

SPECIAL COUNCIL - PUBLIC MEETING
MINUTES

Council Chamber,
City Hall,
Halifax, N. S. 7
January 4, 1978
8:10 p.m.

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

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

Present: His Worship the Mayor, Chairman; Deputy Mayor Shannon, Aldermen Maley, Downey, Meagher, Sullivan, Clarke, Wooden, Hanson and Moore.

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

MOVED by Alderman Meagher, seconded by Alderman Moore that the following item be added to the Order of Business: "Halifax Recreation Integration Project" Motion passed unanimously.

Halifax Recreation Integration Project

MOVED by Alderman Moore, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, the City accept the \$3,792.00 from the Province so that the project can continue to the end of the fiscal year and before that time discussions and meetings take place between the interested parties and a report be submitted to Council. Motion passed.

Public Hearing Re: Relocation of Existing Building Line on Beaufort Avenue in front of proposed Lot 26C, located adjacent to 1069 Beaufort Avenue

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

The matter was duly advertised on December 12 and December 19, 1977.

Mr. B. Algee, Development Dept., with the aid of a sketch, explained the application and responded to questions from members of City Council.

The Chairman called for those persons present who wished to address Council in support of the application.

Mr. A. R. McLaughlin, 6286 Oakland Road, the applicant, accompanied by Solicitor Elwin MacNeil, addressed Council in support of the application. Mr. McLaughlin referred to his letter dated January 4, 1978, addressed to the City Clerk, copies of which were circulated to members of City Council, and stated that he simply wished to reiterate the statements made in his letter. Mr. McLaughlin and Mr. MacNeil responded to questions from members of Council.

No other persons present wished to address Council in support of the application. The Chairman then called for those persons present who wished to speak in opposition to the application.

Mr. A. Peter Feron, 1059 Beaufort Avenue, addressed Council in opposition to the application. Mr. Feron referred to his letter addressed to the City Clerk dated December 23, 1977, copies of which were circulated to members of City Council, and re-emphasized the reasons for objection stated therein.

No other persons present wished to address Council in opposition to the application.

His Worship declared the matter to be before Council.

MOVED by Alderman Moore, seconded by Alderman Maley that the matter be referred to the next regular meeting of City Council without recommendation. Motion passed.

Meeting adjourned - 8:40 p.m.

HEADLINES

Halifax Recreation Integration Project	1
Relocation of Existing Building Line on Beaufort Avenue in front of proposed Lot 26C, located adjacent to 1069 Beaufort Avenue	1

MAYOR EDMUND MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

PUBLIC MEETING
MINUTES

~~Debate~~
Record

St. Stephen's School
Gymnasium
3669 Highland Ave.
Halifax, N. S.
January 5, 1978
7:45 P. M.

A public meeting was held on the above date.

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

Also Present: Director of Development, Director of Works, and other staff members.

The meeting was called especially to discuss the:

Call for Proposals - City Prison Lands

His Worship opened the meeting by introducing members of Council and staff members in attendance.

His Worship referred to a public meeting held some months ago to discuss the Convoy Development saying that at that meeting, members of Council were greatly helped by the expression of public concern about density, adequate recreational provision in onward development, the aspirations to achieve senior citizens' housing which now appears capable of realization, and generally the ideas in the neighbourhood about how the citizens wished the City to proceed with the Development Call.

His Worship noted that Council indicated at the previous meeting, that a further meeting would be held as soon as a package was put together and before a Call for Development Proposals was issued. His Worship advised that staff have prepared a Call for Proposals in draft form which has been edited by Council and which is the subject of this evening's meeting.

His Worship suggested the way to proceed would be to have staff present the essence of what the City is going to invite proposals for to be followed by discussion. His Worship, in referring to the proposed Call for Proposals as attached to an information staff report of December 12, 1977, suggested the City has met the aspirations of the residents expressed at the previous public meeting.

Public Meeting
January 5, 1978

His Worship noted the City has kept the proposed density, provided the recreational space, has set aside space for a proposed senior citizens housing development, and generally has achieved all of the points which the residents wished to achieve as expressed at the previous public meeting.

His Worship advised that Council is now asking for the views of the residents saying that if the proposed Call for Proposals meets with general agreement and Council is ready to proceed by Thursday evening, staff will ask Council for authority to publish a public Call for Development Proposals.

His Worship then reviewed Page Nos. 1 to 6 of the Proposed Call for Proposals as attached to the staff report of December 12, 1977, following which, Mr. D. Corkum of the Development Department, with the aid of maps, outlined the contents of the proposed Call and responded to questions put forth.

A resident of the area suggested the proposed Call did not reflect the concerns expressed at the last meeting with respect to the units being owner-occupied. He also suggested a number of owners have had to spend money to correct design deficiencies saying he would like to see anyone who purchases a unit, protected from poor construction by some form of guarantee.

His Worship advised that careful note would be taken of the remark and suggested the answer is that the guidelines require that the successful proponent complies with the National Building Code and Bylaws of the City. His Worship suggested that what is being asked is that the City enforce them.

With respect to the home ownership matter, His Worship referred to the "Type of Tenure" heading listed on Page #3 of the Development Guidelines which reads "The local residents have indicated to City Council that they would prefer to see home ownership in some form".

Reference was also made to the wording of Section 11 (2) (c) on Page #7 of the proposed Agreement, and His Worship advised that the matter was discussed by City Council and it was his recollection that it should read as follows:

Public Meeting
January 5, 1978

"signed agreements to purchase or alternatively, signed leases or offers to lease for at least 60% of the rental space available for occupancy at the date of completion of said Stage Two of the accepted Development Proposal PROVIDED HOWEVER that space designated for parking shall not be considered to be rental space within the meaning of this subsection."

His Worship suggested the wording would again have to be changed in the proposed Agreement.

The gentleman who previously suggested that some purchasers have had to spend money to correct design deficiencies, again spoke and said he was not referring to inspections by City staff. He suggested the developer did not retain a designer to inspect the design. He said there is a one year warranty that can be applied and suggested it may be a good idea to require the developer to warrant any construction that he sells for a period of time, and His Worship advised that the remarks would be carefully noted.

Another speaker suggested the cost of the property to the City was not very significant and expressed the feeling that there be no cost to the developer for the land saying the sooner the project is built, the sooner the City will realize revenue from taxes.

The Chairman advised that note would be taken of the suggestion but noted the City Charter requires that value be received for the land.

The feeling was also expressed by other speakers that the City should receive value for the land and Mr. J. Lloyd felt the City should be cautious about allowing land to get into any kind of subsidy position for there was danger of creating a bonus situation for the developer.

Mr. Lloyd also spoke with respect to the height of buildings and suggested the City's planners have taken the matter into consideration. Mr. Lloyd, however, referred to construction proposed by the Province and asked whether the City had any control over what it builds.

The Hon. Walter R. Fitzgerald, Minister in Charge of Administration of the Housing Development Act, responded to the question and advised it is the policy of the Housing Commission to abide by all municipal regulations saying the Commission works closely with the City in designing all such projects to make sure they meet all Bylaws and Regulations, and in keeping with the wishes of the Community before construction takes place.

Mr. Lloyd also asked whether it was intended that further reference be made to the public or would a selection be made by Council when proposals are received.

His Worship advised that proposals will be received and staff will make a recommendation to Council saying the fact that Council is considering a certain proposal will be made known to the public. His Worship said that if a proposal were submitted exactly with the guidelines discussed, Council would likely feel it would not have to have a further meeting but suggested Council members would bind themselves that they would not receive a proposal and approve it at the same meeting. His Worship said Council would not receive a report from staff and act on it at the same meeting saying the item would probably be placed on the agenda of the next Committee of the Whole meeting and the following Council meeting which would give public awareness of what was proposed.

Further discussion and questioning ensued and Mr. Lloyd expressed the feeling that those present feel the City has done all it can to put together a development that generally meets the objectives of the area of the City concerned.

9:00 P. M. - Meeting adjourned.

HEADLINES

Call for Proposals - City Prison Lands -
Public Meeting 1 - 4

Record

PUBLIC MEETING - PROPOSED ACCESS
TO NORTHWEST ARM DRIVE (DUNBRACK STREET)
MINUTES

Chebucto Heights School
Gymnasium,
230 Cowie Hill Road
Halifax, N. S.
January 10, 1978
7:45 p.m.

A public meeting was held on the above date.

Present: His Worship the Mayor, Chairman; Deputy Mayor Shannon, Aldermen Maley, Clarke, Wooden, Hanson, Moore and Lawrence.

Also Present: Mr. C. L. Dodge, Assistant Director of Development, Mr. P. Calda, Director of Engineering and Works, City Clerk and other staff members.

The Chairman advised that the meeting was called to discuss the proposed access to Northwest Arm Drive (Dunbrack Street).

Mr. C. L. Dodge, Assistant Director of Development, with the aid of a schematic sketch, reviewed the information contained in the staff report dated November 7, 1977 entitled "Access to Northwest Arm Drive (Dunbrack Street)", advising that the Province has officially classified the Main Avenue - Sambro Road section as "limited access highway" and has advised the City that connections to the arterial will be at specified coordinated points: one west of Cowie Hill, one west of Kline Heights, one west of Fairmount and one at the Main Avenue intersection. He advised that the Department of Highways will be constructing interchanges at the Bi-Hi and eventually at Old Sambro Road.

Alderman Sullivan entered the meeting at 8:00 p.m.

In response to a question, Mr. Dodge stated that City staff determined where connectors to North West Arm Drive should be located.

Public Meeting,
January 10, 1978

Concern was expressed by some persons present re the proposed connector to the Fairmount Subdivision. Mr. Dodge reviewed the proposal and advised that staff have held meetings with the interested parties on the matter and further meetings are scheduled.

Commander Jim Fitzgerald (Ret'd), a resident of the Springvale-Fairmount subdivision, addressed the meeting and stated that a residents' Committee circulated approximately 300 questionnaires in the area and of approximately 200 replies received, 95% favour his Committee's position which he proceeded to explain with the aid of the sketch provided. Commander Fitzgerald indicated that while his Committee approves of the North West Arm Drive, they do not see any necessity to hurry the connection to their subdivision.

Commander Fitzgerald proposed that new development to the south of the subdivision have a separate entrance and exit until such time as the North West Arm Drive connection is available and at that time open up the subdivision.

Mr. Dodge advised that the Committee's suggestion has been discussed by staff at great length with the residents of the area and a further meeting will be held shortly at which time representatives of the Transit, Police and Fire Departments will be present to discuss the issue.

Concern was expressed re the close proximity of the proposed Cowie Hill connector to the Chebucto Heights School, especially as it would affect the children of the Kline Heights area who attend the school.

After further discussion, the Chairman summarized the concerns expressed and advised that the matters raised would receive the consideration of staff and City Council.

Meeting adjourned - 9:15 p.m.

MAYOR EDMUND MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

CITY COUNCIL
MINUTES

Council,
January 12, 1978

Council Chamber,
City Hall,
Halifax, N. S.
January 12, 1978
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 Shannon, Aldermen Maley, Downey, Meagher, Sullivan, Clarke, Wooden, Hanson and Lawrence.

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

MINUTES

Minutes of City Council meetings held on December 29, 1977 and January 4, 1978 were approved on Motion of Alderman Lawrence, seconded by Alderman Hanson.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS

At the request of Alderman Lawrence, it was agreed to add:

- 13(a) - Report from Chairman of the Board of Health - Rodent Control

At the request of Alderman Sullivan, it was agreed to add:

- 20(a) - Appointments
- 20(b) - Vacant Building - Barrington Street at Russell St.

At the request of Alderman Downey, it was agreed to add:

- 20(c) - Cogswell Street Ramp

Council,
January 12, 1978

At the request of Alderman Wooden, it was agreed to add:

- 20(d) - School Population in City
- 20(e) - Lighting - Herring Cove Road and Old Sambro Road Intersection
- 20(f) - Snowmobiles on Lakes - Nuisance and Safety Factors

The Order of Business, as amended, was approved.

DEFERRED ITEMS

Call for Proposals - City Prison Lands

A public meeting re the above matter was held on January 5, 1978.

A staff report dated January 9, 1978 was submitted.

Alderman Sullivan stated that concern was expressed at the public meeting that a warranty be a requirement for the developer or builder of this last phase and he requested that staff incorporate all effective warranty arrangements in the proposal call or in the consideration of such.

His Worship suggested that the Acting City Manager give warrant to City Council that in the development guidelines a further clause be inserted to the effect that preference in the City's interpretation of the responses will be given to considerations which give guarantee or warrant of the quality of the building construction.

Alderman Sullivan requested that staff investigate and determine in what other ways the warranty clause could be included and suggested that it might be included in the development agreement when it is signed.

Council,
January 12, 1978

Alderman Maley requested that when staff are giving information about the proposals it be suggested that this development bear in mind the public transit system in the design lay-out of the development. She stated that a developer could provide a cut in from a major roadway where a bus could stop without interfering with the passing traffic.

Alderman Sullivan requested that, as indicated at the public meeting, page 7, section 11, subsection (c) be corrected to read "signed agreements to purchase, or signed leases or offers to lease at least 60% of the rental space".

His Worship suggested that consideration be given to replacing the reference 'City Prison lands'.

MOVED by Alderman Sullivan, seconded by Alderman Meagher that City Council authorize staff to:

- 1) prepare a legal plan of subdivision of the undeveloped lands and arrange for subdivision approval and lot approval of the parcels of land to be leased and/or conveyed to Halifax Condominium Corporation No. 3 and to the Nova Scotia Housing Commission (Appendix A attached to the staff report dated January 9, 1978);
- 2) prepare a lease purchase agreement between the City and Halifax County Condominium Corporation No. 3 for the parcel of land to be used for recreation;
- 3) on completion of subdivision approval place ads in all daily newspapers in the Atlantic Provinces and the Globe and Mail, calling for proposals for the development of the remaining undeveloped land.

Motion passed.

Application for Lot Consolidation and Amendment to the Zoning Bylaw for Alteration to a Building Line, Lots
26 & C Beaufort Avenue

A public hearing was held re the above subject on January 4, 1978.

The City Clerk advised that Alderman Lawrence was not present at the public hearing.

Council,
January 12, 1978

MOVED by Alderman Maley, seconded by Deputy Mayor Shannon that City Council approve the relocation of the existing building line as it relates to Lot 26 Beaufort Avenue and lay down a new building line 20 feet from the existing street line. Motion passed with Alderman Lawrence abstaining.

MOVED by Alderman Maley, seconded by Deputy Mayor Shannon that City Council, as recommended by the City Planning Committee, approve the application to consolidate Lot C and Lot 26 Beaufort Avenue to create Lot 26C, as shown on Plan No. P200/8152 of Case No. 3514. Motion passed.

PUBLIC HEARINGS, HEARINGS, ETC.

Appeal against the Decision of the Development Officer not to grant a Building Permit for Case No. 3505,
3579 Gottingen Street

A letter dated January 5, 1978 addressed to Mayor Edmund Morris re the above was received, copies of which were circulated to members of City Council.

Alderman Sullivan requested that the matter be deferred so that staff may submit a report.

MOVED by Alderman Sullivan, seconded by Alderman Lawrence, that the matter be referred to staff for a report. Motion passed.

A petition dated January 11, 1978 in support of the applicant, with approximately 42 signatures attached thereto, was submitted by Alderman Sullivan.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on January 4, 1978, as follows:

Towing Tenders

This matter was referred to City Council without recommendation.

Council,
January 12, 1978

MOVED by Alderman Sullivan, seconded by Alderman Lawrence, that staff be authorized to award Towing Tenders - 77-152 Police Towing and Storage and 77-153 City Towing to the low bidder in the normal manner.

Alderman Hanson requested that the towing vehicle be requested to carry a bucket and broom to clean up the debris at the accident site. The Acting City Manager agreed that the request would be made.

Motion passed.

Possible Sale - Sir John D. Thompson School Property -
Mumford Road and Leppert Street

MOVED by Alderman Hanson, seconded by Deputy Mayor Shannon that, as recommended by the Finance and Executive Committee, City Council indicate its intention to convey the former Sir John D. Thompson school and site for the purpose and at the price as indicated in the staff report of December 29, 1977, all of which is subject to a public hearing and subsequent Council consideration. Motion passed.

Renaming Memorial Fountain, Victoria Park

MOVED by Alderman Downey, seconded by Alderman Maley that, as recommended by the Finance and Executive Committee, the "Linda Oland Memorial Fountain" in Victoria Park, be renamed the "Sidney and Linda Oland Memorial Fountain". Motion passed.

Tender 77-80 - Police Clothing

MOVED by Alderman Lawrence, seconded by Alderman Clarke that, as recommended by the Finance and Executive Committee, authority be granted to award the contract to Tony the Tailor, for \$46,143.50 to ensure that the 1977 issues are received as early as possible and that the 1978 issue arrives as close to April 10, 1978 in accordance with the terms of the current agreement. This award would be based upon the unit prices per item quoted on Tony the Tailor's Documents with the total price varying with the actual quantities ordered. Motion passed.

Council,
January 12, 1978

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on January 4, 1978 as follows:

Supplementary Report - Petitions/Deferrals - New Sidewalks

MOVED by Alderman Wooden, seconded by Alderman Hanson that during the discussion of the proposed Capital Budget, the installation of sidewalk on Purcell's Cove Road and Kearney Lake Road be approved, subject to Local Improvement Charges, and without the right of petition in accordance with Section 391 of the City Charter. Motion passed.

Local Improvement Rate

MOVED by Deputy Mayor Shannon, seconded by Alderman Sullivan that, as recommended by the Committee on Works, the 1978 Local Improvement Rates as shown in Appendix "A" of the staff report dated December 21, 1977 be approved. Motion passed.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on January 4, 1978 as follows:

Willow Street Traffic Control

Alderman Meagher indicated that he has not received a response from the Oxford Home and School Association to date.

MOVED by Alderman Meagher, seconded by Alderman Sullivan that the matter be deferred to the next regular meeting of Committee of the Whole Council. Motion passed.

REPORT - BOARD OF HEALTH

Report from Chairman of the Board of Health - Rodent Control

Alderman Lawrence, Chairman of the Board of

Council,
January 12, 1978

Health advised that he has been informed by the Director of Health Services for the City of Halifax, Dr. West, that the Regional Authority have contracted out the rodent control program at the Transfer Station and it is well in hand. He further advised that an additional 440 lbs. of bait and 50 new bait boxes have been placed at the old dump site. He stated that the rodent control program is progressing and operating well.

Alderman Downey requested that City-owned vacant buildings in the Brunswick Street area be baited. His Worship advised that this is being done.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS:

Amendment to Ordinance No. 143 Respecting "Mobile Home Parks"
- SECOND READING

MOVED by Alderman Lawrence, seconded by Alderman Sullivan that the following amendment to Ordinance No. 143, respecting Mobile Home Parks, be read and passed a Second Time:

"Section 5 of said Ordinance Number 143 be repealed and the following substituted therefor:

5 (1) No fee shall be payable for a license issued under this Ordinance.

(2) The operator of a Mobile Home Park shall, on or before the 10th day of each month, render to the Building Inspector a statement of the number of mobile homes which occupied a space in the Mobile Home Park in the preceding month.

(3) If the statement is not received by the Building Inspector by the 15th day of the month, the Building Inspector shall recommend to Council that the license be revoked."

Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on January 4, 1978, as follows:

Wanderers Grounds (Interim Report) - DATE FOR PUBLIC HEARING

The following is the recommendation of the City Planning Committee:

"That a date be set for a public hearing to consider the removal of the street lines for Jubilee Road Extension from Summer Street to Bell Road as were set down in 1970."

The Acting City Manager requested that the item be deferred as there are a number of other changes associated with the matter and should be incidental with the extension. Mr. Murphy advised that a staff report would be submitted at the next Council meeting at which time a date can be set for the public hearing.

Alderman Lawrence asked if staff could communicate with Alderman Moore tomorrow in order to explain that the item was deferred, and the Acting City Manager advised that this would be done.

A short discussion and questioning of staff ensued following which Council agreed that the item be deferred to the next meeting of the Committee of the Whole Council.

Lot Consolidation of Lot C and Lot 26 to create Lot 26C,
Beaufort Avenue

The above noted item was dealt with earlier in the meeting under the "Deferred Items" section of the minutes.

Application for Rezoning - Lot A-4, Mumford Road and Leppert
Street - Lands of City of Halifax, from P, Park and
Institutional to R-3, Multiple Dwelling Zone - DATE FOR HEARING

The City Clerk advised that the public hearing has been scheduled for February 8, 1978 at 8:00 P.M.

Council
January 12, 1978

Council then agreed that February 8, 1978 at 8:00 p.m. be set as the time for a public hearing to consider the application to rezone Lot A-4, Mumford Road and Leppert Street, lands of the City of Halifax from P, Park and Institutional Zone, to R-3, Multiple Dwelling Zone, as shown on Plan No. P200/8214 of Case No. 3547.

Application for Rezoning Civic No. 1468 Birmingham Street, Lands of Capitol Centre Properties Ltd., from P, Park & Institutional Zone to C-2, General Business Zone

MOVED by Alderman Sullivan, seconded by Alderman Downey that, as recommended by the City Planning Committee, the matter be deferred pending a report and discussion of the Spring Garden South Redevelopment Plan.

Motion passed.

MISCELLANEOUS BUSINESS

Letter of December 22, 1977 from Ed Broadbent, New Democratic Party Re: Growing Unemployment Problem

A letter dated December 22, 1977, was submitted from the Leader of the New Democratic Party which had attached a resolution passed by the Borough of Etobicoke Council on November 22, 1977, calling for a Winter Works Incentive Program. The letter requested that the City support the idea of such a program.

His Worship suggested that the matter be referred to the Union of Nova Scotia Municipalities which is meeting next week so it will be looked at in terms of a uniform municipal response, to which Council agreed.

Demolition and Preservation - West Side Granville Street - Duke to Buckingham

A staff report dated January 10, 1978 entitled "Durham Leaseholds - Phase II" with attachments, was submitted.

His Worship noted that one of the attachments to the report is an earlier information report of December 13th saying staff are now proposing, subject to Council approval, to authorize the action envisaged in the information report.

Council
January 12, 1978

His Worship advised that Mr. George Rogers, Chairman of the Landmarks Commission, was in the gallery as well as representatives of Durham Leaseholds. His Worship said a staff report of December 13th referred to two buildings to be demolished saying that his recollection as well as the recollection of some members of Council was different than what was indicated in the report.

His Worship advised that the matter was brought to the attention of staff and the developer was communicated with. His Worship said that about that time, Mr. Rogers also brought the matter forward in a letter dated December 23rd., saying that upon receipt of the letter, a meeting was held between representatives of the developer, staff, and the Mayor. His Worship indicated that at that time, undertakings were given and arising out of that, Mr. Rogers sent a subsequent letter, which is attached to the report presently before Council, in which Mr. Rogers advises that he has been assured the developer will be making design changes to the project which will satisfy the Commission's concerns.

Mr. Rogers addressed Council and advised that the four items which were of concern to the Commission related to the complete demolition of the two buildings including the facades, new construction above the roof line of the present building fronts, the proposed extension of the block by new construction, and the introduction of an interior shopping mall within the block which the Commission felt would dilute the activity and attraction of the street as a proposed pedestrian mall.

Mr. Rogers advised that after bringing the matters to the City's attention and following the meeting with the developer and his representatives, a satisfactory solution has been realized. With respect to the two buildings which must be taken down, Mr. Rogers advised that the compromise is that the facades will be rebuilt to the same appearance as they are now except that they will be raised slightly so that the floors will line up with the general floor lines of the remaining buildings.

His Worship noted that the buildings will have to be most carefully held by transverse bars based in Granville Street and suggested that Mr. Jablonsky of the Consulting Engineers firm, might advise Council of the advice he has given his client on the matter.

Council
January 12, 1978

Mr. Jablonsky then addressed Council on the subject matter.

Council further heard from Mr. Rogers and in response to a question from His Worship as to whether the Landmarks Commission has had its concerns reasonably satisfied as a result of the meeting that was held and subsequent correspondence and dialogue, Mr. Rogers indicated that the Commission was reasonably satisfied.

MOVED by Deputy Mayor Shannon, seconded by Alderman Maley that City Council authorize staff as and when appropriate, to issue permits in respect of the preservation of the Granville Street facades, west side of Granville Street, Duke to Buckingham Streets, preliminary to construction of Granville Place.

Motion passed.

Change of Pay Period, Halifax Patrolmen's Association

A staff report dated January 6, 1978, was submitted.

MOVED by Alderman Sullivan, seconded by Alderman Clarke that Council authorize the Mayor and City Clerk to sign an agreement with the Halifax Police Patrolmen's Association changing the issuance of pay cheques to a two weekly cycle commencing January 13, 1978.

Motion passed.

QUESTIONS

Question Alderman Lawrence Re: Raising of Fees - Halifax Civic Majorette Group

Alderman Lawrence asked that the staff of the Recreation Department investigate the raising of the fees for the Halifax Civic Majorette Group saying it was his understanding the fees have been increased by 50 per cent. Alderman Lawrence said it was also his understanding that the group was not informed of the matter and asked that staff supply a report as to why there has been an increase and advise if there is anything Council can do on behalf of the group.

Question Alderman Lawrence Re: Tender Report - Police Vehicles

Alderman Lawrence advised that members of Council received a report with respect to the above noted matter but it was not dealt with at the Committee of the Whole meeting and asked what became of the item.

The Acting City Manager said there was a report prepared on the subject but the item was taken off the Committee of the Whole agenda. Mr. Murphy said he had expected the item to be on the agenda this evening.

Alderman Lawrence requested that staff have a serious look at the size of the police vehicles being tendered for as automobiles are continuing to decrease in size every year. Alderman Lawrence said he was only questioning whether staff have this in mind when tendering for new vehicles.

The Acting City Manager said he was quite certain the item would be coming to the next Committee of the Whole meeting and staff would be prepared to discuss specifications at that meeting.

Question Alderman Lawrence Re: Feasibility of using Diesel Engines

Alderman Lawrence requested that staff give consideration to the matter of using diesel engines in high mileage trucks used by the City, and submit a report on the matter. Alderman Lawrence noted that the engines are more expensive but suggested there may be a saving in fuel over the years. As an example, Alderman Lawrence referred to the one-half ton trucks used by the Foremen.

Council
January 12, 1978

Question Alderman Sullivan Re: Barrington Street between North
and Russell Streets

Alderman Sullivan requested that the Police Department review the section of Barrington Street between North and Russell Streets saying what is taking place is that vehicles are being left on the street as a result of employees of the Shipyard and Dockyard who apparently are late leaving these establishments. Alderman Sullivan said that as a result, traffic becomes congested and backs up across North Street. He said the problem seems to be occurring quite frequently lately saying people seem to be abusing the privilege. Alderman Sullivan suggested it may be necessary to designate the area as a tow-away zone.

The Acting City Manager advised that staff would look into the matter.

Question Alderman Downey Re: Appointee - Halifax Housing
Authority

Alderman Downey indicated it was his understanding that the nomination made by the City for appointment to the Halifax Housing Authority, was not accepted by the Minister, and His Worship advised that Council did nominate a party for appointment and the Mayor was clearly given to understand that the person was a public housing tenant.

His Worship said that upon an examination, it was found the party was not a public housing tenant and the Authority was then advised that Council wished to appoint a tenant. His Worship advised there is a vacancy on the Authority.

Question Alderman Downey Re: Washing Machines - Public Housing
Units

Alderman Downey said it was his understanding that a number of the washing machines in the public housing units are not working and it seems that many of them are worn out. Alderman Downey asked if Council could receive a report on the matter.

His Worship advised that he is meeting with the Manager of the Authority next week and he would be pleased to take it up with the Manager at that time.

January 12, 1978

Question Alderman Maley Re: Hole - Corner of Morris and
Barrington Streets

Alderman Maley advised that she would like to receive a report from the Works Department with respect to a hole at the corner of Morris and Barrington Streets which has been there for about one month. Alderman Maley said the hole is causing inconveniences and she could not see why it is still there as no work is taking place.

The Director of Works advised that staff would bring the matter to the attention of Maritime Tel & Tel who have been working in the area. He said staff will follow the matter through.

Question Alderman Shannon Re: Point Pleasant Park Canteen

Alderman Shannon asked for a report on the Point Pleasant Park Canteen which has been closed for a number of weeks.

His Worship advised that a report would issue on the matter saying the former contractor was not able to carry on. His Worship advised that the Licensees asked to be relieved of their contractual obligations and upon payment of a penalty, the Commission so allowed. His Worship advised that the Commission has called for new proposals allowing for a closed period.

Question Alderman Meagher Re: Container on Property of Oxford
Theatre - Corner of Oxford Street and Quinpool Road

Alderman Meagher said that several weeks ago he mentioned the container existing at the above noted location saying it is still there and the truck is still making its trips over the curb and gutter and there is garbage strewn over Quinpool Road in the area. Alderman Meagher asked when a solution to the problem would be forthcoming.

The Acting City Manager suggested the problem is a Police matter saying staff have been in touch with the Department. Mr. Murphy said he would attempt to have a report submitted on the matter.

Alderman Shannon asked if it is permitted to have a free-standing object such as the container in question, between a property and the street line.

His Worship advised that staff would look into the matter.

Council
January 12, 1978

Question Alderman Meagher Re: Meeting Re: Yale, Vernon, and
Yukon Streets and Monestary Lane

Alderman Meagher noted that early in December, he attended a meeting between Alderman Shannon, the Mayor, Traffic Authority, and the Acting City Manager in connection with the above noted streets. Alderman Meagher asked when it would be expected that another meeting be held with the Traffic Authority and the Acting City Manager on the matter.

His Worship advised that it is hoped to set up such a meeting this week saying he would get back to Alderman Meagher on the matter shortly.

Question Alderman Lawrence Re: Baiting of City-owned Boarded-up
Buildings

Alderman Lawrence referred to the above noted matter which was raised earlier in the meeting and expressed concern about children being able to get in such buildings if bait is to be placed in them. Alderman Lawrence felt that staff should be sure the buildings are boarded-up and secured after they are baited.

His Worship advised that staff would look into the matter.

ADDED ITEMS

Appointments

Alderman Sullivan advised that Council's Committee on Vandalism met earlier this week and reviewed documents and material received from other municipalities in Canada and discussed the direction the Committee was going to take.

Alderman Sullivan said that one of the items discussed was the representation on the Committee and it was decided it would be helpful if a representative were appointed from the media, the universities, and the business community.

Council
January 12, 1978

Following a short discussion, it was MOVED by Alderman Sullivan, seconded by Alderman Lawrence that Dr. R. C. Kail, Chairman of the Department of Sociology at Dalhousie University; Mr. David Wright, Broadcaster with C.J.C.H Radio; and Mr. Gordon Lummis of the Halifax Board of Trade be appointed to the Task Force on Vandalism, and the Committee have power to add additional members as and when they see fit.

Motion passed.

Vacant Building - Barrington Street at Russell Street

The above noted item was added to the agenda at the request of Alderman Sullivan.

Alderman Sullivan suggested that most members of Council are familiar with the subject matter saying that he asked several weeks for a status report which he has not yet received. Alderman Sullivan said he would like the item added to the agenda of the Committee of the Whole meeting scheduled for Wednesday and requested that a representative of the Building Inspection Department be in attendance to explain the situation.

The Acting City Manager briefly explained the matter saying the City has not been able to serve the owner with the Order to demolish and an application has been made to the Courts for the right to waive the service of the document. Mr. Murphy indicated that the City is waiting for a Court appearance.

His Worship suggested the situation could be outlined in a report and staff could inform Alderman Sullivan as to what is taking place, and Mr. Murphy indicated that this could be done.

Cogswell Street Ramp

The above noted item was added to the agenda at the request of Alderman Downey who advised that he received a report that on Monday evening during the high winds, the ramp was moving.

Council
January 12, 1978

The Director of Works addressed Council on the matter and suggested that during such weather conditions, it was not unusual for ramps of that type to move. Mr. Calda noted that Council has approved funds for the final phase of design and tenders will be called shortly. In reply to a question, Mr. Calda advised that the firm of Whitman Benn & Associates carried out the design.

His Worship suggested that Whitman Benn and Associates be asked for a written report on the safety of the ramp as of this time including reported movement of the ramp during high winds last Monday evening, to which agreement was expressed.

School Population in City

The above noted item was added to the agenda at the request of Alderman Wooden who advised that as a result of receiving a large number of complaints with respect to Junior and Senior high school education, she would like a report on the total junior and senior high enrollment with additional information on the percentage of drop-outs after grade 6 on a school by school basis, as well as the percentage of children being funneled into general rather than academic courses at the Junior High level on a school by school basis.

Lighting - Herring Cove Road and Old Sambro Road Intersection

The above noted item was added to the agenda at the request of Alderman Wooden who requested that staff look at the above noted intersection with a view to improving the lighting. Alderman Wooden suggested that on a wet evening, vehicles have a difficult time seeing pedestrians at the crosswalk saying there is not a street light above the crosswalk on the north side of the intersection. Alderman Wooden said she would also like to know if staff have prepared the report on the left turning movements going north on that street at the intersection and His Worship noted that Council requested the report during budget discussions.

The Acting City Manager expressed the feeling that the report was ready for distribution.

Snowmobiles on Lakes - Nuisance & Safety Factors

The above noted item was added to the agenda at the request of Alderman Wooden who advised that she has received complaints from residents around Williams Lake regarding the use of snowmobiles on the lake. Alderman Wooden advised that she was informed that damage was done in the area last weekend. She advised it was reported there was a bonfire using old tires and birch trees were cut down around the lake and the debris was left on the ice only to sink to the bottom as a result of the following thaw.

Alderman Wooden also expressed concern about the noise pollution and the safety of skaters and cross country skiers who also use the lake.

His Worship said it is alleged that serious damage is being done by mis-use of snowmobiles on Williams Lake and a report will be prepared on the matter.

His Worship also noted that Council previously attempted to prohibit the use of motors on lakes but said it was his understanding that some difficulty was encountered on the matter.

Alderman Wooden suggested that perhaps the way to proceed would be to resubmit the previous legislation to the Minister of Municipal Affairs.

His Worship advised that staff would review the matter.

9:55 P. M. - Meeting adjourned.

HEADLINES

Minutes	3
Approval of the Order of Business, Additions & Deletions ..	3

DEFERRED ITEMS:

Call for Proposals - City Prison Lands	4
Application for Lot Consolidation and Amendment to the Zoning Bylaw for Alteration of a Building Line, Lots 26 & C Beaufort Avenue	5

PUBLIC HEARINGS, HEARINGS, ETC.:

Appeal Against the Decision of the Development Officer
Not to grant a Building Permit for Case No. 3505,
3579 Gottingen Street 6

REPORT - FINANCE & EXECUTIVE COMMITTEE:

Towing Tenders 6
Possible Sale - Sire John D. Thompson School Property -
Mumford Road and Leppert Street 7
Renaming Memorial Fountain, Victoria Park 7
Tender 77-80 - Police Clothing 7

REPORT - COMMITTEE ON WORKS:

Supplementary Report - Petitions/Deferrals, New Sidewalks .. 8
Local Improvement Rate 8

REPORT - SAFETY COMMITTEE:

Willow Street Traffic Control 8

REPORT - BOARD OF HEALTH:

Report from Chairman of the Board of Health - Rodent Control. 8

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS:

Amendment to Ordinance No. 143 Respecting "Mobile Home
Parks - SECOND READING 9

REPORT - CITY PLANNING COMMITTEE:

Wanderers Grounds (Interim Report) -- DATE FOR PUBLIC HEARING. 10
Lot Consolidation of Lot C and Lot 26 to create Lot 26C,
Beaufort Avenue 10
Application for Rezoning - Lot A-4, Mumford Road and
Leppert Street - Lands of City of Halifax, from P,
Park and Institutional to R-3, Multiple Dwelling Zone -
DATE FOR HEARING 10
Application for Rezoning Civic No. 1468 Birmingham Street,
Lands of Capitol Centre Properties Ltd., from P, Park &
Institutional Zone to C-2, General Business Zone 11

MISCELLANEOUS BUSINESS:

Letter of December 22, 1977 from Ed Broadbent, New
Democratic Party Re: Growing Unemployment Problem 11
Demolition and Preservation - West Side Granville Street -
Duke to Buckingham 11
Change of Pay Period, Halifax Patrolmen's Association 13

QUESTIONS:

Question Alderman Lawrence Re: Raising of Fees - Halifax Civic Majorette Group	14
Question Alderman Lawrence Re: Tender Report - Police Vehicles	14
Question Alderman Lawrence Re: Feasibility of Using Diesel Engines	14
Question Alderman Sullivan Re: Barrington Street between North and Russell Streets	15
Question Alderman Downey Re: Appointee - Halifax Housing Authority	15
Question Alderman Downey Re: Washing Machines - Public Housing Units	15
Question Alderman Maley Re: Hole - Corner of Morris and Barrington Streets	16
Question Deputy Mayor Shannon Re: Point Pleasant Park Canteen	16
Question Alderman Meagher Re: Container on Property of Oxford Theatre - Corner of Oxford St. & Quinpool Rd.	16
Question Alderman Meagher Re: Meeting Re: Yale, Vernon, and Yukon Streets and Monestary Lane	17
Question Alderman Lawrence Re: Baiting of City-owned Boarded-up Buildings	17

ADDED ITEMS:

Appointments	17
Vacant Building - Barrington Street at Russell Street	18
Cogswell Street Ramp	18
School Population in City	19
Lighting - Herring Cove Road and Old Sambro Road Intersection	19
Snowmobiles on Lakes - Nuisance & Safety Factors	20

MAYOR EDMUND L. MORRIS
CHAIRMAN

G. I. Blennerhassett (Mrs.)
City Clerk

Date Approved by City Council: _____

SPECIAL COUNCIL
PUBLIC HEARING
MINUTES

Council Chamber
City Hall
Halifax, N. S.
January 18, 1978
8:15 P. M.

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

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

Present: Deputy Mayor Shannon, Chairman; Aldermen Wooden, Lawrence, Sullivan, Hanson, and Meagher.

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

The meeting was called as a public hearing with respect to the following:

Public Hearing Re: Proposed Amendments to the Peninsula and Mainland Zoning By-laws Re: Day Nurseries

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

The Director of Planning addressed Council and advised that the proposed changes would amend the R-1 zone of the Mainland and Peninsula By-laws to permit Day Nurseries saying it would be the first time the R-1 zone would permit such a use in either of the By-laws. Mr. Matthews advised that the minimum lot area would be 6,000 sq. ft. with a minimum street frontage requirement of 60 feet, and a minimum side yard requirement of 8 feet.

Mr. Matthews advised that the proposal would include provision for an enrollment ceiling of 25 children in Day Nurseries located in residential dwellings and would include provision for an additional 4 children for every 1,000 sq. ft. of lot area by which the lot area is in excess of 6,000 sq. ft.

Mr. Matthews informed Council that the second matter would amend the R-2 provisions of the mainland and Peninsula zoning By-laws to provide for an enrollment ceiling of 35 children with the lot size requirements being similar and the proposal would allow for 6 children for each 1,000 sq. ft. of lot area by which the lot area exceeded the 6,000 sq. ft. minimum.

Special Council
Public Hearing
January 18, 1978

Mr. Matthews said a point was raised at the last public hearing with respect to the definition of Day Nurseries saying the present proposal is similar but not identical to what was proposed at that time. Mr. Matthews then read the proposed definition as contained in the staff report of November 3, 1977, as follows:

"'Day nursery' means a building, part of a building, or other place, whether known as a day nursery school, kindergarten, play school, or by any other name, which, for compensation or otherwise, receives for temporary care or custody on a daily or hourly basis, with or without stated educational purpose, during all or part of the day apart from parents, more than ten children not of common parentage, under ten years of age, but does not include a nursery school or kindergarten conducted as part of a school, college, academy, or other educational institution that is giving instruction in Grades Primary to VIII."

Mr. Matthews noted that the specific changes proposed are attached to the staff report of November 3, 1977, as Appendix I.

A discussion and questioning of staff ensued following which the Chairman called for those persons wishing to speak in favour of the proposed amendments.

No persons expressed a desire to speak in favour of the proposals however, the City Clerk advised of a letter dated January 11, 1977 which was received from Mr. Larry Sandford, Chairman of the Clayton Park Resident's Association. The letter advised that the Association approved the following resolution by a vote of 12 to 10 at a meeting held on January 10th:

"That the meeting approves the proposed change to the City's zoning bylaw with respect to day nurseries in R-1 zones except that the meeting is of the view that the minimum lot size for day nurseries should be 15,000 square feet instead of 6,000 square feet."

The City Clerk advised that the letter had been circulated to members of Council.

Special Council
Public Hearing
January 18, 1978

There being no persons expressing a desire to speak in favour, the Chairman called for those persons wishing to speak against the proposed amendments.

There being no persons expressing a desire to speak against, the Chairman declared the matter to be before Council.

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

Motion passed.

8:45 P. M. - Meeting adjourned.

HEADLINES

Public Hearing Re: Proposed Amendments to the Peninsula
and Mainland Zoning By-laws Re: Day Nurseries 23

DEPUTY MAYOR BRENDA M. SHANNON
CHAIRMAN

G. I. BLENNERHASSETT (Mrs.)
CITY CLERK

Date Approved by City Council: _____