular meeting of City Council so that the residents of the area may have an opportunity to negotiate further re the purchase of the property. Motion passed.

MISCELLANEOUS BUSINESS

Tender 77-74 Two 1978 Model Truck with Utility Body and Aerial Lift

A staff report dated August 25, 1977 was submitted.

Alderman Lawrence asked how old are the vehicles being replaced by the above tender.

It was agreed that the matter be referred to the next regular meeting of Committee of the Whole Council.

Tender 77-60(R) Four 1978 Model 4 Wheel Drive Trucks

A staff report dated August 25, 1977 was submitted.

MOVED by Alderman Connolly, seconded by Deputy Mayor Moore that authority be granted to award tender to Bob McDonald Chevrolet Oldsmobile Limited for the combined bid amount of \$28,934.00 for three units with plow and one unit without plow, and that staff be authorized to charge the amount of \$28,934.00 to the vehicle replacement reserve account. Motion passed.

Tender 77-78 One Tractor-Loader-Backhoe

A staff report dated August 25, 1977 was submitted.

Alderman Lawrence asked what vehicles are being replaced by the above tender.

Council,
August 25, 1977

It was agreed that the matter be deferred to the next regular meeting of Committee of the Whole Council.

Award of Tender #77-21, Street and Walkway Lighting

A staff report dated August 16, 1977 was submitted.

In response to a question, Mr. Calda advised that the said tender does not include the sodding and landscaping on North Ridge Road as this work will be done by City forces. Alderman Sullivan stated he would like all the work done at the same time and asked that the matter be clarified.

In response to a question re the University Avenue location, Mr. Calda advised that the tender submitted was in excess of the estimate and there was no account from which to transfer other funds. He stated that a comparison of the two designs will be made and a report will be submitted to City Council.

His Worship requested that staff look at the median lighting on Chebucto Road between Connaught Avenue and Mumford Road.

MOVED by Alderman Lawrence, seconded by Deputy Mayor Moore that tender #77-21 be awarded as follows:

1. That the project for Convoy Place be awarded to Kaizer Construction and Services Limited at the unit prices quoted in the staff report dated August 16, 1977;
2. That the project for Westmount Subdivision be awarded to Standard Paving Maritime Limited at the unit prices quoted in the staff report dated August 16, 1977;
3. That the project for University Avenue not be awarded at this time for the reasons listed in the staff report dated August 16, 1977;
4. Project funds be authorized from Capital Accounts CGA17 and CGA18.

Motion passed.

Council,
August 25, 1977

Award of Tender #77-14 Aurora Avenue

A staff report dated August 23, 1977 was submitted.

MOVED by Alderman Walker, seconded by Alderman Hanson that Tender #77-14 be awarded as follows:

1. The project for Aurora Avenue, New Paving (Alternative 1 - Asphalt), Sanitary and Storm Sewers, and Earth Retaining Structure be awarded to Standard Paving Maritime Limited for the unit prices quoted in the staff report dated August 23, 1977;
2. The project funds be authorized from Capital Accounts CBA47, DDA19 and CGA07.
3. Funding transferals be approved as outlined in Appendix "A" attached to the staff report dated August 23, 1977.

Motion passed.

Council,
August 25, 1977

QUESTIONS

Question Alderman Connolly Re: Use of Concrete Poles
in the City

Alderman Connolly stated that previously he had raised the matter of the City requiring that concrete poles be used and a staff report was issued indicating that such a requirement was not feasible financially, etc., He stated that a significant number of poles are being installed in the City and the type of pole being used is, in his opinion, an eyesore. He suggested that if overhead wiring is a necessity, the least requirement that can be requested is that the poles be more pleasing in appearance.

Deputy Mayor Moore stated that it is his understanding that when such poles are installed the City issues a permit of some sort but does not specify the area of location and at the present time two such poles are installed on the sidewalk on the bridge at Mumford Road.

It was requested that staff investigate the matters raised and that a representative of the Nova Scotia Power Commission be invited to attend the next regular meeting of the Committee of the Whole Council to discuss the matter.

Question Alderman Connolly Re: Hazard at North End Library

Alderman Connolly stated that correspondence has been received re a hazard at the North End Library and asked that staff investigate and submit a report.

Question Alderman Sullivan Re: Fence Repairs at Fort Needham

Alderman Sullivan stated that he had previously asked that the fence on the north side of Fort Needham at the Union Street entrance be repaired and noted that such repairs have not taken place. He requested that the work be done.

Council,
August 25, 1977

Question Alderman Sullivan Re: Vacant City-Owned Lot on
Veith Street

Alderman Sullivan stated that the vacant City-owned lot on Veith Street located next to Veith House needs to be cleaned up as the grass has not been cut there all summer. He requested that the grass be cut and the lot be cleaned up.

Question Alderman Sullivan Re: 2878-80 Barrington Street

Alderman Sullivan referred to a private and confidential memorandum from the City Solicitor re the above-noted property and expressed his disappointment in the status of the matter. Alderman Sullivan requested that the City Solicitor take appropriate steps to have notice served on the individual involved and that the matter be resolved as quickly as possible.

Question Alderman Sullivan Re: Negro Point Park

Alderman Sullivan noted that an information report dated August 19, 1977 was circulated re the Container Pier - Phase I. He requested that the item 'Negro Point Park' be added to the agenda of the next regular meeting of Committee of the Whole Council and that the City Clerk distribute copies of reports previously circulated re the matter.

Question Alderman Downey Re: Freeze on Public Housing
And Senior Citizens Housing Rents

Alderman Downey requested that staff ask the Minister of Housing to investigate a freeze on public housing and senior citizens housing rents for two years. His Worship requested that staff submit a report on the merits and demerits of the request.