

SPECIAL MEETING
CITY COUNCIL
M I N U T E S

Council Chamber
City Hall
Halifax, N. S.
January 29, 1979
5:10 P.M.

A special meeting of City Council was held on this date to receive and table the 1979 Preliminary Operational Budget.

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

ALSO PRESENT: City Manager, City Solicitor, City Clerk, and other members of staff.

The meeting was called to order and members of Council, led by the City Clerk, joined in the recitation of the Lord's Prayer.

In submitting the proposed 1979 Current Budget to Council, the City Manager drew attention to a variation in the document's customary length, emphasizing that further details regarding its contents will be presented well in advance of Council's budgetary discussions.

Outlining the recommendations contained therein, Mr. Calda advised that, with regard to expenditures, a marginal increase of 6.1% over the 1978 fiscal year has been proposed despite considerable increases in the inflation rate. He added, however, that increases in revenue from sources other than taxes have been estimated at only 4.5% which again is well below current inflationary costs. Mr. Calda stated that the resultant general average tax increase for both business and residential uses is recommended to be in the area of 7%.

After some further discussion, it was agreed that Council would meet to review the proposed current budget at the times suggested by His Worship the Mayor in his memorandum to Council members dated January 24, 1979.

MOVED by Alderman Meagher, seconded by Alderman Hamshaw that the City Manager's preliminary budget, under Section 188(1) of the City Charter, be received and laid upon the table. Motion passed.

CITY COUNCIL
PUBLIC HEARING
1979

Special Council
January 29, 1979

It was agreed that Council would meet on Thursday, February 8, 1979 at 2:00 p.m. in the Council Chamber for an overview of the proposed current budget.

5:20 P.M. - Meeting adjourned.

HEADLINES

1979 Preliminary Operation Budget 40

MAYOR EDMUND MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

Date Approved By City Council: _____

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Record

CITY COUNCIL
PUBLIC HEARING
MINUTES

Council Chamber
City Hall
Halifax, N. S.
February 7, 1979
7:40 P.M.

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

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

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

ALSO PRESENT: City Manager, City Solicitor, City Clerk, and other members of staff.

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

1. To Consider an Application For:
 - (a) An Amendment to the Zoning Bylaw (Mainland Area) to Change the Boundary of Schedule "E" to Encompass all of Parcel D-1 Bedford Highway; and
 - (b) Contract Zoning under Schedule "E", Section 67 of the Zoning Bylaw (Mainland Area) to Permit the Erection of Five Buildings Consisting of 195 Residential Dwelling Units on Parcel D-1 Bedford Highway, between Bayview Road and Sherbrooke Drive.
2. To Consider an Application Under Schedule "C", Section 83 of the Zoning Bylaw (Peninsula Area) to Permit the Erection of a Canopy/Sign over the Main Entrance of the Halifax Infirmary, Located at Civic No. 1335 Queen Street.
3. Intention to Adopt Certain Amendments to the Municipal Development Plan and Zoning Bylaw, Being Amendments to give more Specific Policy Direction to, and Enable More appropriate Regulation of, Such Commercial Uses As Massage Parlours.

Public Hearing Re: To Consider an Application For:

- (a) An Amendment to the Zoning Bylaw (Mainland Area) to Change the Boundary of Schedule "E" to Encompass all of Parcel D-1 Bedford Highway; and
 - (b) Contract Zoning under Schedule "E", Section 67 of the Zoning Bylaw (Mainland Area) to Permit the Erection of Five Buildings Consisting of 195 Residential Dwelling Units on Parcel D-1 Bedford Highway, between Bayview Road and Sherbrooke Drive
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Mr. Boyd Algee, Development Officer for the City, gave a brief overview of the application, emphasizing that, in staff's view, the proposed mixed density housing will not compromise the existing character of the surrounding neighbourhood. Using maps and diagrams, Mr. Algee noted that most of the natural vegetation on the site will be retained and enhanced by additional landscaping to be provided by the developers which will serve as a buffer between the proposed buildings and existing residences adjacent to the site. He further noted that the developers are proposing a parking ratio of 1.3 parking spaces for each dwelling unit for a total of 252 spaces providing both surface and underground parking. Mr. Algee added that, in staff's opinion, the proposed buildings will only minimally interfere with existing views from neighbouring properties.

His Worship called for those persons present wishing to address City Council in support of the proposed development.

Mr. Marven C. Block, appearing on behalf of Mersey Developments Limited, submitted a brief in support of the contract zoning application. In his remarks, Mr. Block pointed out that the development proposal, as it is presently before Council, represents a compromise on the part of Mersey Developments, noting that, although the developers view the R-1 designation of the property in question as merely a "holding pattern" until such time as a detailed area plan is put in place, they decided against the possibility of high-rise construction in deference to objections from area residents.

Mr. Block also advised that, after discussions with the Provincial Assessment Office, it is the developers' opinion that neighbouring properties will not suffer a decrease in value as a result of the proposed construction and that, in addition, an increase in residential density in this area might result in greater consideration being given by City staff to the traffic problems already extant on Sherbrooke Drive.

His Worship then called for those persons present wishing to address Council in opposition to the proposed development.

Mrs. Holly Rowland, Chairman of the Clayton Park Residents' Association, referred to the brief previously forwarded to members of Council and stressed that her Association remains in firm opposition to this proposal.

Mr. Stan R. Blecher of 66 Bayview Road referred to various policies contained in the Municipal Development Plan and offered his opinion that the proposed development is in direct opposition to those policies which seek to maintain and enhance existing neighbourhoods.

Mr. Kenneth Fraser of the Clayton Park Residents' Association referred to Mr. Block's remark that preliminary meetings had been held by the developers with the homeowners in question to discuss the kind of development most favoured by area residents. It was Mr. Fraser's view that the only discussion of this sort was held on November 23, 1978 after the development application had been forwarded to the City by Mersey Developments. Mr. Fraser further emphasized that improvements should be made to the Bedford Highway-Sherbrooke Drive exits before any consideration is given to a development proposal of this size.

Responding to Mr. Fraser's remarks, Mr. Block stated that it was his understanding that a preliminary meeting had been held with representatives of Mersey Developments and adjacent property owners on Bayview Road.

Mr. Paul Mazier addressed Council on behalf of his father, Mr. Henry P. Mazier, of 2 Sherbrooke Drive. Mr. Mazier noted that his father had entered into negotiations with the developers regarding a piece of property on which an access road is proposed. He stated, however, that his father had been assured by Mersey Developments at that time that their proposal pertained only to single-family dwellings and that it was only on this assurance that Mr. Mazier proceeded with the negotiations.

Mr. Gene Scott of 77 Bayview Road commented that the area in question had been upgraded and rezoned from General Building to R-1 in 1973 after representations to City Council by Clayton Developments and area residents. It was therefore Mr. Scott's opinion that the present R-1 designation represents a deliberate action on the part of City Council and not merely an interim measure as suggested by Mr. Block.

Mr. Scott further noted that the Duc d'Anville primary school is already overcrowded to the extent that it must be supplemented by portable classrooms and its Grade 6 children must attend Clayton Park Junior High. He also maintained that the access routes to both schools, as proposed by the developers are unrealistic and will do little to encourage schoolchildren to use them.

Responding to a question from His Worship the Mayor, Mr. Algee referred to a letter from Mr. Lloyd Knickle, Supervisor of Education Services, which states, in part, that a reasonable estimate of the number of school-aged children anticipated for this size of development would be approximately 65. His Worship suggested that this letter be circulated to Council members and that Mr. Knickle be asked to confirm in writing that 65 additional children could be comfortably accommodated by existing classroom space in the Duc d'Anville and Clayton Park Junior High schools.

Alderman Wooden asked that staff confirm whether the ten proposed townhouses are to be bought through private purchase as condominiums or used as rental units.

Mr. Reginald Cluney, Q.C., representing Mount St. Vincent University, noted the close proximity of the entrance to his client's property to that of Sherbrooke Drive and suggested that the present traffic congestion at these locations will only be compounded, particularly during the winter months, should the proposed development be approved.

Mr. Geoffry Hutchinson, a resident of 36 Bayview Road, referred to Mr. Scott's previous remarks and advised that a request was made by area residents in 1972 that the property in question be rezoned to R-1, thereby eliminating the potential for high-rise construction.

Mr. Emmet Currie, President of the Ward Ten Community Association, distributed copies of the "Ward Ten News" containing an article in opposition to the proposed development.

Mr. Bill Todd, a resident of 16 Sherbrooke Drive, noted inadequacies in the amount of parking space allotted to guest parking in the area surrounding the site of the proposed development. His Worship requested staff to ascertain if the suggested ratio of 1:3 is sufficient for Mainland requirements.

Public Hearing
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Mr. Michael Lovett, representing Clayton Developments Limited, stressed that his company does not own or control the property presently under consideration, neither is it associated with the proposed development in any way.

There were no further persons wishing to address Council on this matter.

MOVED by Alderman Moore, seconded by Alderman Sullivan that the matter be referred to City Council without recommendation. Motion passed.

Public Hearing Re: To Consider an Application Under Schedule "C", Section 83 of the Zoning Bylaw (Peninsula Area) to Permit the Erection of a Canopy/Sign over the Main Entrance of the Halifax Infirmary, Located at Civic No. 1335 Queen Street

Council members indicated they had previously received sufficient information from staff concerning this application.

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

MOVED by Deputy Mayor Downey, seconded by Alderman Meagher that the matter be referred to City Council without recommendation. Motion passed.

Public Hearing Re: Intention to Adopt Certain Amendments to the Municipal Development Plan and Zoning Bylaw, Being Amendments to give more Specific Policy Direction to, and Enable More Appropriate Regulation of, Such Commercial Uses as Massage Parlours

Mr. R. J. Matthews, Director of Planning, gave a brief summary of the recommendations contained in reports from the Municipal Development Plan Committee dated December 13, 1978 and January 29, 1979.

Public Hearing
February 7, 1979

His Worship called for those persons present wishing to address Council in support of the proposed amendments to the Municipal Development Plan and Zoning Bylaw.

Rev. Dennis Andrews, Rector of Trinity Church, presented a brief on behalf of the North End Area Council in support of City Council's efforts to limit the spread of massage parlours in the City.

Rev. Rod MacAulay, Minister of Brunswick Street United Church, emphasized that North End residents are firmly in favour of any proposed measures to regulate the establishment of massage parlours and, in particular, to discourage such businesses from locating in the Gottingen Street area.

Rev. Father Kline addressed Council to lend his support to the previous submissions made on behalf of the North End Area Council.

Mr. Graham Hicks voiced his support of the proposed controls and commended Council members on their efforts in this regard.

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

MOVED by Deputy Mayor Downey, seconded by Alderman Meagher that the matter of amending the Municipal Development Plan with regard to such commercial uses as massage parlours be referred to City Council without recommendation. Motion passed.

MOVED by Alderman Meagher, seconded by Alderman Hamshaw that the matter of amending the Zoning Bylaw with regard to massage parlours be referred to City Council without recommendation. Motion passed.

Library Board - Appointments

This matter was referred to this Special Meeting of Council from a meeting of the Finance and Executive Committee held on February 7, 1979.

MOVED by Alderman Maley, seconded by Alderman Shannon that the following persons be appointed to the Halifax City Regional Library Board for terms to expire December 31, 1979:

- Mrs. Bernice Jones
- Mr. Bryce Merrill
- Mr. L. B. Murphy
- Mrs. Joyce Prest
- Mr. George White

Motion passed.

10:45 P.M. - Meeting adjourned.

HEADLINES

Public Hearing Re: To Consider an Application For:

- a) An amendment to the Zoning Bylaw (Mainland Area) to change the Boundary of Schedule "E" to Encompass all of Parcel D-1 Bedford Highway; and
- b) Contract Zoning under Schedule "E", Section 67 of the Zoning Bylaw (Mainland Area) to permit the Erection of Five Buildings Consisting of 195 Residential Dwelling Units on Parcel D-1 Bedford Highway, between Bayview Road and Sherbrooke Drive 43

Public Hearing Re: To Consider an Application Under Schedule "C", Section 83 of the Zoning Bylaw (Peninsula Area) to Permit the Erection of a Canopy/Sign over the Main Entrance of the Halifax Infirmary, located at Civic No. 1335 Queen Street . . . 46

Public Hearing Re: Intention to Adopt Certain Amendments to the Municipal Development Plan and Zoning Bylaw, Being Amendments to give more specific policy direction to, and enable more appropriate regulation of, such commercial uses as Massage Parlours 46

Public Hearing
February 7, 1979

HEADLINES (CONT'D)

Library Board - Appointments 47

MAYOR EDMUND MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

Date Approved by City Council: _____

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CITY COUNCIL
PUBLIC HEARING
M I N U T E S

Council Chamber
City Hall
Halifax, N. S.
February 14, 1979
7:35 P. M.

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

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

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

ALSO PRESENT: City Manager, City Solicitor, City Clerk and other members of staff.

The meeting was called as a public hearing to consider an application under Section 82, Schedule "C" of the Zoning Bylaw, Peninsula Area for the development of thirty-one condominium dwelling units at Civic No. 6770 Jubilee Road.

Public Hearing Re: To Consider an Application under Section 82, Schedule "C" of the Zoning Bylaw, Peninsula Area, for the Development of Thirty-One Condominium Dwelling Units at Civic No. 6770 Jubilee Road

His Worship, in his opening remarks, advised the gathering of the quasi-judicial aspects of public hearing proceedings and stressed the importance of accuracy when presenting submissions for Council's consideration.

Mr. W. D. Campbell of the City's Development Department, with the aid of maps and diagrams, gave a brief overview of the development proposal. He stated that, with regard to the amount of infill proposed for the North West Arm, staff have based their calculations using the distance from the high water mark (taken from the survey plan) to the location of the proposed seawall, then subtracting the existing portion of land beyond this seawall for a total infill area of 6,390 square feet. Mr. Campbell noted, however, that the applicant has used a different formula for this calculation, taking the distance from the normal

low tide mark to the line of existing approval (under the Navigable Waters Protection Act) for infill established in 1974, then subtracting the existing portion of land beyond the proposed seawall for a total of 1,550 square feet.

Mr. Campbell advised that the applicant is proposing a total of 42 parking spaces to service this development and stated that, in staff's view, the approach to the site's grade level parking from Jubilee Road should be reexamined to ensure easy access by emergency and service vehicles.

He concluded by noting that, in staff's opinion, the suggested development meets the requirements of Plan policies for the Peninsula Area in that the applicant is proposing to replace a nonconforming use with a low rise residential use which would not jeopardize the scale or character of the existing neighbourhood.

Alderman Shannon stated that, in her opinion, the inclusion of an R-3 development in a primarily R-1 residential area is not compatible with Plan policies calling for the promotion of neighbourhood stability and suggested that, by approving this proposal, Council may be setting a precedent which will have to be considered when dealing with other property holdings in the immediate vicinity of the Jubilee Boat Club site.

Responding to a question from His Worship the Mayor, Mr. Campbell advised that staff are satisfied that the present owner of the property in question is agreeable to the transactions proposed by the developer.

His Worship commented that he had received information to indicate that the 1979 assessed land value of the Jubilee Boat Club site is \$59,100 with an improvement value of \$37,600 for a total assessed value of \$96,700.

Responding to a question from His Worship the Mayor, Mr. R. J. Matthews, Director of Planning, stated that provisions with respect to nonconforming uses are governed by Section 47 of the Nova Scotia Planning Act and in particular by Subsections (1) and (2). He elaborated by pointing out that under Section 47(2), should the owner wish to maintain this property as a nonconforming use, he is legally empowered to use this site for any use

in the same zoning classification which, under the Halifax Zoning Bylaw (Peninsula Area), could include a community hall or nightclub.

Alderman Shannon commented that the Liquor Licensing Board would require extensive renovations to the existing building, should a nonconforming use of this sort be considered. The City Solicitor advised, however, that Section 47(1) of the Act permits such alterations, provided they do not include renovations to the bearing and exterior walls or an addition to the building itself.

The City Solicitor advised that, under the former Town Planning Act and Zoning Bylaw, a property could be retained as a nonconforming use only as long as that use was in effect; once that use ceased to function, the property would have had to be rezoned to conform with the Zoning Bylaw which, in this instance, would have been R-1. However, he pointed out that under the new legislation, control of nonconforming uses has been placed under the jurisdiction of the Nova Scotia Planning Act and could no longer be regulated by City Council.

His Worship asked that the City Solicitor prepare a report on this matter, outlining the alternatives available to the property owner, should City Council refuse the development application presently before it.

His Worship called for those persons present wishing to address Council in support of this proposal.

Mr. A. M. McCrea, President of the Armour Group Limited, gave a brief history of the deliberations leading to the proposal presently under consideration, noting that in 1977 solicitors representing the owner of the Jubilee Boat Club approached the Armour Group to pursue the possibility of developing a multi-residential use for this property. He added that, in the process of drawing up the application, meetings were frequently held with members of City staff to ensure that the proposal fully met the aspirations of the Municipal Development Plan.

Mr. McCrea stressed that, when a feasible proposal was selected by his firm, fact sheets, reduced drawings and other pertinent information were circulated by the Armour Group to property owners in the Pryor Street,

Jubilee Road and Dunvegan Drive area. He stated that, in October of 1978, company representatives and the architect assigned to this project also met with the Detailed Area Planning Committee for the area in an effort to acquaint its members with all aspects of the proposal and added that he had personally offered to meet with the executives of other community groups to discuss the matter with them.

Using site plans and drawings, Mr. McCrea explained that the proposed condominium units will have a setback of approximately 70 feet from Pryor Street and will be an estimated 3 feet higher than the existing building. He further noted that the entrance to the project's parking garage will be located below the intersection of Jubilee Road and Pryor Street in an attempt to only minimally affect the normal traffic flow on Jubilee Road.

Mr. McCrea stated that the developers are willing to create and maintain, at their own expense, a mini-park at the foot of Jubilee Road if Council so directs. He further emphasized that the Armour Group has attempted, in deference to Council's request, to decrease the amount of infill required for this project, while, at the same time, to retain the view of the North West Arm as it presently exists from this location.

A brief slide presentation was presented by Mr. McCrea illustrating various aspects of his proposal as it relates to the North West Arm and adjacent properties.

In his closing remarks, Mr. McCrea emphasized that the development will not result in restricted access to the Arm nor will it interfere with existing boat launching facilities. Responding to what he termed "charges of elitism", he suggested that, should the property in question be rezoned to R-1, its maximum accommodation would be three single-family dwellings at a land cost far exceeding the estimated market value of the proposed condominiums.

With reference to a query from Alderman Meagher, Mr. McCrea stated that the amount of fill proposed for the North West Arm to accommodate this project will not serve as a precedent as other organizations, such as the Royal Nova Scotia Yacht Squadron, the Waegwoltic Club and the Jubilee Boat Club have all applied and received permission to fill certain portions of the Arm. His Worship pointed out that the City of Halifax has also infilled in order to construct the causeway to Horseshoe Island.

Mr. McCrea tabled correspondence dated February 14, 1979 received from Transport Canada concerning his application.

With reference to a question from Alderman Moore, Mr. McCrea submitted figures obtained from the City's Building Inspection Division pertaining to single-family dwelling starts in Halifax between 1974 and 1978 including a breakdown for the Peninsula Area for the years 1977 and 1978.

Alderman Moore commended Mr. McCrea and the Armour Group on their forthright presentation of this proposal and on their efforts to acquaint the public with their objectives.

Mr. Larry Richards, Professor of Architecture at the Nova Scotia Technical College, addressed Council in support of the application, emphasizing that, in his opinion, the proposal addresses such issues as the shortage of high-quality housing and the lack of well-designed housing accommodation prevalent in the Halifax area.

His Worship then called for those persons present wishing to address Council in opposition to the proposed development.

Mr. Gerald Stanford presented a brief in opposition to the application on behalf of the Northwest Arm Community Planning Association. In his remarks, Mr. Stanford referred to the matter as one of "metro-regional" interest and stressed that not only will the proposed development compromise the character of the existing neighbourhood, it will also serve as a precedent for other "high-density pockets" in other areas along the Arm. He pointed out that while previous infillings of the Arm had been in order to provide public enjoyment, the present application must be viewed as being "restrictive".

Mrs. Margaret Haliburton of 6738 Jubilee Road commented that while area residents have come to regard the existing building as an eyesore and a nuisance, most feel that the boat club is somewhat preferable to a heavy-density development which could disrupt the stability of the surrounding neighbourhood. Mrs. Haliburton referred to the second of two petitions circulated in protest of the revised proposal and noted that it contains the signatures of 90% of the householders in that area west of Oxford Street.

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Mrs. Mary Cooley of 1729 Pryor Street commented that Council's approval of this application will set a precedent which will result in the loss of the North West Arm as one of the finest recreation and relaxation areas in the City.

Mr. Paul Radford, representing the Ecology Action Centre, termed the North West Arm a heritage resource and suggested that it be preserved and protected as such. Mr. Radford commented that, because of the width of the proposed building, the view of the Arm from Jubilee Road will be altered to its detriment and also suggested that inadequate space has been allowed for boat trailers to maneuver to the water's edge.

Mr. Julius D. Solomon, P.Eng. of 1751 Dunvegan Drive read excerpts from his submission dated February 14, 1979 which, in part, made reference to the need for a view planes study at the foot of Jubilee Road and an examination of the "heritage value" of the North West Arm. Mr. Solomon also gave a brief slide presentation in conjunction with the opposition voiced in his submission.

Mr. Peter Woolsey, a resident of the area, suggested a compromise be considered under which the existing Boat Club would be replaced with a smaller (10 - 15 units) condominium development that would not significantly increase the population density of the neighbourhood nor impede the view to the Arm.

Dr. Keith Vaughan, speaking on behalf of the Planning Committee of the Ward Two Resident's Council, directed City Council's attention to his Committee's brief dated January 17, 1979, and emphasized the importance of restricting R-3 development along the shores of the North West Arm. Dr. Vaughan then presented slides in support of his Committee's submission that the proposed development does not represent "compatible" infill housing.

Dr. M. A. MacAulay, representing the DAPC II group, referred to the recommendations contained in his Committee's previously submitted brief and emphasized the need for a further staff review of the term "compatible infill".

Public Hearing
February 14, 1979

After some further discussion, it was MOVED
by Alderman Shannon, seconded by Alderman Maley that this
matter be referred to City Council without recommendation.
Motion passed.

It was further agreed that the matter be
placed on the agenda for the meeting of City Council
scheduled for March 1, 1979.

11:25 P. M. - Meeting adjourned.

HEADLINES

Public Hearing Re: To Consider an Application
Under Section 82, Schedule "C" of the Zoning
Bylaw, Peninsula Area, for the Development
of Thirty-One Condominium Dwelling Units
at Civic No. 6770 Jubilee Road 50

MAYOR EDMUND MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

Date Approved by City Council: _____

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CITY COUNCIL
MINUTES

Council Chamber,
City Hall,
Halifax, N. S.
February 15, 1979
8:30 p.m.

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

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

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

MINUTES

Minutes of City Council meetings held on January 25, January 29 and February 7, 1979, were approved on Motion of Alderman Hanson, seconded by Alderman Hamshaw.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

- 20(a) - Halifax Housing Authority - 1979 Budget and Appointments
- 20(b) - Special Designated Areas for the Residential Rehabilitation Assistance Program
- 20(c) - Current Budget
- 16(a) - Motion Alderman Wooden Re: Amendment to Ordinance No. 105 Respecting Establishment of Standing Committees of Council - FIRST READING

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

- 20(d) - Dust Problem - National Harbours Board Grain Elevator

The Order of Business, as amended, was approved.

Council,
February 15, 1979

DEFERRED ITEMS

Case No. 3587 - Halifax Infirmary (Contract Zoning)

A public hearing re the above matter was held on February 7, 1979.

MOVED by Deputy Mayor Downey, seconded by Alderman Meagher that City Council, under Sections 83 (c) and (d) (Schedule "C") of the Zoning Bylaw, permit the erection of a canopy/sign over the main entrance of the Halifax Infirmary at Civic No. 1335 Queen Street, and further, that Council enter into an agreement with the registered owner containing the same terms and conditions as the original agreement (with the exception of the size of the sign), and authorize the Building Inspector to issue an encroachment license for same, according to Section 4 of Ordinance No. 112 (Encroachments Upon, Under, or Over a Street).
Motion passed with Alderman Shannon abstaining.

Amendments to the Municipal Development Plan and Zoning Bylaw (Massage Parlours)

A public hearing re the above matter was held on February 7, 1979.

MOVED by Alderman Shannon, seconded by Alderman Meagher that City Council approve amendments to the Municipal Development Plan as recommended by the Municipal Development Plan Committee and more specifically encompassed by Appendix "A" attached to a staff report dated February 14, 1979. Motion passed.

MOVED by Alderman Shannon, seconded by Alderman Meagher that City Council approve amendments to the Zoning Bylaw as recommended by the Municipal Development Plan Committee and more specifically encompassed by Appendix "B" attached to a staff report dated February 14, 1979. Motion passed.

Council,
February 15, 1979

Case No. 3594 - Parcel D-1 Bedford Highway (Amendment
to the Zoning Bylaw and Contract Zoning)

A public hearing re the above matter was held
on February 7, 1979.

A staff information report dated February 14,
1979 was submitted.

MOVED by Alderman Hamshaw, seconded by
Alderman Maley that the matter be deferred to the next
regular meeting of City Council to be held on March 1,
1979. Motion passed.

Council,
February 15, 1979

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on February 7, 1979 as follows:

Ordinance Number 151 respecting "The Regulation and Licensing of Automatic Vending and Amusement Machines"

A staff information report dated February 9, 1979 was submitted.

MOVED by Alderman Meagher, seconded by Alderman Hanson that, as recommended by the Finance and Executive Committee, staff be directed to prepare a draft Ordinance in accordance with recommendations contained in the staff report dated January 5, 1979, with the following provisions:

1. Recommendation 2 (ii) be amended by decreasing the fee of \$125.00 to a fee of \$75.00;
2. Recommendation 2 (iii) be amended by increasing the fee of \$3.00 to a fee of \$5.00;
3. Staff, as requested, submit a report on recommendation #8 regarding the age restriction; and
4. Staff include in the draft a provision that the schedule of fees be reviewed annually by City Council.

Alderman Sullivan referred to the information report submitted re the age restriction clause and suggested that the report did not answer the question he had asked. He asked whether or not the Police Department would have authority to remove adolescents sixteen years old and under from pool halls if the age restriction clause was deleted from the proposed Ordinance.

The City Solicitor advised that the Police Department would not have the authority referred to without the legislation.

MOVED by Alderman Wooden, seconded by Alderman Shannon that the motion be amended so that the fee for a "Pinball Machine" remain at \$125.00.

The amendment was put and lost with Aldermen Meagher, Sullivan, Clarke, Hanson, Hamshaw and Deputy Mayor Downey voting against.

Council,
February 15, 1979

Alderman Sullivan clarified that the section relating to the age restriction be held in abeyance until staff report on his question.

The motion was then put and passed with Aldermen Maley, Shannon and Wooden voting against.

Surveying of Uniacke Square

MOVED by Deputy Mayor Downey, seconded by Alderman Clarke that, as recommended by the Finance and Executive Committee, Council authorize staff to enter into a contract with the firm of Servant, Dunbrack, McKenzie & MacDonald Limited to complete the surveying as specified by the Engineering and Works Department for an amount not to exceed \$25,000; funds to be taken from the Partnership Account No. 806-085-HAA02. Motion passed.

Brief to Minister of Social Services

MOVED by Alderman Sullivan, seconded by Alderman Hanson that, as recommended by the Finance and Executive Committee, the content of the brief to the Minister of Social Services, as submitted, be communicated to the Minister of Social Services on behalf of City Council by His Worship the Mayor. Motion passed.

Brief to the Minister of Health and Welfare

MOVED by Alderman Sullivan, seconded by Alderman Clarke that, as recommended by the Finance and Executive Committee, the content of the brief to the Minister of Health and Welfare, as submitted, be communicated to the Minister of Health and Welfare on behalf of City Council by His Worship the Mayor. Motion passed.

Comfort Allowances

MOVED by Alderman Wooden, seconded by Alderman Sullivan that, as recommended by the Finance and Executive Committee, persons receiving the additional \$20.00 for Guaranteed Income Supplement to Old Age Security should pay this amount to the cost of their maintenance in a Home for Special Care. Motion passed.

Council,
February 15, 1979

NIP II Office - 1267 Barrington Street

MOVED by Alderman Maley, seconded by Deputy Mayor Downey that, as recommended by the Finance and Executive Committee, City Council authorize the City Manager to enter into a lease to rent the storefront premises at 1267 Barrington Street on a month-to-month term for use as the NIP and RRAP II Area Office.
Motion passed.

Award of Tender 78-166, Halifax Regional Library - Heating System

MOVED by Alderman Hamshaw, seconded by Alderman Maley that, as recommended by the Finance and Executive Committee:

1. The basic contract for heating renovations at the Halifax City Regional Library be awarded to the lowest bidder meeting specifications, Western Plumbing & Heating Co. Ltd., P.O. Box 747, Dartmouth, Nova Scotia for the lump sum contract price of \$22,448.00; and
2. Authority be granted to award the humidifier contract to Western Plumbing & Heating Ltd. subject to the results of further tests relative to humidity levels in the main Library Building.

Motion passed.

Proposed Heritage Legislation

A letter dated February 13, 1979 was received from Elizabeth C. Ross, Executive Director, Federation of Museums, Heritage and Historical Societies of Nova Scotia, copies of which were circulated to members of City Council.

A letter dated February 12, 1979 was received from Ian MacKee, Vice-President, Heritage Trust of Nova Scotia, copies of which were circulated to members of City Council.

A confidential, supplementary staff report dated February 15, 1979 was submitted.

After a brief discussion, it was MOVED by Alderman Shannon, seconded by Alderman Maley that the matter be referred to the next regular meeting of Committee of the Whole Council to be held on February 21, 1979.
Motion passed.

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February 15, 1979

Proposed Municipal Elections Legislation

MOVED by Alderman Hanson, seconded by Alderman Wooden that, as recommended by the Finance and Executive Committee:

1. City Council record its opposition to any arbitrary change by others of its municipal election day or date; and
2. In the undesired event that municipal elections legislation is adopted and forced upon the City providing for municipal elections throughout Nova Scotia to be held in October, 1979 and each third year thereafter, that the City of Halifax take the position that as a transitional provision, the terms of the members of Halifax City Council elected in the Civic Election of October 19, 1977, and on any subsequent date prior to the coming into force of the said undesired legislation, run to the date of the first meeting of Council following October 16, 1980, and that the Mayor, Aldermen, and members of the Board of School Commissioners for the City of Halifax elected on October 15, 1980 thereafter serve for a two-year term only.

Motion passed.

Pension Plan - Reciprocal Agreement - Federal Government

MOVED by Alderman Shannon, seconded by Alderman Maley that, as recommended by the Finance and Executive Committee, the Mayor and City Clerk be authorized to execute on behalf of the City the reciprocal agreement between the City of Halifax and the Government of Canada in the form attached to the staff report of January 23, 1979, with the exception that the phrase "on or after January 1, 1951", as it appears in clauses 2(a), 2(b), 9(a) and 9(b) of the agreement, be deleted. Motion passed.

Award of Tender 78-160, Glenforest Brook Drainage Improvement (Submerged Entrance Structure)

MOVED by Alderman Hamshaw, seconded by Alderman Hanson that, as recommended by the Finance and Executive Committee:

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1. Tender 78-160 be awarded to J. W. Lindsay Enterprises Limited for the lump sum price quoted in the staff report dated January 15, 1979;
2. Project funding be authorized from Account No. DA011.

Motion passed.

Local Improvement Rates

MOVED by Alderman Sullivan, seconded by Alderman Clarke that, as recommended by the Finance and Executive Committee, City Council approve the attachment of Appendix "A" to the staff report of January 31, 1979, as being the 1979 local improvement tax rates for the City of Halifax. Motion passed.

Encroachment Ordinance No. 112

MOVED by Alderman Sullivan, seconded by Alderman Clarke that, as recommended by the Finance and Executive Committee, City Council approve the amendments to Ordinance No. 112, The Encroachment Ordinance, passed by Council on September 28, 1978, subject to the changes set forth in Schedule "B" attached to the staff report of January 29, 1979, as such amendments were approved by the Minister of Municipal Affairs on January 22, 1979. Motion passed.

Waterfront Development - Outfall Structures

The City Manager advised that staff are still gathering data re questions asked at the meeting of Committee of the Whole Council and, therefore, have not had time to prepare the report.

MOVED by Alderman Maley, seconded by Alderman Meagher that the matter be referred to the next regular meeting of City Council to be held on March 1, 1979. Motion passed.

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Store Openings - DATE FOR PUBLIC MEETING

MOVED by Alderman Sullivan, seconded by Alderman Meagher that City Council set a date for a public meeting dealing with store hours and Sunday openings in the City of Halifax.

It was agreed that the public meeting be held on Monday, April 2, 1979 at 7:30 p.m. in the Council Chamber.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on February 7, 1979 as follows:

Naming of Street - Quingate Place

A staff information report dated February 9, 1979 was submitted.

MOVED by Alderman Hamshaw, seconded by Alderman Wooden that, in accordance with Section 352 of the City Charter, the roadway indicated on the sketch attached to the staff report dated January 11, 1979 be named QUINGATE PLACE and a street name sign be erected at its intersection with Quinpool Road. City Council's decision to name the roadway in no way implies acceptance as an official City street. Motion passed.

His Worship requested that the developer be advised promptly and encouraged to make immediate and prompt use of any designation of the name.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on February 7, 1979 as follows:

Pyramiding of Tickets - Parking Meter Violations

Deputy Mayor Downey requested a staff report re the costs involved for personnel to issue the additional tickets if pyramiding were approved. The City Manager advised that he will request a report from the Chief of Police on the matter.

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A letter dated February 13, 1979 was submitted by J. L. Dowell, Executive Manager, Downtown Halifax Business Association.

Deputy Mayor Downey referred to the above-noted letter and suggested that Mr. Dowell might wish to be heard by City Council.

Alderman Clarke stated that his only concern is with the 12-minute meters as a person might receive five tickets within one hour. The City Solicitor advised that it is his recollection that the second ticket is only issued after the violation has continued for one hour and therefore is not issued in multiples of 12 minutes.

MOVED by Alderman Meagher, seconded by Alderman Maley that the matter be referred to the next regular meeting of Committee of the Whole Council and representatives of the Spring Garden Road Merchants Association, Gottingen Street Merchants Association, and the Downtown Halifax Business Association be invited to attend and present their views. Motion passed.

Amendment to Ordinance No. 144 respecting "Regulating and Controlling and Making of Bonfires" - SECOND READING

MOVED by Alderman Wooden, seconded by Alderman Hanson that the proposed amendment to Ordinance No. 144 respecting Regulating and Controlling the Making of Bonfires, as submitted, be now read and passed a Second Time. Motion passed.

Motion Alderman Wooden Re: Amendments to Ordinance No. 105 Respecting Establishment of Standing Committees of Council - FIRST READING

A staff information report dated February 7, 1979 was submitted.

MOVED by Alderman Wooden, seconded by Alderman Shannon that amendments to Ordinance No. 105 Respecting the Establishment of Standing Committees of Council, as submitted, be now read and passed a First Time. Motion passed with Aldermen Meagher, Clarke, Hanson and Hamshaw voting against.

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QUESTIONS

Question Alderman Shannon re: Traffic Lights at Vernon Street, Quingate Street and Quinpool Road

Alderman Shannon requested a staff report on when new traffic lights at Vernon Street, Quinpool Road, and Quingate Street are going to be in operation. She stated that there is some difficulty with small trucks exiting from the development and proceeding down Vernon Street.

Question His Worship the Mayor re: Lamp Standards on the North Side of Quinpool Road

His Worship noted that the new decorative lamp standards on the north side of Quinpool Road, approximately from Vernon Street south to Monestary Lane, have not been illumined on certain evenings and requested that staff look into this matter.

Question Alderman Sullivan re: Painting of City Vehicles

Alderman Sullivan referred to a recent staff information report which advised that the color of City owned vehicles is being changed to green. He asked if all vehicles are going to be repainted or if the painting will take place as a particular vehicle is due for a paint job. He asked if there are additional costs involved and why it is necessary to change the color of City-owned vehicles so often.

Mr. Connell, Director of Engineering and Works, advised that the white color was unsatisfactory from a cleanliness point of view and unacceptable from a safety point of view as it created a glare at night. He stated that replacement vehicles will be ordered in the green color and the City will simply put the crest on, therefore costing less than at present. He stated that there is no intention to do the whole fleet; replacement vehicles will be done as they are purchased. He further advised that the public will be informed of the change in color.

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Question Alderman Sullivan re: Canadian Merchant Marine

Alderman Sullivan referred to a recent information report requested and received regarding the advisability of Council taking a position on the re-establishment of the Canadian Merchant Marine, and requested that the matter be placed on the next regular meeting of Committee of the Whole Council and Mr. Blaikie be asked to attend the meeting.

His Worship suggested that City Council first consider the matter at the next regular meeting of Committee of the Whole Council and, at that time, decide how it shall be dealt with and what expertise will be sought to which Alderman Sullivan agreed.

Question Alderman Sullivan re: Duffus Street - Odour Problem

Alderman Sullivan referred to correspondence received re the above subject and noted that it was originally intended to take money to correct the problem from the sewer development fund, although the memorandum indicated that there is \$50,000 in the capital budget for this purpose. He asked why it had been changed from the sewer development fund to the capital budget.

Mr. Connell advised that he had made an error when he mentioned the capital budget as it was actually pollution control, sewer redevelopment, which is part of the capital budget but is not funded. He stated that \$50,000 was approved and, if needed, money will be used for any physical or mechanical work that is required to correct the problem. He stated that it is hoped to correct the problem by working on the existing equipment which is scheduled to be up to capacity within two weeks; he advised that they are waiting to install one more pump.

Alderman Sullivan asked if the equipment is not going to be operating the way it should at all times, will there be an odour problem at Duffus Street and, if that is so, shouldn't City Council be considering the alternatives as the equipment certainly has not been operating properly.

Mr. Connell felt that, from a financial point of view, the recommended approach should be undertaken, and further explained the technical reasons why it could be the solution for the problem.

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Question Alderman Sullivan re: Report on Unemployment
Insurance Statistics

Alderman Sullivan referred to an information report requested and received re Unemployment Insurance recipients and requested that the City Manager ask the Social Planner to obtain a further breakdown which would indicate the numbers of skilled and unskilled involved.

His Worship also requested that staff verify the geographical area of the reported figures.

Question Alderman Hanson re: Cost Comparison of Concrete
Curbing vs. Asphalt Curbing

Alderman Hanson requested that staff prepare a report on the comparison cost of concrete curbing vs. asphalt curbing specifically relating to the maintenance of each.

The City Manager advised that asphalt curbing is used only for repairing previous asphalt curbing and the City is now using concrete curbing for all new projects except where City Council directs otherwise.

Alderman Hanson stated that the report is not now necessary.

Question Deputy Mayor Downey re: Street Cleaning

Deputy Mayor Downey asked if a street-cleaning program is underway as he has noticed a build-up of salt on the streets.

Mr. Connell advised that some hand sweepers were out on the Bedford Highway after the recent flood and in a few other areas; he stated there is no machine sweeping until the spring clean-up program due to the problem with the mechanical sweeping and the weather.

Deputy Mayor Downey stated that he will advise the Director of the locations of the salt build-up.

Alderman Hanson retired from the meeting at
10:25 p.m.

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Question Alderman Clarke re: Left-Signal Traffic
Direction - Connaught Avenue and Bayers Road

Alderman Clarke requested a further report on the feasibility of installing a left signal direction at Connaught Avenue and Bayers Road, especially for residents exiting from the Halifax Shopping Centre who wish to turn left at that intersection.

Question Alderman Clarke re: Acoustic and Sound System
- Metro Centre

Alderman Clarke referred to a recent staff information report received re the acoustic and sound system at the Metro Centre in which there is indication that the City has changed from the consultant who had made original presentations to another internationally known consultant and he asked if staff has checked into the latter's credentials to determine if they are equal to those of his predecessor.

The City Manager responded in the affirmative and advised that, in addition, the new consultant will be working with the architect in preparing the specifications and tender documents. Mr. Calda further advised that the City has retained the services of Professor Terroux to give a second opinion on the appropriateness of the tender package when it is presented by the architect.

Question Alderman Clarke re: Garbage Regulations

Alderman Clarke referred to the minimum size of disposable, plastic garbage bags permitted under the Garbage Regulations and asked why the 36" x 26" size was chosen.

Mr. Connell stated that the size chosen is a standard size acceptable to the City and to the Department of Health. He stated that some residents have been using the smaller bags available from the area supermarkets which are not satisfactory in that they are not properly sealed and the refuse collectors are required to make more trips when the smaller size is used.

His Worship suggested that staff further consider the matter.

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Question Alderman Wooden re: Garbage Pick-Up in the
Purcell's Cove Road Area

Alderman Wooden stated that she is aware of the problem of getting the large garbage packers down some lanes and roads in the Purcell's Cove Road area and asked if there is not some way of sending the small truck down to these areas instead of having the residents bring their garbage up to the main road.

Mr. Connell stated that the particular road being referred to is a private road. He stated that attempts have been made to go down the road but a serious accident occurred there about four years ago. He stated there is no additional collection vehicle apart from the refuse packer. He suggested that it would be dangerous for the vehicle to go down into these areas and having to back up and turn around on private property.

Mr. Connell stated there would be an added cost involved and he will report on same.

Question Alderman Hamshaw re: Guard Rails or Posts -
Old Bedford Highway

Alderman Hamshaw thanked Mr. Connell for the clean-up job undertaken on the Old Bedford Highway and asked if it is possible to install guard rails or posts in the area to prevent the litter problem from reoccurring on both ends of the Old Bedford Highway.

Question Alderman Maley re: Detox Centre

Alderman Maley requested a staff report on the Detox Centre which she stated may well be proposed for Point Pleasant Lodge.

Question Alderman Maley re: Commercial Uses Taking Place
in Small Apartment Blocks

Alderman Maley stated that there seems to be one or two commercial uses taking place in small apartment blocks and asked that staff investigate and report on how it relates to the Zoning Bylaw.

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Question Alderman Meagher re: Bonus to City of Halifax Pensioners

Alderman Meagher stated that several months ago he asked the Finance Director a question re the possibility of the City granting a bonus to City of Halifax pensioners who had been retired for a certain number of years and has not yet received a reply. He asked if the matter is under consideration.

The City Manager advised that the indication is that there will not be a surplus in 1978 over expenditures.

Alderman Meagher stated he will again raise the matter during Current Budget deliberations.

Question Alderman Meagher re: Sale of Land Account

Alderman Meagher requested a report from the Director of Finance re the Sale of Land Account to indicate the legislative authority for this account and who has the ultimate control over the account.

Question Alderman Wooden re: Crosswalk at Herring Cove Road and Bryden Avenue Intersection

Alderman Wooden stated that another accident has occurred on the Herring Cove Road during this past week and requested that a crosswalk be installed at the intersection of Bryden Avenue and the Herring Cove Road.

NOTICE OF MOTION

Notice of Motion Alderman Clarke re Amendment to Ordinance No. 133, Respecting Emergency Measures Planning

Alderman Clarke gave notice that at the next regular meeting of the City Council of the City of Halifax, to be held on Thursday, the first day of March, 1979, he proposes to introduce an amendment to Ordinance No. 133, Respecting Emergency Measures Planning.

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He advised that the purpose of the amendment is to increase the size of the Control Committee and redefine its responsibilities, to change the representatives on the Planning Committee, to change the title of the Co-ordinator to Emergency Measures Planning Co-ordinator, and make other technical changes to the Ordinance.

Notice of Motion Alderman Clarke re Amendment to
Ordinance No. 151, the Automatic Machines
Ordinance

Alderman Clarke gave notice that at the next regular meeting of the City Council of the City of Halifax, to be held on Thursday, the 1st day of March, 1979, he proposes to introduce an amendment to Ordinance Number 151, the Automatic Machines Ordinance.

He stated that the purpose of the amendment is to amend the fee structure of the Ordinance and to provide for the transfer of licenses, and some other minor changes in the Ordinance.

ADDED ITEMS

Halifax Housing Authority - 1979 Budget and Appointments

A supplementary staff report relating to the 1979 Housing Authority budget was submitted.

MOVED by Alderman Sullivan, seconded by Alderman Clarke that the matter be referred to the next regular meeting of Committee of the Whole Council and that Mr. West, the General Manager, be invited to attend the discussion. Motion passed.

MOVED by Alderman Sullivan, seconded by Deputy Mayor Downey that the following be appointed to the Halifax Housing Authority with terms to expire December 31, 1979:

Mr. Robert Butler
Dr. J. D. Cantwell
Ms. Edna Chambers

Mr. Lawrence Hampden
Mr. Richard MacLean
Mrs. Nellie McAndrew

Motion passed.

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MOVED by Alderman Sullivan, seconded by Deputy Mayor Downey that the following be appointed to the Halifax Housing Authority with terms to expire December 31, 1980:

Ms. Genevieve Mason
Mrs. Mary Simms
Mr. Douglas Skinner

Motion passed.

Special Designated Areas for the Residential Rehabilitation Assistance Program

A supplementary staff report dated February 9, 1979 was submitted.

Mrs. R. Kartsaklis explained that it is felt by CMHC that the City should get all areas dealt with for a Federal Order-in-Council and, in order to do that, they feel that the City's resolution of October 1978 is too specific and should be updated.

His Worship stated that there is intermediate correspondence between the Mayor and CMHC which has not been handled by staff.

MOVED by Alderman Wooden, seconded by Alderman Maley that the matter be referred to the next regular meeting of Committee of the Whole Council. Motion passed.

Current Budget

A staff report dated February 14, 1979 was submitted.

MOVED by Deputy Mayor Downey, seconded by Alderman Hamshaw that City Council pass a formal resolution requesting the Minister of Municipal Affairs for an extension of the time for the setting of the tax rate for the City to March 31, 1979. Motion passed.

Dust Problem - National Harbours Board Grain Elevator
- Alderman Maley

Alderman Maley referred to a problem one year ago with grain dust in the area of the National Harbours Board grain elevator at which time Mr. Beck, General

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Manager, by letter to Mr. Morgan, Building Inspector, dated March 22, 1978, outlined previous correspondence dating back to 1966 and stated that the National Harbours Board intends to continue upgrading the loading facilities and to extend the upgrading throughout the facility in 1979.

Alderman Maley stated that over the past two or three days about six inches of grain dust has spread over an area of about 500 yards in each direction and is very dry and blows about causing some people to become ill.

Alderman Maley requested that the City write not only to Mr. Beck, the General Manager, but also to Mr. Beck's supervisor in Ottawa as she felt the matter was extremely urgent. She further requested that the City's Health Department have a look at the place and after which City crews clean up the area and charge the clean-up to the National Harbours Board.

His Worship suggested that the matter is a very complicated one and there are several complex considerations involved including the future of the grain elevator and the future of Dover Mills.

Meeting adjourned - 11:05 p.m.

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MAYOR EDMUND L. MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

Date Approved by City Council: _____

CITY COUNCIL
PUBLIC HEARINGS
MINUTES

Council Chamber
City Hall
Halifax, N. S.
February 21, 1979
7:40 P. M.

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

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

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

ALSO PRESENT: City Manager, City Solicitor, City Clerk and other members of staff.

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

1. To Consider the Closure of Yukon and Yale Streets at their Intersection with Monastery Lane.
2. To Consider the Rezoning of that Area on the West Side of Lynch Street (Civic Nos. 3544, 3536 and 3520 Lynch Street, and Civic Nos. 5237 and 5243 Duffus Street are proposed to be Rezoned from C-2, General Business Zone, to R-2, General Residential Zone; Civic No. 3530 Lynch Street is proposed to be Rezoned from C-2, General Business Zone, to R-3, Multiple Residential Zone)
3. To Consider an Application under Schedule "E", Section 67 of the Zoning Bylaw (Mainland Area) to permit the Construction of a 39-unit Apartment Building at Civic No. 59 Main Avenue.
4. Intention to Adopt a Certain Amendment to the Zoning Bylaw (Peninsula Area). The Amendment Specifically is to Delete from the C-1 Zone, Section 49(1)(c), Peninsula Area, the word "restaurant".

Public Hearing Re: To Consider the Closure of Yukon and
Yale Streets at their Intersection with Monastery Lane

Mr. F. Bradbrook of the City's Engineering and Works Department, noted that a petition had been received in 1977 from area residents requesting that Yukon Street be closed at its intersection with Monastery Lane prior to the opening of the Quinpool Development presently under construction. He added that, on June 15, 1978, City Council approved the temporary closure of both Yukon and Yale Streets at that intersection, the closure to be in effect for a 90-day period only. He stated, however, that since that time, Council has approved two further extensions of this closure, the second of which will terminate on April 1, 1979.

Mr. Bradbrook, referring to an information report dated January 31, 1979 and using a map of the area, noted that studies have indicated a substantial decrease in traffic volume on both Yukon and Yale Streets with a considerable increase on Harvard and Preston Streets.

Responding to a question from Alderman Meagher, Mr. Bradbrook advised that no difficulty in gaining access to either Yukon or Yale Streets had been experienced by Fire and Police vehicles, although he noted the Fire Department had indicated that the temporary fence along the Monastery Lane frontage of the Quinpool Development should be removed as soon as is feasible.

His Worship called for those persons present wishing to address Council in support of the proposed permanent closure of Yukon and Yale Streets at Monastery Lane.

Mr. Michael Burke of 6261 Yukon Street submitted a petition, containing the signatures of approximately 130 residents of Yukon, Yale and Harvard Streets, in support of the proposed closure, commenting that residents are of the opinion that such a closure will not only protect the residential character of the area, but also serve as a buffer from the Quinpool Development.

Responding to a question from His Worship the Mayor, Mr. Burke stated that the present all-day parking regulations on Yale Street help to further decrease vehicular movement on that street and recommended that they remain in effect.

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No further persons wished to address Council in support of this proposal.

His Worship then called for those persons present wishing to address Council in opposition to the closures.

Mr. R. A. Kanigsberg, Q.C., speaking on behalf of various Quinpool Road merchants, referred to the inconvenience to Quinpool Road shoppers, should exits to Monastery Lane from both Yukon and Yale Streets be closed. He suggested a compromise by which Yukon Street at its Monastery Lane intersection be closed while Yale Street is allowed to remain open.

Mr. M. Shulman, President of the Quinpool Road Business Association, stated that his group views the closure of Yukon and Yale Streets as a detriment to businesses located on Quinpool Road. He asked that Council give consideration to allowing both streets to remain unobstructed at Monastery Lane and also that the possibility of a one-way traffic pair on Yukon and Yale Streets be investigated.

No further persons wished to address Council regarding this proposal.

MOVED by Alderman Meagher, seconded by Alderman Maley that the matter be referred to City Council without recommendation. Motion passed.

Public Hearing Re: To Consider the Rezoning of that Area on the West Side of Lynch Street (Civic Nos. 3544, 3536 and 3520 Lynch Street, and Civic Nos. 5237 and 5243 Duffus Street are proposed to be rezoned from C-2, General Business Zone, to R-2, General Residential Zone; Civic No. 3530 Lynch Street is proposed to be rezoned from C-2, General Business Zone, to R-3, Multiple Residential Zone)

Mr. D. M. Russell of the City Planning Department noted that on October 26, 1978 City Council adopted a priority listing pertaining to twenty soft area classifications which require a program of rezonings in order to bring them into