

Council,  
January 31, 1980

and Representations Act, for an order for redistribution of ward boundaries of the City and that the said plan be the basis of this application; and, further, subject to the Board of Commissioners of Public Utilities increasing the number of Wards in the City to twelve, the number of members of the Board of School Commissioners for the City of Halifax be established as twelve (12), pursuant to the provisions of the School Board Membership Act, one-third of whom would be elected, with three wards in each School Board Electoral District.

Council,  
January 31, 1980

In response to a question re School Board membership, Wayne Anstey, Solicitor, advised that the Board of Commissioners of Public Utilities do not have to rule on the division of the City into electoral districts for purposes of election of School Board members; he advised it is a question for City Council to decide.

The motion was put and passed.

Alderman Moore expressed appreciation to Wayne Anstey, Solicitor, the City Clerk and staff for their assistance.

A letter dated December 19, 1979, with attached questionnaire, was received from R. Wendell Phinney, President, Union of Nova Scotia Municipalities, requesting information regarding the Election Act.

Upon consideration of the questionnaire, City Council agreed that municipal elections should be held during the third week in October, on a Wednesday; Advance Poll be held on the Friday and Saturday being the 11th and 12th days prior to Election Day, from 1:00 p.m. to 7:00 p.m. on both days; and non-residents do not receive a vote.

Alderman Moore noted that it appears no consideration has been given to the matter of conflict of interest and he felt the Halifax City Charter sets out the proper criteria. His Worship suggested that a clause be added to provide in the Act that the City of Halifax may abide by conflict of interest clauses set forth in the Halifax City Charter, so that Halifax City Council may continue its more stringent practice than is required by the Provincial Act. It was so agreed.

It was agreed that the questionnaire, as completed, be forwarded to the Union of Nova Scotia Municipalities.

#### Tabling 1980 Current Budget

A staff report dated January 28, 1980 was submitted.

It was agreed that Council authorize an extension of the budget tabling date from January 31, 1980 to no later than February 15, 1980.

Council,  
January 31, 1980

QUESTIONS

Question Alderman Downey re: Condition of Sidestreets

Alderman Downey referred to the condition of some sidestreets in the City and asked why they were not plowed properly.

Mr. Connell, Director of Engineering and Works, advised that nothing has changed within the operation. He suggested that the nature of the most recent storm presented particular difficulties to snow removal operations. He stated that staff concentrated on the main arteries during the storm and did fall behind in clearing the secondary streets.

Alderman Downey stated that snow has been left in the centre of the street and that is causing problems. Mr. Connell replied that the snow clearance was complicated by the freezing temperatures.

Question Alderman Downey re: Increase in Social Assistance  
- Family Benefits

Alderman Downey referred to the recent increase in family benefits announced by the Minister of Social Assistance and asked if the number of people on social assistance would be increased.

Mr. Crowell, Social Planner, advised that he has only the information provided in the newspaper this date and it is his understanding that the increase will affect those who are at the maximum amount and to whom the City is giving a supplement.

Mr. Crowell advised that he will issue a staff report on the matter as soon as the regulations are received.

Question Alderman Meagher re: Letter from Mr. M. Warrington  
Concerning Ticketing of Cars on Gottingen St.

Alderman Meagher submitted a letter from Mr. M. Warrington concerning ticketing of cars on Gottingen Street and requested that the Police Department submit a report to the next regular meeting of Committee of the Whole Council.

Council,  
January 31, 1980

His Worship stated the matter will be referred to staff and brought back to Council as quickly as possible.

Question Alderman Meagher re: Condition of Sidewalk - CNIB Building on Almon Street

Alderman Meagher requested that staff check the sidewalk in the area of the CNIB building on Almon Street tomorrow to ensure that the area is sanded and salted. He advised that he received information that a blind person had fallen and suffered injuries.

Question Alderman Hamshaw re: Walkway to Scarlet Road - Petition

Alderman Hamshaw advised that a petition had been submitted in August re a walkway to Scarlet Road. He asked what is the present status of the anticipated staff report.

Mr. Connell advised that the staff report will be submitted shortly.

Question Alderman Hamshaw re: Print on Aldermanic Envelopes

Alderman Hamshaw asked why the print on the most recent aldermanic envelopes has been reduced in size. He stated he preferred the larger print and advised that he has been returning his used envelopes to the City Clerk's office for reissue.

Question Alderman Hamshaw re: Removal of Street Signs During Construction of Sewers - Wedgewood Park

Alderman Hamshaw referred to the removal of street signs in Wedgewood Park during sewer construction and advised that he has received several complaints that non-residents cannot locate the streets in the area. He asked if temporary signs could be erected on trees etc.

Question Alderman Hamshaw re: Responsibility for Salt on Streets in Wedgewood Area

Alderman Hamshaw asked if the City or the contractor is responsible for putting down salt or stone dust on icy streets in the Wedgewood area.



Council,  
January 31, 1980

Mr. Connell stated that the City is responsible for the streets but in that area arrangements have been made with the contractor to assist the City, mainly for plowing. He stated that he would have to investigate the matter of ice conditions.

Question Alderman Maley re: Ice Conditions

Alderman Maley referred to the recent plowing operations which involved a small plow and a large plow clearing streets in tandem. She asked for an explanation of the matter.

Mr. Connell advised that the smaller plow is usually in advance of the regular dump truck with the blade and the salt to try to save two passes on the street by going down one pass with two vehicles. He stated that staff feels it is a more efficient operation.

Alderman Maley stated that the small plow did one side and the large plow did the other side with the result that a great chunk of ice was left in the middle of the street and remains there. Alderman Maley suggested that the contractors might need some instruction as the observation has been that it is related to the two kinds of equipment used.

Question Alderman Maley re: Boardwalk - Waterfront  
Development Corporation

Alderman Maley noted that the boardwalk has been closed and asked if the City or the Waterfront Development Corporation is responsible for closing and cleaning the boardwalk.

His Worship stated that the matter was the subject of wide-ranging debate in Council and the position taken was that the maintenance of the boardwalk in winter would be a cost item, non-maintenance would necessitate the erection of barriers so as to avoid the potentiality of liability on the part of the City, the result of the debate being the erection of barriers to discourage usage by citizens.

Alderman Maley requested an estimate of the cost of keeping all of the boardwalks clear.

Question Alderman Maley re: Staff Report Regarding Nova  
Scotia Place

Alderman Maley noted that the public hearing

Council,  
January 31, 1980

for Nova Scotia Place is scheduled for next Wednesday and she had requested that the staff report be submitted approximately one week before the hearing. She asked that the report be submitted prior to the public hearing.

The Acting City Manager advised that the staff report would likely be circulated tomorrow.

Question Alderman Clarke re: Use of City Vehicles to Salt or Plow Private Parking Lots, etc.

Alderman Clarke asked if City vehicles are ever used to salt or plow private parking lots, etc.

Mr. Connell advised that there is absolutely no permission whatever for City equipment or hired equipment to do any private work.

Question Alderman Wooden re: Clearing of Sidewalks - Tickets

Alderman Wooden advised that she had many telephone calls from residents of her Ward who were issued tickets for the non-clearance of their sidewalks, although they had shovelled the sidewalks but due to the weather conditions, as noted earlier by Mr. Connell, had not been successful in removing all the snow and ice.

Alderman Wooden asked if there was a special effort made in Ward 7 to ticket the offending sidewalk abutters. She further asked if the City clears sidewalks on Dunbrack Street north and what the cost is to the abutter.

Mr. Connell advised that the City is not doing sidewalks on Dunbrack Street except for those which abut City property.

Question Alderman Wooden re: Construction of a Passway between Seaview Avenue and Seaview Avenue

Alderman Wooden asked if staff would consider the possibility of constructing a passway between Seaview Avenue near Aurora Avenue and Seaview Avenue near Towerview Avenue.

Question Alderman Sullivan re: Questions asked by Members of City Council

Alderman Sullivan asked that the procedure for responding to questions at City Council be streamlined.

Council,  
January 31, 1980

He stated that there seems to be a great deal of lag time before responses to Aldermanic questions are issued. He noted that at one time a staff member was in attendance at Council meetings, noted the questions, and pursued replies, which seemed to be more effective than present procedure. He asked that staff consider the matter.

His Worship stated he has encouraged staff repeatedly to use a red tag system as the questions asked by the elected representatives of the City should receive priority consideration. He suggested that members of Council are beginning to use the Question period a little differently than what was intended as many of the questions raised in Council are matters which can, and often will be, asked on a direct basis, and are perfectly capable of faster attention by a direct inquiry. He suggested that the purpose of the Question period was to provide a sure system whereby elected persons could ask questions that possessed a wider than Ward interest and required urgency in treatment.

Alderman Sullivan suggested that members of Council are raising matters during the Question period because they have not received a response to their initial memo. He stated that the point he is trying to make is, from his personal experience, the previous procedure was more effective.

His Worship stated that the City Manager's personal attention will be drawn to the matter and he would personally suggest a red file with a red tag.

Question Alderman Shannon re: Vehicles with one Headlight

Alderman Shannon requested that the Chief of Police be asked to have his staff note the large number of cars operating in the City with only one headlight. She stated that there have been a number of evenings recently when visibility has been poor.

Question His Worship the Mayor re: Installation of City  
Limit Signs on the Bicentennial Highway

His Worship asked if the Director of Engineering and Works would speak to the appropriate Traffic Authority to see if appropriate City limit signs could be installed on the Bicentennial Highway.

Council,  
January 31, 1980

Question Alderman Shannon re: Sign on the St. Margaret's  
Bay Road

Alderman Shannon noted that the City limit sign on the St. Margaret's Bay Road still has the picture of a bird on it suggesting that similar signs would lead to the Tourist Bureau whereas the remaining signs show a black arrow on a white sign. She suggested that the picture of the bird be removed.

NOTICE OF MOTION

Notice of Motion Alderman Maley re: Amendment to Ordinance  
Number 138, respecting the Fee to be Paid for a  
Tax Certificate

Alderman Maley gave notice that at the next regular meeting of the City Council of the City of Halifax, to be held on Thursday, the 14th day of February, 1980, she proposes to introduce an amendment to Ordinance Number 138, respecting the fee to be paid for a Tax Certificate.

She advised that the purpose of the amendment is to allow for an increase in the Tax Certificate fee.

ADDED ITEMS

Proposed Lease - City of Halifax and Trizec Equities  
Limited - Social Planning Offices, Halifax  
Shopping Centre

A staff report dated January 29, 1980 was submitted.

Mr. Crowell, with the aid of a map, indicated the proposed new locations of Social Planning offices, and explained the rationale for staff's recommendation.

Mr. Churchill, in response to questions, stated at least eight different properties were considered, the one recommended being neither the most expensive nor the least expensive. He stated staff would be prepared to look at the suggested alternatives.

Members of Council suggested such alternative locations as Alexandra School, the Sir John S. D. Thompson Building, St. Stephen's Annex building, Edgewood School, and rental properties on Oxford Street along the business district.

Council,  
January 31, 1980

MOVED by Alderman Clarke, seconded by Alderman Maley that the matter be referred to the next regular meeting of Committee of the Whole Council so that staff may investigate alternative sites. Motion passed.

Recommendation - Tax Concessions and Grants Committee

MOVED by Alderman Meagher, seconded by Alderman Hamshaw that City Council authorize a grant to the Atlantic Symphony Orchestra for \$10,000 in 1980 from the Tax Concessions and Grants budget, pending review of all grant applications for the year 1980. Motion passed.

Crossing Guards - Herring Cove Road at Marie Avenue and Williams Lake Road near Clovis Avenue

Alderman Wooden referred to statistics she received from staff re children crossing the Herring Cove Road at Marie Avenue and the Williams Lake Road near Clovis Avenue. She stated these are very dangerous crossings being used by elementary school children.

Alderman Wooden asked that City Council authorize two crossing guards at each of these locations. She stated if she had school crossing guards to spare in her ward, she would relocate them to these locations, but such spare crossing guards are not available.

His Worship suggested that staff distribute the base material on the two intersections to all members of City Council and, as soon as the distribution takes place, the matter can be added to an agenda and Council can look at it.

Sherwood Park Entrance

Alderman Hamshaw noted that the Sherwood Park entrance will be closed for the next two months necessitating that the residents of approximately eighty homes use Crest Drive and Tremont Drive. He further noted that approximately 350 students must cross Tremont Drive. He requested that the street be placed on top priority for plowing and salting because of the danger of the steep grade and the number of children crossing.

Mr. Connell advised that the street has been placed on first priority and the Works Department so notified.

Council,  
January 31, 1980

Water Bills from the Public Service Commission

Alderman Hamshaw stated he has received a number of telephone calls from residents who ask if it is possible for them to pay their Public Service Commission water bills at a bank, post office, drug store, etc.

His Worship advised that staff will get a report from Mr. Kline.

Application for a Games Emporium - Quinpool Centre

Alderman Meagher advised he received notification from the Building Inspector yesterday concerning an application for pinball and electronic games amusement centre in the Quinpool Centre. He pointed out that City Council has approved legislation restricting any one location to a maximum of five machines, excepting the Legion and Dalhousie Centre, and such legislation has been forwarded to the Province.

He stated there is concern in the area being expressed by the merchants in Quinpool Road Centre, by the High School in the neighbourhood and by the various Churches.

He asked that the City Solicitor review the matter and determine what can be done to restrain such an opening and report to the next regular meeting of Committee of the Whole Council. He hoped that a permit would not be issued in advance of the next regular meeting of Committee of the Whole Council.

Police Protection - Metro Centre

Alderman Downey referred to a recent program on a local radio station dealing with police protection in the Metro Centre. He advised that he was not the alderman alluded to in the broadcast.

His Worship advised that the matter of Police protection is receiving the attention of Metro Centre management and management will be asked to provide a written report. He further advised that the question of police servicing at Metro Centre does not arise from the complaint of any Alderman.

The City Solicitor advised that the policeman on the downtown beat will be in attendance at all fighting events as will the Sargeant in charge, in addition to the private security personnel.

Meeting adjourned - 12:05 a.m.

Council,  
January 31, 1980

HEADLINES

Minutes ..... 34  
Approval of the Order of Business, Additions & Deletions 34

DEFERRED ITEMS:

Case No. 3799 - Contract Development and Lot Consolidation, Brunswick and George Streets ..... 35  
Case No. 3423 - Contract Development, Herring Cove Road . 35  
Adult Entertainment Uses - SET DATE FOR PUBLIC MEETING .. 36

PETITIONS & DELEGATIONS:

Western Canada Cow-Calf Association ..... 36  
Nova Scotia Firefighters School ..... 36

REPORT - FINANCE AND EXECUTIVE COMMITTEE:

Petition - City Market Vendors ..... 36  
Offers of Compensation - Rockingham North Services - Expropriated Sewer Easements ..... 37  
Closing and Disposal of a Portion of Stanhope Street - SET DATE FOR PUBLIC HEARING ..... 37  
Hemlock Ravine - Bennett Estate ..... 37  
License Agreement - Ferry Terminal Oil Storage Tank ..... 37  
Renewal of Lease - 2099 Upper Water Street (Standard Construction Company Limited) ..... 37  
Award of Tender 790149 - 1980 Model Tandem Truck ..... 38  
Provincial Cost Sharing of School Construction ..... 38  
Taxation - Public Service Commission Lands ..... 38  
Halifax Natal Day - 1980 ..... 38  
School Admission Age ..... 39  
Halifax Housing Authority Budget ..... 39

REPORT - COMMITTEE ON WORKS:

Street Acceptance - Harlington Crescent ..... 40  
City Tree Inspection - Status Report - SET DATE FOR PUBLIC MEETING ..... 40

REPORT - SAFETY COMMITTEE:

Condition of Ice Surface - Chocolate Lake ..... 40  
Equipment - Fire Department ..... 41

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

Amendment to Ordinance No. 12, respecting Camp Hill Cemetery AND Ordinance No. 12A, respecting Fairview Lawn Cemetery - SECOND READING ..... 41  
Ordinance No. 164, the Incinerator Ordinance - SECOND READING ..... 42  
Ordinance No. 130, the Electrical Ordinance - SECOND READING ..... 42





Council,  
January 31, 1980

HEADLINES (CONT'D)

REPORT - CITY PLANNING COMMITTEE:

Case No. 3806 - Amendment to the Zoning Bylaw - Peninsula Area, Section 44(1).....	44
Waterfront Development Corporation - Street Resurfacing Contract .....	44
Views - Fort Needham .....	44

MISCELLANEOUS ITEMS:

Building Permits - Old South End .....	45
Ward Boundaries .....	45
Tabling 1980 Current Budget .....	46

QUESTIONS:

Question Alderman Downey re: Condition of Sidestreets ..	47
Question Alderman Downey re: Increase in Social Assist- ance - Family Benefits .....	47
Question Alderman Meagher re: Letter from Mr. M. Warrington Concerning Ticketing of Cars on Gottingen St. ....	47
Question Alderman Meagher re: Condition of Sidewalk - CNIB Building on Almon Street .....	48
Question Alderman Hamshaw re: Walkway to Scarlet Road - Petition .....	48
Question Alderman Hamshaw re: Print on Aldermanic Envelopes .....	48
Question Alderman Hamshaw re: Removal of Street Signs During Construction of Sewers - Wedgewood Park .....	48
Question Alderman Hamshaw re: Responsibility for Salt on Streets in Wedgewood Area .....	48
Question Alderman Maley re: Ice Conditions .....	49
Question Alderman Maley re: Boardwalk - Waterfront Development Corporation .....	49
Question Alderman Maley re: Staff Report Regarding Nova Scotia Place .....	49
Question Alderman Clarke re: Use of City Vehicles to Salt or Plow Private Parking Lots, etc. ....	50
Question Alderman Wooden re: Clearing of Sidewalks - Tickets .....	50
Question Alderman Wooden re: Construction of a Passway between Seaview Avenue and Seaview Avenue .....	50
Question Alderman Sullivan re: Questions asked by Members of City Council .....	50
Question Alderman Shannon re: Vehicles with one Headlight .....	51
Question His Worship the Mayor re: Installation of City Limit Signs on the Bicentennial Highway .....	51
Question Alderman Shannon re: Sign on the St. Margaret's Bay Road .....	52

Council,  
January 31, 1980

HEADLINES (CONT'D)

NOTICE OF MOTION:

Notice of Motion Alderman Maley re: Amendment to  
Ordinance Number 138, respecting the Fee to be Paid  
for a Tax Certificate ..... 52

ADDED ITEMS:

Proposed Lease - City of Halifax and Trizec Equities  
Limited - Social Planning Offices, Halifax Shopping  
Centre ..... 52  
Recommendation - Tax Concessions and Grants Committee ... 53  
Crossing Guards - Herring Cove Road at Marie Avenue and  
Williams Lake Road near Clovis Avenue ..... 53  
Sherwood Park Entrance ..... 53  
Water Bills from the Public Service Commission ..... 54  
Application for a Games Emporium - Quinpool Centre ..... 54  
Police Protection - Metro Centre ..... 54

MAYOR EDMUND L. MORRIS  
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)  
CITY CLERK

Date Approved by City Council: \_\_\_\_\_

SPECIAL COUNCIL  
PUBLIC HEARINGS  
M I N U T E S

Council Chamber  
City Hall  
Halifax, Nova Scotia  
February 6, 1980  
8:00 P.M.

A Special Meeting of Halifax City Council was held at this time.

The meeting opened with the reciting of the Lord's Prayer.

PRESENT: His Worship Mayor Morris, Chairman;  
Aldermen Maley, Downey, Meagher, Sullivan, Clarke, Wooden and Hamshaw.

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

ZONING REVIEW - SOFT AREA 19

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

Mr. D.M. Russell, Senior Planner, with the aid of sketches, presented the application. Mr. Russell explained the proposed C-2A zone, an amendment proposed to be included in the Zoning Bylaw (Mainland and Peninsula Areas). As well, Mr. Russell identified the permitted uses as attached in Appendix "A" of the staff report dated February 4, 1980, which also included adding the phrase 'banks and financial institutions' to the list of permitted uses. The height limit of buildings in this proposed C-2A Zone shall not exceed 35 feet.

Mr. Russell stated the area within the zoning review is now zoned C-2; and the Municipal Development Plan designates this area as commercial. The area included falls within the minor commercial zone and the proposed C-2A zoning would be appropriate.

Mr. Russell responded to questions from members of Council.

A short discussion ensued with respect to staff's suggestion that Section 59A(1) (e) be amended to delete the phrase 'excepting massage parlours' and substituting therein 'excepting adult entertainment uses', as contained in the supplementary staff report of February 4, 1980. His Worship suggested, when the matter is dealt with by Council, consideration be given to including in Section 59A(1) (e), the entire phrase 'excepting massage parlors and adult entertainment uses', to which general agreement was expressed.

There were no persons present wishing to address Council in favour of this rezoning.

Special Council  
February 6, 1980

8:10 p.m. Alderman Moore arrives.

Mr. Peter Green, representing Consolidated Realities Limited (Capitol Shopping Plaza), addressed members of Council marginally opposed to this rezoning. Mr. Green stated this proposed zone may not meet the objectives of the City and the needs for this area of the City. Mr. Green also noted the earlier restrictions on lot coverage and building to the lot line was another concern. However, in this proposal there is no restriction for commercial uses specified. Mr. Green also presented sketches outlining the proposed renovations of the Capitol Shopping Plaza. Mr. Green stated that none of the buildings would be over the 35 feet and explained the useage.

His Worship pointed out that this was not an application; but Council members were being asked if this display is within the proposed C-2A Zone uses.

Mr. Green responded to questions from members of Council.

There were no other persons present wishing to address Council in opposition to this proposal.

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

Case No. 3809 - BUILDING LINE - KEMPT ROAD

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

Mr. C.L. Dodge, Assistant Director, Development Department, with the aid of maps and sketches, advised Council members, this proposal would remove the existing 20-foot building line on Kempt Road, from the Windsor Street/Lady Hammond Road intersection to the CNR overpass. Since Kempt Road is no longer a main artery, the building line should be removed.

Mr. Dodge responded to questions from members of Council

Mr. Frank Cordon, Q.C., on behalf of Food Corp Limited, addressed members of Council in support of this application. Mr. Cordon stated that his client welcomed the change to provide more parking.

Mr. Gerald Saunders, Manager, Hallidays Limited, addressed members of Council in support of the application, stating the change in the building line would be both useful and helpful to his Company.

There were no other persons present wishing to address Council in support of or in opposition to this application.

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

CASE NO. 3818 - CONTRACT DEVELOPMENT - NOVA SCOTIA PLACE

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

His Worship noted the applicant in this case to be Nova Scotia Place Limited, previously Nova Scotia Arts and Convention Centre Limited, now presenting an amended use pattern for the old application.

Mr. W.D. Campbell, Development Department, with the aid of sketches, presented the application for the development of a hotel and convention centre, under Section 84, Schedule "F", of the Zoning Bylaw (Peninsula Area). This proposed application will contain convention and meeting rooms, with hotel accommodations. The ground floor would contain a winter garden with hotel entrance and retail space. The next four levels are proposed to be meeting, convention rooms with some hotel space. The fifth floor would contain additional hotel space with a proposed roof garden, accessible to the general public, as well as hotel patrons. Four additional levels would contain 38 hotel rooms per floor. The height of the proposed building above Argyle Street is approximately 94 feet.

Parking for 60 cars would be available with access from Duke Street. Additional accesses to be provided from the main hotel floor, off Argyle Street, Corner Duke and Argyle. Upper level access from corner George and Argyle. Two above-grade and sub-grade entrances from Scotia Square complex are proposed, either skywalk or tunnel. Truck access on George Street with loading off and on inside the building. Access at grade for convention centre off Duke Street, and access between Metro Centre and the proposed Nova Scotia Place on the West Hall level.

Surface improvements are necessary along Argyle Street, with the cost to be negotiated between the applicant and the City. The width of Argyle Street would be reduced to 24 feet plus sidewalk, and the parking meters would be removed, providing for a bus bay for hotel and/or other patrons.

From an economic standpoint, Halifax would be promoted as a major centre, adding to the Downtown business district and the Tourist Industry.

More design attention should be paid to the George and Duke Streets portion of the proposed building. With the truck-receiving point on George Street, pedestrian traffic in this area is discouraged. It is felt that alternative designs be considered so as to reduce the apparant mass of this proposal, as it relates to City Hall. The proposed uses are compatible with the Municipal Development Plan policies.

Mr. Campbell responded to questions from members of Council.

Mr. A.M. McCrea, representing Nova Scotia Place Limited, addressed members of Council in favor of this application. Mr. McCrea described in detail the floor space area for this amended proposal and compared it with the previous one. The uses, accesses, parking and accomodation within the proposed building were addressed. Mr. McCrea asked that a clear mandate be given so that third-party commitments could be made. Mr. McCrea responded to questions from members of Council.

Alderman Wooden questioned the parking ratio to this proposal and how it compares with other hotels in the immediate area. His Worship requested that staff report on parking ratio for hotel-owned land at or below grade.

His Worship also requested that staff prepare a report on the south elevation of the prospective building, plus City Hall building with a two-block elevation including the proposed building, Grand Parade and City Hall, along with the background of the Scotia Square buildings included.

Mr. Donald Gillis, Chairman, Visitors and Convention Centre, addressed members of Council in support of this application. Mr. Gillis told members that convention centres now being built throughout Canada, are contained in the downtown area; such facilities are needed and would attract tourists and visitors to the area.

Mr. Gary Hurst, Partner, Carleton Hotel, addressed members of Council in support of this application. Mr. Hurst felt this proposal was very encouraging and would assist in attracting customers to the Argyle Street area.

Mr. David Hyndman, Executive Vice-President, Halifax Developments Limited, addressed members of Council in support of this application, noting that the present expansion of hotels in the downtown area is proof that such a proposal should be encouraged.

There were no other persons present wishing to address members of Council in support of this application.

Mr. Tom Merklinger, Ecology Action Centre, addressed members of Council in opposition to the application, and submitted a brief, which is part of the official file. The Ecology Action Centre felt that plans submitted did not contain enough details for the City of Halifax to determine whether or not Municipal Development Plans were met.

There were no other persons present wishing to address members of Council in opposition to this application.

A letter dated January 20, 1980 from Halifax Landmarks Commission was received and circulated to members of Council.

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

H E A D L I N E S

Zoning Review - Soft Area 19 - - - - -55  
Case No. 3809 - Building Line = Kempt Road - - - - -56  
Case No. 3818 - Contract Development - Nova Scotia Place -57

HIS WORSHIP MAYOR EDMUND L. MORRIS  
CHAIRMAN

G.I. BLENNERHASSETT (MRS.)  
CITY CLERK

Date Approved by Council \_\_\_\_\_

/wc



*Prov. Archivist*

CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, N. S.  
February 14, 1980  
8:00 P. M.

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

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

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

Also Present: City Manager, City Clerk, Mr. Wayne Anstey, Acting City Solicitor; and other staff members.

His Worship referred to agenda item 10.5 - Renewal of Lease - 2099 Upper Water Street (Standard Construction Company Limited), and advised that legal counsel for Standard Construction Company is in the gallery but noted Council does not normally receive such representations at Council meetings.

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

Motion passed.

MINUTES

Minutes of City Council meetings held on January 31, 1980 and February 6, 1980, were approved on Motion by Alderman Hamshaw, seconded by Alderman Moore.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS

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

- 20.1 - Resolution - Extension of Date for Setting Tax Rate
- 20.2 - Director of Labour Relations
- 20.3 - Approval of Capital Budget - 1980-84

The agenda, as amended, was approved.



DEFERRED ITEMS

Case No. 3423 - Contract Development - Herring Cove Road (Parkmoor)

A public hearing was held into the above matter on January 23, 1980. The item was last considered by Council on January 31, 1980 at which time it was deferred until this meeting.

An information report dated February 14, 1980, was submitted.

Following a discussion and questioning of staff, it was MOVED by Alderman Wooden, seconded by Alderman Meagher that the following Motion be laid on the table and staff consult with the developer as to his response to the said motion:

"That City Council:

1. Approve a contract development for the Parkmoor Subdivision, excluding Blocks F & G as shown on Plan No. P200/9357 of Case No. 3423;
2. Authorize His Worship the Mayor and the City Clerk to enter into an agreement as required in Section 66, Subsection (d) of the Zoning Bylaw, Mainland Area, as attached to the staff report dated November 13, 1979, subject to the following being incorporated in the draft contract:
  - a) a condition that the agreement could not be assigned without the consent of the City.
  - b) a condition incorporated into the contract that curb and gutter along the existing developed length of Parkmoor and the storm drainage collection system should be installed at the expense of the developer."

Motion passed.

Zoning Review - Soft Area 19 & Amendment to Zoning Bylaws

A public hearing was held into the above matter on February 6, 1980. A supplementary staff report dated February 4, 1980, was submitted.

Following a discussion and questioning of staff, it was MOVED by Alderman Sullivan, seconded by Alderman Maley that, subject to the inclusion of phrasing in 59D(2) to incorporate dimensions for illuminated signs equal with the dimensions shown in 59D(1), and subject to an earlier amendment in 59A(1)e) excepting massage parlours and adult entertainment uses, that the said proposed amendment to the Zoning Bylaw (Peninsula and Mainland Areas) to incorporate a C-2A (minor commercial) Zone as set forth in Appendix "A" attached to the staff report dated February 4, 1980, be adopted by City Council.

Council  
February 14, 1980

The City Clerk advised that Deputy Mayor Hanson and Alderman Shannon were not in attendance at the public hearing.

The Motion was put and passed with Alderman Shannon abstaining.

MOVED by Alderman Sullivan, seconded by Alderman Clarke that City Council rezone an area of land (Soft Area 19) on the western side of Gottingen Street north of Duffus Street (Civic Nos. 3526-30, 3540-76, and 3590 Gottingen Street and 5524 Duffus Street), presently zoned C-2, to C-2A, Minor Commercial Zone.

Motion passed with Alderman Shannon abstaining.

Case No. 3809 - Building Line - Kempt Road

A public hearing was held into the above item on February 6, 1980.

MOVED by Alderman Clarke, seconded by Alderman Sullivan that City Council approve the removal of the existing 20 foot building line on Kempt Road from the Windsor Street/Lady Hammond Road intersection to the C.N.R. Overpass.

The City Clerk advised that Deputy Mayor Hanson and Alderman Shannon were not in attendance at the public hearing.

Motion passed with Alderman Shannon abstaining.

Case No. 3818 - Contract Development - Nova Scotia Place

A public hearing was held into the above matter on February 6, 1980.

A supplementary staff report dated February 12, 1980 was submitted.

His Worship advised of a conversation which he held this day with the Chairman of Nova Scotia Place Limited. His Worship said he was interested to see if Council could obtain some additional material particularly on the question of the interaction of the east facade of the proposed structure, with the surround. His Worship advised that if it was agreeable to Council, it would be agreeable to Nova Scotia Place Limited that the matter stand until February 28th so that some such material might be produced.

MOVED by Alderman Moore, seconded by Alderman Hamshaw that the item be deferred until the February 28th Council meeting.

Motion passed.

Council  
February 14, 1980

Case No. 3799 - Contract Development and Lot Consolidation -  
Brunswick and George Streets

The above item was last considered at the Committee of the Whole Council meeting of February 6, 1980.

A letter dated February 13, 1980 was submitted from Canterbury Investments Limited requesting that the item be further deferred.

Discussion ensued on the matter and it was MOVED by Alderman Moore, seconded by Alderman Clarke that the item be deferred to the February 28th meeting of City Council.

Motion passed.

REPORT - FINANCE & EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on February 6, 1980, as follows:

Possible Expropriation Settlement - Lot 15-B Douglas  
Avenue, Rockingham

A confidential staff report dated January 17, 1980, was submitted. The above item was forwarded to City Council without recommendation.

MOVED by Alderman Hamshaw, seconded by Alderman Moore that the expropriation of the easement right over the lands shown as Lot 15-B, Douglas Avenue, Rockingham, Plan TT-25-23133, be settled for \$1,000.00 plus simple interest of 6% on \$930.00 from January 31, 1979 to respective dates of payment; funds available from Account No. 227 418 Z0500 EH014 (Lands for Municipal Purposes).

Motion passed.

Amendment - Draft Heritage Legislation

A staff report dated January 21, 1980, was submitted. The above item was forwarded to City Council without recommendation.

MOVED by Alderman Shannon, seconded by Alderman Sullivan that the proposed subsection (13) be amended to read December 31st, 1981 rather than the date previously stated.

Motion passed.

Possible Acquisition - 2229 Barrington Street

The above item was forwarded to City Council without recommendation. A confidential staff report dated January 30, 1980 was submitted.

A further confidential staff report dated February 13, 1980, was submitted.

Mr. Churchill, Supervisor of Real Estate, addressed Council and advised that as of 4:30 p.m. today, the Department received an acceptance of its original offer with the exception of the two small amounts referred to in a previous staff report.

MOVED by Alderman Downey, seconded by Alderman Meagher that the City acquire the property known as Civic No. 2229 Barrington Street from the Estate of Elizabeth M. Forhan for the price of \$17,050 as settlement in full; funds in the amount of \$19,550 to be made available from the Sale of Land Account to cover purchase and demolition, subject to the approval of the Minister of Municipal Affairs.

Motion passed.

Offers of Compensation - Rockingham North Services -  
Expropriated Sewer Easements

The above item was forwarded to City Council without recommendation.

At the request of Alderman Hamshaw, Council agreed that the item be deferred to the next regular meeting of the Committee of the Whole Council.

His Worship asked if the Solicitor for the parties concerned could be advised that the Committee intends to proceed with the matter at its next meeting.

Renewal of Lease - 2099 Upper Water Street (Standard  
Construction Company Limited)

The above item was dealt with at the beginning of the meeting.

Social Planning Offices

The above item was forwarded to City Council without recommendation. A supplementary staff report dated February 5, 1980 was submitted.

A discussion and questioning of staff ensued following which it was MOVED by Alderman Wooden, seconded by Alderman Hamshaw that the lease proposal of Trizec Equities for office space in Tower 2 of the Halifax Shopping Centre be accepted and that Council authorize the Real Estate Division to negotiate a lease with Trizec Equities for Council's approval.