

Public Meeting,
Lacewood Drive Extension,
September 25, 1978

Deputy Mayor Shannon entered the meeting.

Mr. Harris of Glenforest Drive asked what would be the distribution of traffic in the area if Lacewood Drive was closed off and if traffic studies have been done. Mr. Dodge advised that such a study has not been undertaken and quoted various traffic counts taken in 1977 on streets in the area. Mr. Bradbrook stated it would be difficult to try and determine at this time just what traffic would use Glenforest Drive, Clayton Park Drive and Southhill Drive if Lacewood Drive was not connected up.

In response to question why Lacewood Drive is being made into four lanes, Mr. Dodge advised that Lacewood Drive was always proposed to be the connector roadway leading up to Dunbrack Street.

His Worship pointed out that there was a proposal which was refused by City Council in 1976 to bring in a new highway called the Lacewood Collector which would have run from the Bedford Highway to Dunbrack Street.

Mr. Dodge explained the distribution of costs to the developer and to the City in connection with the proposed extension.

Alderman Hanson entered the meeting.

Mr. Victor Fraser of Glenforest Drive expressed his concern about the prospect of an increase in traffic and his support for the extension of Lacewood Drive.

Mr. McColl of Lacewood Drive addressed the meeting and expressed his hope that there are alternatives available and suggested discussion on the opening up of Clayton Park Drive both ways. Mr. Dodge, with the aid of the map on display, pointed out staff's concerns re the opening of Clayton Park Drive and its implications on the area. He stated that staff do not recommend such an alternative.

A resident of Briarwood Crescent stated that the residents of her area do not object to taking their fair share of traffic but they are concerned that they might have to take more than their share in view of the fact that Lacewood Drive will be four lanes. She expressed concern for children crossing a four-lane street.

Public Meeting,
Lacewood Drive Extension,
September 25, 1978

A resident of Glenforest Drive stated that he does not feel that Dunbrack Street is being effectively used at this time and suggested that signage on Bayers Road promoting its use could be advantageous. He further suggested that traffic might be restricted in certain areas at certain times to get drivers familiar with alternate routes which they might eventually find more convenient. He suggested that the City has failed to control the speed of the traffic on streets in his area and, as well, trucks continue to use Glenforest Drive although it is not a truck route. He further stated there are no provisions for children crossing the streets, i.e. overpasses or underpasses for children.

His Worship advised that additional patrols will be assigned to the area tomorrow night.

Mr. Hurd of Glenforest Drive felt that if Lacewood Drive were closed off the traffic from the development west of Dunbrack Street will flow down Glenforest Drive. He also felt that the connecting of Lacewood Drive to Dunbrack Street will not immediately generate a great increase in traffic flow on Lacewood Drive. He suggested that the speed of traffic on Lacewood Drive and Glenforest Drive should be reduced by the use of stop signs. Mr. Bradbrook explained the criteria for the installation of stop signs.

A resident stated that he, along with other residents, are concerned with the thoroughfare aspect of Lacewood Drive if connected to Dunbrack Street. He suggested that staff suggest an alternate way of feeding traffic from Dunbrack Street to the Bedford Highway. He advised that the residents are not concerned with local traffic connections to Dunbrack Street; their concern is the main artery aspect between Dunbrack Street and the Bedford Highway.

His Worship stated that if there is a widespread view that an alternate solution is necessary, he would be prepared to ask the present City Council to review the decision of a previous Council in December 1976 to refuse staff's recommendation of a proposed Connector roadway between Dunbrack Street and the Bedford Highway.

Mr. Dodge stated that the proposal submitted by staff in 1976 may not be available at this time due to subsequent development in the area.

Public Meeting,
Lacewood Drive Extension,
September 25, 1978

A speaker asked for a definition of betterment charges as mentioned in connection with the cost of Lacewood Drive from Cedarbrae Lane and who these charges would be assigned to. Mr. Dodge explained, with the aid of the map, the abutters who might be assigned the charges.

The speaker further asked if Lacewood Drive will become a truck route when the Container Pier is in operation. His Worship advised that there is no intention of doing so although any Alderman may introduce such legislation.

A speaker asked if there are plans for improvements on the Bedford Highway which will affect the matters being discussed. His Worship advised that the total project of the Fairview Overpass improvements include the widening of the Fairview Overpass to beyond the foot of Bayview Drive to four lanes.

A speaker asked if the existing sanitary sewer system on Lacewood Drive is adequate to handle the new development to the west. Mr. Dodge indicated that it is. The speaker further asked why the new paving on Lacewood Drive only covers two-thirds of the roadway area. Mr. Sullivan, City Engineer, advised that he will investigate the matter tomorrow.

Mr. Bill Hass, Branch President of the Church of Jesus Christ of the Latter Day Saints, stated that they will be starting construction on their chapel in May. In response to questions from Mr. Hass, Mr. Dodge advised that the shopping centre is zoned commercial and was approved by City Council. He stated that the area adjacent to the shopping centre zoned R-4 is under designation "K" in the Zoning Bylaw. He added that Lacewood Drive was always designated as a collector roadway of four lanes.

Mr. Jack Bryant, a resident at the corner of Lacewood Drive and Gateway Road, stated that he supports the completion of Lacewood Drive to Dunbrack Street.

Mr. Howard McNutt, 55 Westridge Drive, suggested that betterment charges are not affected whether the street is extended in that they could also be assessed if the street terminated in a cul-de-sac. He asked where traffic from the development west of Dunbrack Street will go if Lacewood Drive is not connected to Dunbrack Street. Mr. Dodge quoted traffic counts taken on Dunbrack Street recently and emphasized that the purpose for which Dunbrack Street was built was to accommodate traffic and he suggested

Public Meeting,
Lacewood Drive Extension,
September 25, 1978

that staff does not foresee traffic moving down into the residential area. He stated that when further connectors are made to Dunbrack Street, along with other planned improvements, traffic will move in and out of the City by way of the Bicentennial Drive, Fairview Overpass and Bedford Highway.

Mr. McNutt suggested that the traffic has to be shared by all the streets and the more entrances and exits onto Dunbrack Street the less impact there will be on any one area.

Mr. Hughes Randall, of Tangmere Crescent, suggested that the Halifax Police Department attempt to serve the whole City with the limited resources they have and there are demands on them to be in all parts of the City at the same time. He suggested that the lay of the land on Lacewood Drive, as compared to the lay of the land starting up Clayton Park Drive, is more compatible as a 50-foot street. Mr. Randall suggested that there has to be an education of residents on both sides of Dunbrack Street as to the convenience of using alternate routes.

Mr. McColl suggested that an entrance/exit off Clayton Park Drive onto Dunbrack Street will not generate additional traffic on Clayton Park Drive but will take the traffic between Lacewood Drive and Glenforest Drive up onto Dunbrack Street without causing it to be an overload on the arterial road running up Lacewood Drive or the present excess on Glenforest Drive.

A resident of Plateau Crescent expressed the opposite view to the previous speaker and stated that there are schools on both streets mentioned and residents do not wish to have additional traffic on those streets.

A speaker asked what will be the time delay between the opening of the shopping centre and the opening of the street extension as proposed. His Worship stated that as Council has not made a decision on the matter yet, a definite answer cannot not be given at this time. He stated that presumably there will be some indication in the capital budget to be brought forth next December. He felt that it will likely be two to three years.

Alderman Meagher entered the meeting.

A resident of the west side of Dunbrack Street addressed the meeting and stated that the concern of residents in his area is with the distribution of traffic coming up the hill. He stated that if the traffic

Public Meeting,
Lacewood Drive Extension,
September 25, 1978

flow does not have its reasonable collection proportions, it will be diverted to Glenforest Drive and cross Willett Street which does not seem to be quite in line with the overall objectives. He stated that the residents would prefer to see the traffic growth encouraged to use Dunbrack Street and Bicentennial Drive entrances.

Mr. Mike Willett, representing Clayton Developments Ltd., pointed out that from a monetary point of view Clayton Developments will save if the proposed extension of Lacewood Drive is not approved and they can still develop their lands. He stated that from a planning point of view, Lacewood Drive is very important to Clayton Park and the Rockingham area as a major collector. He stated that Clayton Developments Ltd. support City staff in their proposal and feel it is the best thing for Clayton Park.

Mr. Walter Hopkins of Lacewood Drive referred to proposed improvements on Lacewood Drive in 1979, between Clayton Park Drive and Cedarbrae Lane, and asked if these improvements include a new sidewalk on the southern side. Mr. Dodge advised that the sidewalk will be a decision of Council and staff's recommendation to City Council is that there should be sidewalks on Lacewood Drive through to the green area.

In response to a question, Mr. Dodge advised that the lands west of the Nova Scotia Power Corporation right-of-way, the boundaries of Clayton Park, are located under Schedule "K" in the Zoning Bylaw, and he read the appropriate section of the Bylaw. Mr. Dodge displayed a map which indicated the area of lands available for development to the west of Dunbrack Street.

Mr. McNutt stated that if Lacewood is not going to be opened until at least a full year after the shopping centre, he would hope that the promises of street and sidewalk completion along Willett Street will be fulfilled next year and do not end up on a shopping list.

His Worship, on behalf of City Council and staff, thanked the residents for attending and expressing their views and stated that all representations will be considered.

MAYOR EDMUND MORRIS
CHAIRMAN

/cm

Record

SPECIAL COUNCIL
PUBLIC HEARING
M I N U T E S

Special Council,
Public Hearing,
September 27, 1978

Council Chamber,
City Hall,
Halifax, N. S.
September 27, 1978
7:40 p.m.

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

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

Present: Deputy Mayor Shannon, Chairman; Alderman Maley, Downey, Meagher, Wooden and Hanson.

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

The meeting was called as a public hearing to consider:

1. An application under Schedule "D", Section 66, Subsections (c) and (d) of the Mainland Zoning Bylaw, to permit the erection of a 130-unit apartment building on Seaview Avenue;
2. An application under Schedule "C", Section 83, subsections (c) and (d) of the Zoning Bylaw to permit the construction of a 42-unit apartment building at 5296-5302, 5306-5308 Kent Street.

An Application under Schedule "D", Section 66, Subsections (c) and (d) of the Mainland Zoning Bylaw, Seaview Avenue

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

Mr. B. Algee, Development Department, with the aid of a map of the area and sketches of the proposed development, reviewed the application for approval of construction of a 130-unit apartment building on the south side of Seaview Avenue at the end of Bridgeview and Tower-view Drives. Mr. Algee responded to questions from members of City Council.

Mr. L. Dursi, Engineering and Works Dept., responded to questions from members of City Council relating to sanitary and storm sewers in the area.

Special Council,
Public Hearing,
September 27, 1978

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

Mr. John Grant, solicitor for the applicant, stated his client has an option with the owner of the site in question to acquire the property for the proposed development.

Alderman Clarke entered the meeting -
8:05 p.m.

Mr. Grant reviewed his client's activities in relation to his application and the affects of the passing of the Zoning Bylaw in March, suggesting that expenses in the amount of \$35,000 to \$40,000 have been incurred for architects' fees, lawyer's fees, etc. He commented briefly on the effects the proposed development will have on the area. Mr. Grant stated that his client proceeded in good faith with the City, found himself the victim of the transition period of the Zoning Bylaw, and is before City Council in hopes that they will recognize a need in this instance and agree to issue the development permit. Mr. Grant responded to questions from members of City Council.

No other persons present wished to address City Council in favour of the application.

The Chairman then called for those persons present who wished to address City Council in opposition to the application.

Mr. Bob Hartlin, 51 Inverness Avenue, addressed City Council in opposition to the application. Mr. Hartlin stated that the purpose of his presentation is to support a petition of approximately four hundred names submitted this week to the City Clerk, to ask City Council to seriously consider staff's recommendation against the proposal, and to expand on the reasons outlined in the petition.

Mr. Hartlin requested that City Council not only accept staff's recommendation of refusal but also rezone the area to R-1. He suggested that the area could, with proper design, be utilized for single family dwellings. He stated that Whimsical Lake is already filled to capacity and the removal of any area of vegetation in the immediate vicinity will add over a period of time sufficient new water to cause the Lake to overflow on both ends.

Special Council,
Public Hearing,
September 27, 1978

Mr. Ron Harnish, 37 Joyce Avenue, addressed City Council and stated his support for the comments of the previous speaker. Mr. Harnish stated he wished to emphasize the problems of Joyce Avenue and disagreed with the staff report to the effect that storm and sanitary sewers can support the development. He indicated that he has observed drainage problems during rain storms which he suggested causes serious flooding at the foot of Joyce Avenue and on Inverness Avenue. He stated that storm water is entering sanitary sewers with the result that he has observed raw sewage on Joyce Avenue.

Mr. Shermin Nugent, 22B Towerview Drive, stated his support for the comments of the previous speakers opposed to the development. He suggested that the character of the neighbourhood will be changed if the development proceeds and the type of development is therefore not consistent with the Municipal Development Plan.

Mr. Larry Murphy, 19 Crestview Drive, addressed the meeting and stated that he represents the interests of the original entrepreneurs who first developed Towerview. He suggested that the original entrepreneurs also have an investment in the area and the monies expended by the developer are a legitimate risk.

No other persons wished to address City Council in opposition to the proposed development.

A petition containing approximately 443 signatures was submitted to the City Clerk on September 25, 1978, opposing the proposed 130 unit housing development on Seaview Avenue between Bridgeview Drive and Towerview Drive.

A letter dated September 26, 1978 from Mrs. Patricia Hollingshead opposing the development was received, copies of which were circulated to members of City Council.

A letter dated August 26, 1978 from Ronald and Lorna Harris, 23 Inverness Avenue, opposing the proposal was received, copies of which were circulated to members of City Council.

A letter dated September 27, 1978 was received from Mr. M. K. Dhir, 8 Bridgeview Drive, opposing the proposal, copies of which were circulated to members of City Council.

MOVED by Alderman Wooden, seconded by Alderman Hanson that the matter be referred to City Council meeting of October 12, 1978 without recommendation. Motion passed.

Special Council,
Public Hearing,
September 27, 1978

An application under Schedule "C", ^{Peninsula} (Section 83, Subsections
(c) and (d) of the ~~Mainland~~ Zoning Bylaw, ^{KES (Oct. 13/78)}
5296-5302, 5306-5308 Kent Street

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

A communication dated September 25, 1978 from the Detailed Area Planning Committee I was circulated to members of City Council.

Mr. Algee, Development Department, with the aid of a map of the area and sketch of the proposal, explained the application and indicated that the intended purpose of the lot consolidation and contract zoning applications is to permit the construction of a 42-unit residential lodge (apartment building) on the site. He stated that the applicant is requesting a reduction in the parking requirements to a 1:3 parking space/unit ratio and staff agrees that a 1:3 ratio is sufficient.

Mr. Algee advised that all the provisions mentioned in the communication from the Detailed Area Planning Committee are, or can be, met by the applicant with the exception of the use of the roof area for open space which apparently is too costly for the design of such a building. Mr. Algee responded to questions from members of City Council.

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

Pastor Perry F. Rockwood, the applicant, addressed City Council and stated the proposed building is a residential lodge to be used in connection with the work of the Peoples Gospel Hour. He stated that the units will be rented to folks of retirement age who are working with the ministry and the rents charged will be the cheapest that can be provided.

Pastor Rockwood responded to questions from members of City Council and indicated that the Peoples Gospel Hour own the land and it is intended that construction will take place in record time and there is no objection to a requirement that construction commence within one year of approval of the application by City Council.

Special Council,
Public Hearing,
September 27, 1978

Dr. C. Cousins, representing the Detailed Area Planning Committee I, addressed the Council and stated that the Committee wishes to recommend approval of the development application and that the matters outlined in their submission dated September 25, 1978 be included in the contract, particularly item #7.

No other persons present wished to address Council in favour of or opposed to the application.

MOVED by Alderman Maley, seconded by Alderman Downey that the matter be referred to City Council meeting of October 12, 1978 without recommendation. Motion passed.

Meeting adjourned - 9:30 p.m.

HEADLINES

- An application under Schedule "D", Section 66, Subsections (c) and (d) of the Mainland Zoning Bylaw, Seaview Avenue 471A
- 1. An application under Schedule "C", Section 83, Subsections (c) and (d) of the Mainland Zoning Bylaw, 5296-5302, 5306-5308 Kent Street 471D

MAYOR EDMUND MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

SPECIAL COUNCIL
PUBLIC HEARING
M I N U T E S

Council Chamber
City Hall
Halifax, N. S.
October 4, 1978
6:45 P. M.

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

After the meeting was called to order, the members 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, Sullivan, Clarke, Wooden

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

The meeting was called as a public hearing to consider:

1. To consider the rezoning of Civic No. 2630 Windsor Street from R-3 (Multiple Dwelling Zone) to C-1 (Local Business Zone);
2. To consider the matters of rezoning, modification of the Zoning Bylaw, and lot consolidation regarding City-owned lands at the northwest corner of Cunard and Creighton Streets.

Public Hearing Re: To Consider the Rezoning of Civic No. 2630 Windsor Street From R-3 (Multiple Dwelling Zone) to C-1 (Local Business Zone)

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

Mr. B. Algee, with the aid of diagrams and maps explained the proposal, noting that staff recommend approval of this application because the area in question is sandwiched between two C-1 Zones and because the proposal conforms to Policies 2.1.1 and 12.1 of the Municipal Development Plan.

With reference to a question from Alderman Sullivan, Mr. Algee indicated that a previous public hearing had been held to consider rezoning of a property adjacent to that in question; Council subsequently approved the rezoning of that property from R-3 to C-1.

There were no persons present who wished to address Council on this matter.

MOVED by Alderman Sullivan, seconded by Alderman Clarke that this matter be referred to City Council without recommendation.

Motion passed.

Public Hearing Re: To Consider the Matters of Rezoning, Modification of the Zoning Bylaw, and Lot Consolidation Regarding City-Owned Lands at the Northwest Corner of Cunard and Creighton Streets

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

Members of Council indicated that they had been adequately informed by staff regarding this matter.

There were no persons present wishing to address Council in this regard.

MOVED by Alderman Downey, seconded by Alderman Sullivan that this matter be referred to City Council without recommendation.

Motion passed.

Meeting adjourned - 7:00 P.M.

Record

Special Council
Public Hearing
October 4, 1978

CITY COUNCIL
MINUTES

HEADLINES

1. Public Hearing Re: To Consider the Rezoning of Civic No. 2630 Windsor Street From R-3 (Multiple Dwelling Zone) to C-1 (Local Business Zone) 1
2. Public Hearing Re: To Consider the Matters of Rezoning, Modification of the Zoning Bylaw, and Lot Consolidation Regarding City-Owned Lands at the Northwest Corner of Cunard and Creighton Streets 2

MAYOR EDMUND MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

*K

MINUTES

Minutes of City Council meetings held on September 17, 1978, September 28, 1978 and October 4, 1978 were approved on motion of Alderman Moore, seconded by Alderman [unclear]

CITY COUNCIL
M I N U T E S

Council
October 12, 1978

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

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

PRESENTATION - HALIFAX FIRE DEPARTMENT COMMENDATION FOR BRAVERY: LT. BASIL B. LANDRY

His Worship, on behalf of the members of City Council, the Commendations Board of the Halifax Fire Department and all citizens, paid tribute to Lt. Basil Landry for his efforts in saving the life of two-month old Nicholas MacKenzie during a fire at 3390 Federal Avenue on October 2, 1978. His Worship further requested that a record of this presentation be placed in Lt. Landry's personal file.

Alderman Nancy Wooden presented Lt. Landry with the Halifax Fire Department Commendation for Bravery.

M I N U T E S

Minutes of City Council meetings held on September 27, 1978, September 28, 1978 and October 4, 1978 were approved on Motion of Alderman Moore, seconded by Alderman Wooden.

Council
October 12, 1978

APPROVAL OF ORDER OF BUSINESS,
ADDITIONS AND DELETIONS

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

- 10(g) - Call for Proposal - City-Owned Land
- 20(a) - Resignation - Alderman Gerald A. Lawrence
- 20(b) - Annual Report 1977 - Recreation Department
- 20(c) - Ward 5 Resources Council - Devonshire Centre

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

- 17(c) - Police Patrolmen's Association - Collective Bargaining Agreement

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

- 20(d) - Discharge of Firearms Within the City

At the request of Deputy-Mayor Shannon, the Council agreed to add:

- 20(e) - Budget - Tourist and Convention Bureau

The agenda, as amended, was approved.

DEFERRED ITEMS

Case No. 3569 - Proposed Apartment Development,
Seaview Avenue

A public hearing regarding the above matter was held on September 27, 1978.

MOVED by Alderman Wooden, seconded by Alderman Hanson that an application, as recorded in Case No. 3569 and as further shown on Plan Nos. P200/8305, P200/8306, P200/8307, P200/8308 and P200/8309 of Case No. 3569, be refused by Halifax City Council.

The City Clerk advised that His Worship the Mayor, and Aldermen Moore, Lawrence and Sullivan were not in attendance at the public hearing held on this matter.

Council
October 12, 1978

The motion was put and passed with
Aldermen Moore, Lawrence and Sullivan abstaining.

Case No. 3572 - Lot Consolidation and Contract
Zoning, Kent Street and Green Street

A public hearing regarding the above
matter was held on September 27, 1978.

MOVED by Alderman Maley, seconded by
Alderman Downey that:

1. The application for consolidation of Lots 18, 19
20, 27, 28 and 29 to create Lot V, as shown on
Plan No. P200/8476 of Case No. 3572, be approved
by City Council;
2. The application for contract zoning under
Schedule "C", Section 83, Subsections (c) and (d)
of the Peninsula Zoning Bylaw at 5296-5302 Kent
Street inclusive and at 5306-5308 Kent Street
inclusive, as detailed in Case No. 3572, be
approved, subject to the qualification that a
building permit to confirm the said contract
zoning shall be valid only and not beyond
October 12, 1979, and further that:
 - (a) the building will be constructed as
per drawings P200/8406 to P200/8412;
 - (b) the on-site vegetation to remain will
be determined by staff;
 - (c) the parking ratio will be 1:3.

The City Clerk advised that His Worship
the Mayor, and Aldermen Moore, Lawrence and Sullivan
were not in attendance at the public hearing held on
this matter.

The motion was put and passed with
Aldermen Moore, Lawrence and Sullivan abstaining.

Council
October 12, 1978

Case No. 3585 - Proposed Rezoning - 2630 Windsor Street

A public hearing regarding the above matter was held on October 4, 1978.

MOVED by Alderman Clarke, seconded by Alderman Maley that City Council approve the rezoning of Lot 6 (Civic No. 2630 Windsor Street) from R-3 (Multiple Dwelling Zone) to C-1 (Local Business Zone), as shown on Plan No. P200/8403 of Case No. 3585.

The City Clerk advised that Aldermen Hanson, Meagher, Moore and Lawrence were not in attendance at the public hearing held on this matter.

The motion was put and passed with Aldermen Hanson, Meagher, Moore and Lawrence abstaining.

Case No. 3626 - Neighbourhood Improvement Program/Multi-Service Project: Cunard Street School - Rezoning, Zoning Bylaw Modification Under Schedule "C" and Lot Consolidation

A public hearing regarding the above matter was held on October 4, 1978.

MOVED by Alderman Downey, seconded by Deputy-Mayor Shannon that City Council approve the rezoning, modification of the Zoning Bylaw and lot consolidation to permit the construction of the NIP I Multi-Service project at the site of and adjoining the Cunard Street School.

The City Clerk advised that Alderman Hanson, Meagher, Moore and Lawrence were not in attendance at the public hearing on this matter.

The motion was put and passed with Aldermen Hanson, Meagher, Moore and Lawrence abstaining.

Council
October 12, 1978

PUBLIC HEARINGS AND HEARINGS

Case No. 3621 - Appeal of Development Officer's
Decision to Refuse a Minor Variance
at 1430 Edward Street

A staff report dated October 4, 1978, and a letter signed by owners of properties abutting 1430 Edward Street, dated October 11, 1978, supporting the appeal against the Development Officer's decision, were submitted.

Mr. Boyd Algee, Development Officer, explained the circumstances surrounding the refusal of this application for a minor variance, stressing that a building permit application had not been taken out before the construction was brought to the attention of the Inspection Services Division.

Mr. H. J. Hrestak, owner of the property located at 1430 Edward Street, addressed Council, indicating that he had initially informed his neighbours of his intention to construct an outside stairway, but had, out of ignorance, neglected to apply for the necessary building permit.

MOVED by Deputy-Mayor Shannon,
seconded by Alderman Maley that City Council uphold
the appeal against the Development Officer's refusal
to grant a minor variance for the causes cited in
the staff report of October 4, 1978 and that a
building permit for this work be issued. Motion passed.

His Worship requested that the City Manager and other appropriate staff members investigate the desirability of republishing the requirements for building permits.

PETITIONS AND DELEGATIONS

Petition - Alderman Wooden Re: Paving - Spencer Avenue
(Residents of Spencer Avenue)

A petition was submitted by Alderman Wooden on behalf of the residents of Spencer Avenue with regard to paving and the installation of gutters and drains on that street.

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

Council
October 12, 1978

REPORT - FINANCE & EXECUTIVE COMMITTEE

COMSERV Directorate

Mr. Phil Raymond of the COMSERV Steering Committee addressed Council, noting that his Committee had approved the revisions suggested at a special meeting held to discuss this matter on September 13 and by Committee of the Whole on October 4, 1978. However, with reference to Item 5(i), Mr. Raymond emphasized that the Steering Committee is of the opinion that this item, because it provides the proposed Directorate with a mandate guaranteeing its right to consult and advise on licensing matters, should remain as written.

His Worship indicated that Council had been approached by various applicants objecting to Item 5(i) and requesting that the City refuse to enter into an agreement which would effectively create another review agency in addition to those presently extant. His Worship further noted that he personally agreed with this argument, stating that, by signing this agreement, the City would be advocating the establishment of an agency which had no statutory authority under the Homes for Special Care Act to review applications for initial or renewed licenses. He suggested that the matter could be resolved by amending Item 5(i) to read, "to offer to review, before approval, all applications for initial or renewed licenses . . .".

His Worship noted that another "municipal partner" had recommended changes to the recital clause on Page 1 of the Agreement which would serve to further emphasize the Directorate as an advisory body.

Council
October 12, 1978

MOVED by Alderman Maley, seconded by Deputy-Mayor Shannon that City Council approve the "Agreement Respecting the Establishment of the COMSERV Directorate for Metropolitan Dartmouth, Halifax and County", as submitted to Committee of the Whole on October 4, 1978, subject to the following revisions:

1. that the recital clause on Page 1 of the Agreement be amended to insert the following phrase after the word "units", line 5 of that paragraph:

"and whereas the parties hereto agree that an advisory body to be known as the COMSERV Directorate, hereinafter called the Directorate, be established to further these objectives";

and

2. that Item 5(i) on Page 4 of the Agreement be amended to read:

"to offer to review, before approval, all applications for initial or renewed licenses under the Homes for Special Care Act insofar as they relate to facilities for mentally retarded citizens in the municipal units;".

The motion was put and passed with Alderman Wooden voting against.

Metro Centre Staff Establishment

MOVED by Alderman Moore, seconded by Alderman Hanson that, as recommended by the Finance and Executive Committee, City Council approve the staff establishment of Halifax Metro Centre at 23 in order to provide for the inclusion of an Accounting Clerk, Typist-Receptionist, and one Box Office Supervisor, and request a job description for all positions shown on the proposed organizational chart for later deliberation. Motion passed.

9:40 p.m. - Alderman Hanson retired from the meeting.

Council
October 12, 1978

Ordinance No. 109 - Representations of Atlantic
Seven Limited and Southland
Corporation - DATE FOR PUBLIC
MEETING

Council agreed that, as the matter is presently being discussed by the City of Dartmouth and certain areas of Halifax County, the scheduling of a public meeting dealing with this matter be tabled until some future date.

Alderman Moore noted that the commercial areas in question are in close proximity and stated that he would like to see a regional discourse on this subject.

Purdy Brothers Limited - Waterfront Landfill Site

A supplementary staff report, dated October 11, 1978, was submitted.

A short discussion and questioning of staff ensued during which Mr. Churchill of the Real Estate Division indicated that, at present, the City has no immediate plans for this site. His Worship noted, however, that the City would prefer to retain ownership of the property for use as the site of future waterfront housing.

In response to a question from Alderman Clarke, Mr. Churchill stated that the property in question could be made available for parking, should Purdy Brothers be refused a lease agreement. Alderman Meagher suggested that staff investigate the demand for increased parking space on the waterfront as soon as possible.

MOVED by Alderman Sullivan, seconded by Alderman Clarke that City Council authorize staff to prepare a draft rental agreement between the City of Halifax and Purdy Brothers Limited for approval by Council, the said agreement to be based on a nominal rental fee of \$1.00 per annum for a maximum of

Council
October 12, 1978

10,000 square feet together with full payment of applicable current taxes, and further that this agreement be subject to cancellation by either party within thirty days' notification of the other party.

Alderman Wooden voiced her objection to the motion, noting that, in her opinion, Purdy Brothers would appear to be downgrading the value of City-owned land while maintaining the money-making aspects of their own. She recommended effecting a compromise between the actual economic rental value of the land, as calculated by staff, and the nominal rental fee suggested by the motion.

Deputy-Mayor Shannon indicated that she could not support a motion which would encourage individuals to establish businesses on the premise that land could be obtained from the City at \$1.00 per year.

The motion was put and passed with Alderman Maley, Alderman Meagher, Alderman Wooden and Deputy-Mayor Shannon voting against.

Council
October 12, 1978

Recommendations - Tax Concessions & Grants Committee

MOVED by Alderman Meagher, seconded by Alderman Maley that, as recommended by the Finance & Executive Committee, City Council approve payment of the following grants:

Cornwallis St. Baptist Church - Hot Lunch Program

That a grant in the amount of \$1,500 be approved for the Hot Lunch Program, to be transferred to the Social Planning Sundries budget and authorization be given to increase the Social Planning Sundries budget by a further amount of \$4,500 in anticipation of cost-sharing by the Province in an overall grant of \$6,000 for the Hot Lunch Program.

The Brunswick/Cornwallis Pre-School

That a grant in the amount of \$850.00 be approved for the Brunswick/Cornwallis Pre-School.

Armdale Childrens' Centre

That a grant in the amount of \$500.00 be approved for the Armdale Childrens' Centre.

Little Dutch Church

That a grant in the amount of \$1,500 be approved for the Little Dutch Church to assist in restoration work required to be carried out to the Church tower.

Motion passed.

Old South End NIP II Area - Letter from C. M. H. C.

Council agreed that, as recommended by the Finance and Executive Committee, that Council, representatives of the NIP II Core Committee, and appropriate staff members meet to discuss a compromise on this issue at the earliest possible opportunity.

His Worship advised that since the Committee of the Whole meeting, contact has been made with the NIP Core Committee and the date of October 16, 1978 at 7:30 P. M. has been set as a private meeting with the Committee and Council.

At the suggestion of Alderman Maley, it was agreed that the private meeting be held in the Municipal Development Plan Office.

Council
October 12, 1978

Call for Proposals - City-owned Land (North Robie Street)

MOVED by Alderman Sullivan, seconded by Alderman Clarke that, as recommended by the Finance and Executive Committee, Council instruct staff to re-evaluate the housing situation and to report to Council not later than March of 1979 on the said matter.

Motion passed.

REPORT - SAFETY COMMITTEE

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

Deputy Traffic Authority

MOVED by Alderman Lawrence, seconded by Alderman Moore that, as recommended by the Safety Committee, Sergeant Donald A. Whittemore be appointed as Deputy Traffic Authority effective immediately.

Motion passed.

His Worship requested that the City Clerk, when advising Sergeant Whittemore of the appointment, express appreciation for his willingness to serve.

Extension of Closure - Yukon and Yale Streets

MOVED by Alderman Meagher, seconded by Alderman Sullivan that, as recommended by the Safety Committee, the Director of Engineering and Works be requested to extend the closure of Yukon and Yale Streets for a further thirty-day period until December 31, 1978.

Motion passed.

REPORT - CITY PLANNING COMMITTEE

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

Halifax Police Association - South Street

The above noted matter was referred to City Council without recommendation with staff being requested to further review the application against the uses authorized in the Zoning Bylaw for a "P & I" Zone, and also that Council be advised by staff with regards to its legal liability should granting of this development permit be deferred.

Council
October 12, 1978

A private and confidential report dated October 10, 1978, was submitted from the City Solicitor.

His Worship advised that the burden of the report from the City Solicitor was that it was an administrative matter.

Alderman Maley advised that she visited the site and in referring to the proposed location of the building, suggested that if boat doors are required at one end of the building, great difficulty will be experienced in placing boats in the water due to the steep grade existing. Alderman Maley indicated it was her understanding there was a clause in the P & I Zone section of the Zoning Bylaw to the effect that a proposal has to, in some way, fulfill the requirements, saying she would like staff to have another look at the design of the building with the topography in mind.

Alderman Maley said she would like staff to have another look at the plan keeping in mind her comments.

Deputy Mayor Shannon suggested Council will have to review parking stipulations for the P & I zone because of the problems that can result and felt that Council will also have to look much more closely at definitions if the proposal is the type of use that can be included in sports clubs.

Alderman Meagher advised that he visited the site in question and asked if the plans are in such a final state and the location of the building is such that there might be a re-arrangement in order to fit the project in with the scheme of the neighbourhood.

Alderman Meagher questioned whether there could be some mutual agreement with the Club to re-arrange the building and to provide for some parking on the site. Alderman Meagher also made the suggestion it may be possible for the citizens to meet with the Police Association, along with City staff, to see if something can be worked out.

His Worship suggested that such a request could be made but noted there have been meetings and the Association made a presentation last week explaining their position in the matter.

Alderman Wooden, in referring to comments made by the Deputy Mayor with respect to zoning, suggested that perhaps the City could look at the P & I zoning and distinguish between park land and areas which have buildings on them, and His Worship expressed the feeling that staff would take note of the matter.

Council
October 12, 1978

Discussion ensued with respect to the possibility of holding a public meeting and His Worship expressed the feeling a public meeting should be proceeded with but that it be made clear that Council may have no way to bear upon the matter, and suggested the Police Association take note that Council has anguished and continues to anguish over the matter.

His Worship suggested that by holding a public meeting, Council would be able to explain the limitations of its capabilities to act and, in holding such a meeting, Council gives no direction to staff to do, or not to do anything. His Worship said Council is not required to do anything this evening saying no resolution was required.

Further discussion ensued and it was MOVED by Alderman Maley, seconded by Deputy Mayor Shannon that a public meeting be convened by Halifax City Council to discuss matters arising out of an application by the Halifax Police Association on South, at 8:00 P. M., Wednesday, October 18, 1978, in the Council Chamber.

His Worship pointed out that Council is not purporting to have power to order a withholding of a permit if a permit is lawfully entitled to be issued to the applicant. Motion passed.

11:00 P. M. - Alderman Moore left the meeting.

MISCELLANEOUS BUSINESS

Special Designated Areas for the Residential Rehabilitation Assistance Program

A staff report dated October 4, 1978, was submitted.

Following a discussion of the matter, it was MOVED by Alderman Wooden, seconded by Alderman Meagher that Council approve the resolution and boundary descriptions attached as Attachments A & B to a staff report dated October 4, 1978, and to make immediate application to the funding sources for specially designated R.R.A.P. assistance eligibility for those areas. Motion passed.

Appointment

A letter dated October 10, 1978, with attachments, was submitted from His Worship with respect to the City Manager be nominated to the Canadian Government Specifications Board.

MOVED by Deputy Mayor Shannon, seconded by Alderman Maley that Mr. Paul Calda, P. Eng., City Manager, be nominated to the Canadian Government Specifications Board by City Council.

Motion passed.

Council
October 12, 1978

Police Patrolmens' Association - Collective Bargaining Agreement

The above noted item was deleted from the agenda at the request of the City Clerk.

Q U E S T I O N S

Question Alderman Meagher Re: Assessment of Properties

Alderman Meagher noted that about one month ago, he requested a report from the City Manager with respect to why the Provincial Assessors were assessing properties this year in anticipation of a re-assessment in 1980, saying he has not yet received the report.

The City Manager advised that the request has been forwarded to the proper authorities.

Question Alderman Meagher Re: Amalgamation of Recreation and Social Planning Departments - Report

Alderman Meagher asked if members will soon be receiving a report from the City Manager with respect to the new set up in terms of the Recreation and Social Development Department including progress being made etc., and the City Manager indicated that such a report will be received shortly.

Question Alderman Meagher Re: Property in Ward #4

Alderman Meagher advised he has received a letter from one of the residents of his area with respect to a non-conforming property which has not been used in accordance with the use for which it was zoned for over one year. Alderman Meagher submitted the letter to the Acting City Solicitor for the purpose of determining what can be done about the matter.

Question Alderman Meagher Re: Waterfront Parking

Alderman Meagher asked that the Real Estate Department review the parking on the waterfront with a view to determining how much more is required and what the cost would be to open the parking area for people working in the downtown area.

Question Alderman Clarke Re: Transit Route Alteration

Alderman Clarke said it has been brought to his attention that for the past three weeks, transit buses leaving the Halifax Shopping Centre wishing to turn left on Connaught Avenue, have chosen another route saying they proceed up Bayers Road, turn left on Connolly St., and then turn left on Roslyn Road in order to get to Connaught Avenue.

Alderman Clarke indicated he assumed this practice is followed during the busy hours of the day for time reasons saying he would like to see the practice discontinued or to at least see a comment from staff, through the Transit Corporation, as to why directions have been given to use such a route.

Question Alderman Sullivan Re: Fort Needham Building

Alderman Sullivan said he previously requested a report as to when construction would commence on the building at Fort Needham which he has not yet received, and requested that he be supplied with a reply as soon as possible.

Question Alderman Sullivan Re: Painting of Crosswalk -
Leeds Street

Alderman Sullivan said that about one month ago, he was informed that a crosswalk would be painted on Leeds Street which has not yet been carried out. Alderman Sullivan said he would like to know when it will be painted.

Question Alderman Downey Re: Parking, Metro Centre Area

Alderman Downey asked if staff could supply a report with respect to the parking signs located on poles around Metro Centre including whether provision could be made that motorists could park in the area during hockey games and boxing matches without receiving parking tickets. Alderman Downey suggested the parking situation in the area in question does not present a hazard on the weekends.

Alderman Downey advised that he spoke to the Chief of Police on the matter who indicated the matter could be reviewed by staff.

Question Alderman Downey Re: Winter Parking Ban

Alderman Downey referred to the overnight parking ban which will become effective next month saying he has asked for a report for some time on the matter of delaying the setting of the effective time for commencement of the ban, and requested that staff supply him with such a report before the parking ban becomes effective.

Question Alderman Maley Re: Granite Curbs & Cobble Stones

Alderman Maley said it has come to her attention the City is removing granite curbs and cobble stones on Lower Water Street and Hollis Street and suggested that someone is selling them.

His Worship advised that the City has a policy that cobble stones be collected and placed in a compound area and the City Manager indicated that if they are being sold, it is not a legal activity. He advised that all City specifications are written in such a way that when cobble stones are removed as a result of work within City streets, they are deposited in a specified location saying that to his knowledge, the practice is being followed.

Alderman Maley indicated that in the old parts of the City, she would like to see the granite curbs retained if possible and asked if Council could receive an estimate of what the costs would be in order to carry out such a policy.

Question Alderman Wooden Re: Painting of Crosswalks Etc.

Alderman Wooden asked when the City has to stop painting crosswalks etc., because of the coming winter season, and the City Manager advised that such work, if it has not already ceased, will end very shortly.

Alderman Wooden said she was told there would be lines painted down both sides of the Herring Cove Road which has not been carried out, and which she would like to see completed before the painting program ends.

Alderman Wooden also expressed a desire that a crosswalk be painted at Sussex Street and Kidstone Road. She also referred to another location on the Herring Cove Road at Woodcrest Avenue where there is a problem in meeting the warrants for a crosswalk, but suggested a crosswalk is required so the children can cross at a location other than at the school.

His Worship indicated the City Manager would review the locations in question.

ADDED ITEMS

Resignation - Alderman Gerald A. Lawrence

His Worship advised that on October 10th., Alderman Lawrence addressed a letter to the Mayor in which he tendered his resignation as Alderman for Ward 10 effective November 1, 1978, as a result of his election on September 19th to the House of Assembly. His Worship supplied the City Clerk with the original letter of resignation received from Alderman Lawrence.

MOVED by Alderman Meagher, seconded by Alderman Sullivan that upon a vacancy occurring effective November 1, 1978 by reason of election of Alderman G. Lawrence to the House of Assembly of the Province of Nova Scotia, and in accordance with Section 20(1) of the Halifax City Charter, Halifax City Council set Friday, November 17, 1978 as Nomination Day for the receipt of Candidates' nominations for a By-election to be held in Ward #10 of the City of Halifax, and set Wednesday, December 6, 1978, as Election Day therefor.

Motion passed.