

SPECIAL COUNCIL  
PUBLIC HEARINGS  
M I N U T E S

Council Chamber  
City Hall  
Halifax, Nova Scotia  
October 9, 1985  
7:35 P.M.

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

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

Present: His Worship Mayor Ron Wallace, Chairman; Aldermen Downey, Meagher, Dewell, Grant, Jeffrey, LeBlanc, Flynn and Hamshaw.

Also Present: City Manager; M. E. Donovan, Acting City Solicitor; Deputy City Clerk, and other members of City staff.

Public Hearing Re: Street Closure: 136 Bedford Highway

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

Mr. A. W. Churchill, Supervisor, Real Estate Division, using a map of the area in question, reviewed the circumstances leading up to the proposed street closure.

There were no persons present wishing to address this matter, and no correspondence had been received.

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

Motion carried.

Public Hearing: Street Closure - Walker Street

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

Mr. A. W. Churchill, Supervisor, Real Estate Division, gave a brief overview of the recommended street closure.

There were no persons present wishing to address this matter, and no correspondence had been received.

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Motion carried.

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There were no persons present wishing to address this matter, and no correspondence had been received.

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

Motion carried.

Public Hearing: Fairview Secondary Planning Strategy -  
Amendments to Zoning Map

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

Mr. W. B. Campbell, Senior Planner, using various maps, described the implications of the proposed rezonings. He stated that, in general, the amendments were being proposed to bring the zoning classification of four properties into conformance with their existing uses and with the overall objectives of the Fairview Secondary Planning Strategy.

There were no persons present wishing to address the matter, and no correspondence had been received.

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

Motion passed.

7:50 P.M. - Alderman Cronwell enters the meeting.

Public Hearing: Case No. 4778 - Rezoning, Lots 135C and 101E  
Botany Terrace

A public hearing regarding the above matter was held at this time with an Information Report, dated September 16, 1985, being submitted.

Mr. P. Francis of the Development Control Division, using maps and diagrams, reviewed the staff recommendation to rezone portions of Lots 135C and 101E, as well as a portion of Lot 101D, from Schedule 'K' to R-1 (Single-Family Dwelling Zone).

There were no persons present wishing to address the matter, and no correspondence had been received.

MOVED by Alderman LeBlanc, seconded by Alderman Flynn that the matter be referred without recommendation to the next regular meeting of Halifax City Council.

Motion carried.

Public Hearing: Case No. 4802 - The Cambridge (Brunswick and  
Sackville Streets)

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

A staff report, dated September 10, 1985, was submitted as well as a report, dated October 3, 1985, from A. C. McMillin, Chairman of the Heritage Advisory Committee.

Mr. P. Francis of the Development Control Division, using maps and diagrams, briefly reviewed the implications of the application to construct a mixed residential/commercial development on the former Citadel Motors site. He noted that, in staff's opinion, there are only two main areas of concern, one being the absence of adequate roof landscaping in order to enhance the view from Citadel Hill, and the other the need for corner cut-offs at the intersections of Brunswick and Sackville Streets and at Market and Sackville Streets to improve pedestrian and vehicular movement.

Mr. Frank Medjuck, representing the applicant, the Centennial Group of Companies Limited, addressed Council using a scale model of the proposed development. In his remarks, Mr. Medjuck expressed his appreciation to staff and to the various citizen groups who had reviewed the project plans and offered suggestions during the preparation stages.

Noting that the site in question is a very strategic one, Mr. Medjuck commented that efforts had been made to design a structure which would not intrude upon the views from Citadel Hill, and which would blend with its surroundings, most notably the School Board building on Brunswick Street.

Referring to staff's concerns, Mr. Medjuck advised that, in the developer's opinion, the corner cut-offs are not essential to efficient traffic movement, nor are they a requirement of the Municipal Planning Strategy. In reference to the recommendation for increased landscaping on the building's roof, Mr. Medjuck stated that the design has been modified to move the track area and associated outdoor furniture to the north side of the roof to bring it closer to Citadel Hill. He added that experience has shown that vegetation will not survive at rooftop height in this climate and wind patterns, and suggested that a more viable solution would be to use a color other than black for the remaining roof surface.

Responding to a question from Alderman Jeffrey, Mr. Medjuck advised that the developer is intending to install a curb adjacent to Brunswick Street, and that a taxi stand at this location to serve the residents of the proposed building would be extremely advantageous.

Reverend John Pace, Presbyterian Church of St. David, speaking on behalf of the Trustees of the Church, spoke in

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support of the proposal. Noting that the Trustees welcome the advent of residential development on this site, Rev. Pace sought assurance from the City that the present one-way traffic movement west on Blowers Street and south on Market Street would not be increased to two-way traffic to accommodate the proposed development. He added that both streets were already experiencing traffic congestion, particular during the morning hours, and recommended that, particularly on Market Street, on-street parking be restricted to one side only.

Rev. Pace also commented that while blasting has not been proposed for the site, in the event it is required, the Trustees request that a pre-blast inspection be carried out, owing to the historic significance of St. David's.

Mrs. Elizabeth Pacey, 6269 Yukon Street, Halifax, speaking on behalf of the heritage Trust of Nova Scotia, offered comments in favor of the development, and suggested that Clauses 3 and 5 of the proposed contract (regarding corner cut-offs and rooftop landscaping respectively) be deleted.

Mr. Paul McNair, Executive Director of the Friends of the Citadel Society, spoke in favor of the proposed development and commended the developer for his willingness to cooperate with interested citizens groups.

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

MOVED by Alderman Downey, seconded by Alderman Cromwell that the matter be referred to the next regular meeting of Halifax City Council without recommendation.

Alderman Flynn recommended that an alternate draft contract, omitting Clauses 3 and 5, be made available at that time for Council's reference.

Motion passed.

Correspondence, dated September 26, 1985, was received from Ms. Carol M. Whitfield, Acting Superintendent, Halifax Defence Complex, Parks Canada.

There being no further business to be discussed, the meeting was adjourned at 8:45 p.m.

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HEADLINES

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HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

E. A. KERR  
DEPUTY CITY CLERK

DATE APPROVED BY COUNCIL: \_\_\_\_\_

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CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
October 17, 1985  
8:00 p.m.

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

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

Present: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor O'Malley; and Aldermen Cromwell, Downey, Meagher, Dewell, Grant, Nolan, Jeffrey, LeBlanc, Flynn and Hamshaw.

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

MINUTES

Minutes of the regular meeting of City Council held on September 26, 1985 and of the Special Council held on October 9, 1985 were approved on a motion by Alderman Hamshaw, seconded by Alderman Flynn.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

- 20.1 Tender 85-153: Northcliffe Pool (New Ceiling)
- 20.2 Provincial-City Construction Cost-Sharing Agreement #37, Barrington Street
- 20.3 Jubilee Boat Club Condominium

At the request of Deputy Mayor O'Malley, Council agreed to add:

- 20.4 Samuel Prince Manor
- 20.5 Mulgrave Park
- 20.6 Richmond School Building
- 20.7 Korean Veterans Association

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

20.8 Inspection Services

MOVED by Alderman Cromwell, seconded by Alderman Downey  
that the agenda, as amended, be approved.

Motion carried.

DEFERRED ITEMS

Street Closure - Portion of Bedford Highway

A public hearing into this matter was held on  
October 9, 1985.

MOVED by Alderman Hamshaw, seconded by Alderman LeBlanc  
that Council approve the closure of a portion of Bedford Highway  
along its southwestern boundary south of Sherbrooke Drive, as  
shown on City Plan TT-36-28367, subject to the approval of the  
Minister of Municipal Affairs.

The Deputy City Clerk advised that Deputy Mayor  
O'Malley and Aldermen Doehler, Cromwell and Nolan were absent  
from the October 9 public hearing.

Motion passed with Deputy Mayor O'Malley and Aldermen  
Cromwell and Nolan abstaining.

Street Closure - Walker Street

A public hearing into this matter was held on  
October 9, 1985.

MOVED by Alderman Hamshaw, seconded by Alderman Nolan  
that, as shown on Plan TT-36-28175 of the confidential staff  
report dated August 20, 1985, Walker Street be closed, and that,  
subsequent to the approval of the street closure by the Minister  
of Municipal Affairs, the City of Halifax deed to Rockingham  
Development Limited the land shown as Walker Street on Plan  
TT-3628175 (Rockingham Development Limited to pay \$2,000.00 to  
cover expenses, staff time, etc.).

The Deputy City Clerk advised that Deputy Mayor  
O'Malley, and Aldermen Doehler, Cromwell and Nolan were not in  
attendance at the October 9 public hearing.

Motion carried with Deputy Mayor O'Malley, and Aldermen  
Cromwell and Nolan abstaining.



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Amendment to Zoning Map - Fairview Area: MPS and Fairview  
Secondary Planning Strategy

A public hearing into this matter was held on  
October 9, 1985.

MOVED by Alderman Jeffrey, seconded by Alderman Nolan  
that:

- 1) Titus Smith Park be rezoned from "R-2P" (General Residential) Zone to "P" (Park and Institutional);
- 2) Glenforest Park be rezoned from "R-1" (Single-Family Residential) to "P" (Park and Institutional);
- 3) 25 Convoy Avenue be rezoned from "R-2" (Two-Family Dwelling Zone) to "RC-1" (Neighbourhood Commercial);
- 4) 27 Convoy Avenue be rezoned from "RC-1" (Neighbourhood Commercial) to "R-2" (Two-Family Dwelling),

all as shown on Map 200/14138 and as illustrated on Map 1 of the  
August 8, 1985 staff report.

The Deputy City Clerk advised that Deputy Mayor O'Malley, and Aldermen Doehler, Cromwell and Nolan were absent from the October 9 public hearing.

Motion passed with Deputy Mayor O'Malley and Aldermen Cromwell and Nolan abstaining.

Rezoning - Portions of Botany Terrace

A public hearing into this matter was held on  
October 9, 1985.

MOVED by Alderman Jeffrey, seconded by Alderman Hamshaw  
that portions of Lots 135-C (Parcel 5A), 101-E (Parcel 5B), and 101-D (Parcel 5C), Botany Terrace, be rezoned from Schedule "K" to "R-1" (Single-Family Dwelling Zone), as shown on Plan No. P200/13889 of Case No. 4778.

The Deputy City Clerk advised that Deputy Mayor O'Malley, and Aldermen Doehler and Nolan were not in attendance at the October 9 public hearing.

Motion passed with Deputy Mayor O'Malley and Alderman Nolan abstaining.

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Contract Development: Case No. 4809 - The Cambridge  
(Brunswick and Sackville Streets)

A public hearing into this matter was held on  
October 9, 1985.

A supplementary staff report, dated October 15, 1985,  
was submitted.

MOVED by Alderman Downey, seconded by Alderman Cromwell  
that:

1) the application for contract development from The Centennial Group of Companies Limited for the block south of Sackville Street, bounded by Brunswick, Sackville and Market Streets, to construct a mixed residential/commercial development, as shown on Plans No. P200/14335-339, be approved by City Council;

2) the construction of the sidewalks along Brunswick Street and Market Street abutting the project on a 50/50 cost-shared basis between the City and the developer be approved;

3) Council require that the contract shall be signed within 120 days, or any extension thereof granted by Council on the request of the applicant, from the date of final approval by Halifax City Council, and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise, the contract approval will be void, and obligations arising hereunder shall be at an end; and

4) Clauses 3 and 5 of the draft agreement attached to the staff report of September 10, 1985 be deleted.

The Deputy City Clerk advised that Deputy Mayor O'Malley, and Aldermen Doehler and Nolan were absent from the October 9 public hearing.

Alderman Flynn suggested that the deletion of Clause 3 be clarified to refer only to that portion of the structure's roof intended to be surfaced with black asphalt. He noted that, since objections had been raised regarding the installation of live vegetation on that section of the roof, it was proposed that the black asphalt be replaced with a more attractive surface covering.

MOVED in amendment by Alderman Flynn, seconded by Alderman Downey that the contract agreement be amended to provide that the portion of the roof area originally intended to be covered with black asphalt be covered instead with a white stone or colored gravel surface.

The amendment was passed with Deputy Mayor O'Malley and Alderman Nolan abstaining.

Discussion ensued with reference to the implications of deleting Clause 5 pertaining to the provision of corner cut-offs at the corners of Brunswick and Sackville Streets and at Market and Sackville Streets, as outlined in the staff reports. At Council's request, Mr. Frank Medjuck, representing the developer, addressed the matter.

Referring to the scale model of the proposed building displayed at the public hearing, Mr. Medjuck emphasized that since one of the supporting pillars is to be located on the Market Street corner, it is impossible to design a complete breezeway for this area. Mr. Medjuck advised that, if Council wished to leave the corner as shown in the model, his company could work the matter out later with staff as to the design so that the proposed pillar remains in place and the ground floor is moved back.

In response to a question from Mayor Wallace, Alderman Downey indicated that he wished to amend his motion to the effect that the developer and staff meet to work out the design of the Market and Sackville Street corner cut-off involving a pillar and the moving back of the ground floor, to which Council agreed.

The motion, as amended, was put and passed, with Deputy Mayor O'Malley and Alderman Nolan abstaining.

Appointments: Task Force - Concerns of Ageing

A staff report, dated September 30, 1985, was submitted.

MOVED by Deputy Mayor O'Malley, seconded by Alderman Dowell that the following be appointed to the Task Force on Ageing:

Dr. F. R. MacKinnon  
Dr. Roy Fox  
Mr. Larry Nestman  
Mrs. Edith Mingo  
Dr. Rudy Kafer  
Ms. Barbara Prime-Walker  
Chairperson, Advisory Committee on Concerns of Ageing  
Ms. Patricia Conrad  
Mr. Howard Oehmen  
Mr. Edward Roach  
Mr. Harold Crowell

It was moved in amendment by Alderman Meagher, seconded by Alderman Nolan that Deputy Mayor O'Malley be appointed to the Task Force as the aldermanic representative.

The amendment to the motion was passed.

The motion, as amended, was put and passed.

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PUBLIC HEARINGS, HEARINGS, ETC.

Variance Appeal: 3238-40 Veith Street

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

A staff report, dated October 2, 1985, was submitted.

Mr. W. D. Campbell, Acting Development Officer, addressed Council outlining the application for minor variance pertaining to the side yard, lot frontage and lot area requirements of the Land Use Bylaw for the property located at 3238-40 Veith Street.

Mr. Campbell noted that, although the building in question was initially constructed as a duplex dwelling, a third unit had been illegally added in the form of a basement apartment by a previous owner and is currently occupied. However, he added that the abutters have all signed letters of non-objection to the approval of this unit.

Mr. and Mrs. Austin Parsons, owners of the building in question, addressed Council regarding their application for a minor variance, noting that they themselves propose to live in the basement apartment while renting out the remaining two units. Responding to a question from Alderman Dewell, Mrs. Parsons advised that during negotiations for the purchase of this dwelling, they were not advised by the realtor that the basement unit was indeed illegal. She added that in fact, if they had not had the opportunity to rent the remaining two units, the Parsons could not have afforded to purchase their home.

After some discussion, it was moved by Deputy Mayor O'Malley, seconded by Alderman Jeffrey that the decision of the Acting Development Officer be overturned, and that the application for a minor variance of the side yard, lot frontage and lot area requirements for the property located at 3238-40 Veith Street be approved.

It was moved in amendment by Alderman Dewell, seconded by Alderman Jeffrey that a letter be forwarded to the Nova Scotia Real Estate Association suggesting that consideration be given to including, as part of its training program for real estate agents, a sound knowledge of the requirements of the City's Zoning Bylaw.

The motion, as amended, was put and passed.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on October 9, 1985, as follows:

Relief of Taxes - National Sea Products

MOVED by Alderman Downey, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, relief of 1985 business occupancy taxes assessed to National Sea Products Limited at 2021 Brunswick Street not be granted.

Motion passed.

Lease - Lots 4, 5, and 6 Sunset Avenue

MOVED by Alderman Nolan, seconded by Alderman Dewell that, as recommended by the Finance and Executive Committee, Council authorize the Mayor and City Clerk to sign a new lease commencing June 1, 1985, for a period of five years, with an option to renew for an additional five-year period, under the terms and conditions of the previous lease.

Motion passed.

Easements - 27 Stoneybrook Court

MOVED by Alderman LeBlanc, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, the City purchase the easements shown as Easement K-P2, Easement K-P3, and Easement K-P4, and the temporary use of the land shown as Construction Easement K-C3, Construction Easement K-C4, Construction Easement K-C5 and Construction Easement K-C6, shown on Plan TT-36-28144 attached to the confidential staff report dated September 24, 1985, from Queen Square Development Limited for the sum of \$34,500 as settlement in full; funds can be made available from Account Number 226111-Z0400-DD021, Northwest Interceptor Sewer.

Motion passed.

Food and Shelter Allowance

MOVED by Alderman Downey, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee:

- 1) the rate for food be increased effective December 1, 1985 by the equivalent of \$3.00 per person, an approximate monthly cost of \$8,500.00 with this amount to be pro-rated to the age groups that would benefit most; and
- 2) the shelter rates be increased by the equivalent of 7.5%, an approximate monthly cost of \$39,000.00, but that this not become effective until negotiations and discussions that are being carried out with the other metropolitan municipalities and the Department of Social Services are completed.

Motion passed.

Chebucto Village

A confidential staff report, dated October 16, 1985, was submitted.

MOVED by Alderman Meagher, seconded by Alderman Grant that the submitted report, dated October 16, 1985, be tabled and that the item be placed on the agenda of an early meeting of the new Council.

Motion passed.

Land Exchange - City and Waterfront Development Corporation

MOVED by Alderman Cromwell, seconded by Alderman Downey that, as recommended by the Finance and Executive Committee, Council approve the conveyance of Lot C-3B and Lot C-4 to the Waterfront Development Corporation for the price of \$640,980.00 in exchange for Parcels WH, FC, WG, FA, WF, WE, WC, former Kitz and former Atlantic Salvage parcels, to be conveyed to the City for the price of \$664,378.00, and that at such time as the final street line configuration is determined in the area of the subject parcels, that the City convey the residual portions for inclusion as part of Lot C-4 and Lot C-3B at the current agreed price.

Motion passed.

Appointment of Consultants - Barrington Street (Signage Guidelines)

MOVED by Alderman Downey, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, the Mayor and City Clerk be authorized to execute a contract with Communication Design Group Limited for the preparation of signage guidelines (Barrington Heritage Commercial Area) for a cost of \$13,000 (funds are available in Account No. 222304-Z0330-CK051-C23, Barrington Mainstreet).

Motion passed.

Senior Citizens Units - Richmond School Site

MOVED by Deputy Mayor O'Malley, seconded by Alderman Grant that, as recommended by the Finance and Executive Committee:

- 1) the Department of Housing be directed to proceed with the project under the terms of the Designation Agreement as attached to the September 23, 1985 staff report; and

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- 2) the Mayor and City Clerk be authorized to sign the Designation Agreement referred to above on behalf of the City of Halifax.

Motion passed.

1986 Tourist Promotional Program

MOVED by Alderman Grant, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, Council authorize the adoption of a Halifax promotional package for the 1986 year, and that \$33,000 be authorized from the Naval Reunion budget's unexpended funds to permit initiation of this package in 1985.

Motion passed.

Blasting Damage

MOVED by Deputy Mayor O'Malley, seconded by Alderman Jeffrey that, as recommended by the Finance and Executive Committee, the letter referred to by the City Solicitor at the October 9, 1985 meeting of Committee of the Whole Council be brought to the attention of the Provincial Government, particularly with regard to the NSIT project, and that a request be made to the Province to the effect that residents of the area in question be guaranteed prompt compensation for any property damages incurred from the blasting operation; and further, that area residents be notified that the blasting currently underway is being undertaken by the Provincial Government in conjunction with the NSIT project, and does not pertain to the Prison Lands development authorized by the City of Halifax.

Motion passed.

Alderman Jeffrey stated that he had not as yet received the information which he had requested from staff during the October 9, 1985 meeting of Committee of the Whole Council.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Amendments to Ordinance No. 147, the Dog Ordinance - SECOND  
READING

This matter was given First Reading at the City Council meeting held on September 26, 1985.

MOVED by Alderman Cromwell, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, the proposed amendments to Ordinance 147 attached to the September 17, 1985 report from the City Solicitor be given Second Reading.

The proposed amendments relate to:

- a. changing the license year from May to May to the calendar year;
- b. increasing licensing and boarding fees; and
- c. authorize rabie shots for stray dogs (at the expense of the owner/purchaser).

The motion was put and passed.

Adoption of Ordinance No. 179, the Residential Parking Permit  
Ordinance - SECOND READING

This matter was given First Reading at the City Council meeting held on September 26, 1985.

MOVED by Alderman Cromwell, seconded by Alderman Downey that, as recommended by the Finance and Executive Committee, the proposed Ordinance Number 179 Respecting Residential Parking Permits as detailed on Appendix "A" of the October 2, 1985 be given Second Reading except that the annual permit fee shown in Section 4(4) be reduced from \$50 to \$25.

A short discussion ensued and the Motion was put and passed.

Amendment to Administrative Order Number 5, "Stipends" -  
SECOND READING

This matter was given First Reading at the City Council meeting held on September 26, 1985.

MOVED by Alderman Cromwell, seconded by Deputy Mayor O'Malley that the amendments proposed for Administrative Order Number 5, "Stipends", as follows, be given SECOND READING:

BE IT ENACTED by the Mayor and City Council of the City of Halifax, that Administrative Order Number 5, Respecting the Remuneration to be Paid to the Mayor, Deputy Mayor and Aldermen, as passed and approved by the City Council on the 13th day of August, 1964, and subsequently amended and approved by City Council, is further amended as follows:



1. Sections 2, 4 and 5 of the said Administrative Order Number 5 are repealed and the following substituted therefor:

2. The remuneration to be paid to the Mayor of the City of Halifax, shall be as follows:

Commencing on the 1st day of November, 1985, at the rate of Forty-Six Thousand, Eight Hundred and Forty-Four Dollars and Forty Cents (\$46,844.40) per annum.

Commencing on the 1st day of November, 1986, at the rate of Forty-Eight Thousand, Two Hundred and Forty-Nine Dollars and Seventy-Three Cents (\$48,249.73) per annum;

Commencing on the 1st day of November, 1987, at the rate of Forty-Nine Thousand, Two Hundred and Fourteen Dollars and Seventy-Three Cents (\$49,214.73) per annum.

4. The remuneration to be paid to each Alderman of the City of Halifax, shall be as follows:

Commencing on the 1st day of November, 1985, at the rate of Fifteen Thousand, Six Hundred and Fourteen Dollars and Eighty Cents (\$15,614.80) per annum.

Commencing on the 1st day of November, 1986, at the rate of Sixteen Thousand, Eighty-Three Dollars and Twenty-Four Cents (\$16,083.24) per annum.

Commencing on the 1st day of November, 1987, at the rate of Sixteen Thousand, Four Hundred and Four Dollars and Ninety-One Cents (\$16,404.91) per annum.

5. That the remuneration payable to the members of City Council in respect of service on all regional boards, including the Bridge Commission, be paid to the General Revenue Account, and not to the individual members.

Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on October 9, 1985, as follows:

Case No. 4622- Contract Development - 2086 Windsor Street

MOVED by Alderman Meagher, seconded by Alderman Hamshaw that, as recommended by the City Planning Committee, Council rescind its motion of May 16, 1985 which authorizes the use of 2086 Windsor Street as a Knights of Columbus Hall.

Motion passed

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Case No. 4546 - Contract Development - 1585 Barrington Street

This matter was forwarded to Council without recommendation pending receipt of a report with regard to the feasibility of the retention of all or part of the facade on Granville Street.

A supplementary staff report dated October 15, 1985, was submitted. A letter dated October 17, 1985 from Lucille Stewart, Vice President, Heritage Trust of Nova Scotia, requesting that this matter be deferred for an adequate time period to allow a review of this report by Heritage Trust prior to Council's decision on this matter.

Alderman Downey referred to the request from Heritage Trust for deferral of this matter and MOVED, seconded by Alderman Grant that this matter be deferred to the next regular meeting of Halifax City Council to be held on October 31, 1985 to allow for an opportunity for those requesting time to review the staff report to do so.

Motion passed.

Case No. 4811 - Contract Development - Block I, Cowie Hill -  
SET DATE FOR PUBLIC HEARING

MOVED by Alderman Nolan, seconded by Alderman Grant that, as recommended by the City Planning Committee, a date be set for a public hearing to consider an application for contract development to permit the construction of 36-unit apartment building on Block I, Cowie Hill, as shown on Plans P200/14066-14072.

Motion passed.

The Deputy City Clerk advised that the date for the public hearing is WEDNESDAY, NOVEMBER 20, 1985 at 7:30 p.m. in the Council Chamber.

Case No. 4621 - Amendment to the Land Use Bylaw - Bluestone  
Estates Subdivision - Purcell's Cove Road

MOVED by Alderman Nolan, seconded by Alderman Grant that, as recommended by the City Planning Committee, this matter be referred to the Planning Advisory Committee for their consideration and recommendation to City Council.

Motion passed.

Public Utilities Board Hearing - Extension of Hours of Operation  
- Irving Garage and Car Wash - Bayers and Connaught Avenue

Following is the recommendation of the City Planning Committee:

"That an appropriate member of city staff appear before the Public Utilities Board in opposition to the proposed opening of the Irving Car Wash located at the corner of Bayers Road and Connaught Avenue on Sunday's and on a 24 hour basis, if it is found that its operation is in contravention with the City's laws or any existing agreements.

The Acting Solicitor advised that Mr. Murphy, City Solicitor had attended the Public Utilities Board hearing with regard to this matter and presented Council's views with regard to the opening of the Car Wash. The Acting Solicitor indicated that no response has been received from the Board with regard to this matter.

MOVED by Alderman Dewell, seconded by Alderman Grant that the recommendation of the City Planning Committee as previously indicated be tabled.

Motion passed.

#### MOTIONS

Proposed Amendment to Ordinance Number 116, Respecting the Regulation of Vehicles Transporting Passengers for Hire -  
FIRST READING

Alderman Jeffrey gave Notice of Motion at the meeting of City Council held on September 26, 1985 that he intended to introduce a motion to amend Ordinance 116, The Taxi Ordinance, to incorporate revisions in the Third Schedule, the Schedule of Rates.

MOVED by Alderman Hamshaw, seconded by Alderman Leblanc that the proposed amendments to Ordinance Number 116, the Taxi Ordinance, to incorporate revisions in the Third Schedule, the Schedule of Rates, as follows, be given First Reading:

BE IT ENACTED by the City Council of the City of Halifax that Ordinance 116, the Taxi Ordinance, as approved by the Minister of Municipal Affairs on June 15, 1978, and as subsequently amended, is hereby amended as follows.

The Third Schedule is repealed and the following is substituted therefor:

#### THIRD SCHEDULE

ONE DOLLAR SEVENTY CENTS initial charge, up to 1/24 mile;

FIVE CENTS each 1/24 mile;

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THIRTEEN DOLLARS per hour waiting time;  
FIVE MINUTES GRACE to be allowed on pick-up;  
TWENTY-FIVE CENTS each additional passenger;  
HOURLY DRIVING RATES by arrangement between driver and passenger - FIFTEEN DOLLARS PER HOUR;  
ONE DOLLAR FIFTY CENTS each steamer trunk;  
TWENTY-FIVE CENTS for each piece of luggage handled by driver;  
TEN CENTS for each parcel or bag of groceries handled by driver;  
CHILDREN UNDER TEN YEARS shall be carried FREE when accompanied by an adult;  
SPECIAL RATES for the conveyance of children to and from school may be made by private arrangement with the owner or driver of the motor vehicle.

Motion passed.

MISCELLANEOUS BUSINESS

Tender #85-151 - Highway Salt

A staff report dated October 7, 1985, was submitted.

MOVED by Alderman Meagher, seconded by Alderman Hamshaw that Tender No. 85-151 for Highway Salt be awarded to Canadian Salt Co., 1133 St. George Blvd., Suite 330, Moncton, N.B., for the prices quoted in the October 7, 1985 staff report.

Motion passed.

Case No. 4494 - Contract Development - 607 Bedford Highway

A staff report dated October 15, 1985, was submitted.

MOVED by Alderman Hamshaw, seconded by Alderman Cromwell that the contract development agreement for 607 Bedford Highway, entered into on March 20, 1985 and filed in Book 3981 at Page 974 at the Registry of Deeds, be discharged by Council.

Motion passed.

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QUESTIONS

Question Alderman Downey re: Appointment of General Manager  
Halifax Housing Authority

Alderman Downey indicated that it was his understanding that an appointment to the position of General Manager of the Halifax Housing Authority had been made and asked if this indeed was fact.

The City Manager indicated that it was his understanding that an appointment had been made, however, no announcement had been made to date.

Question Alderman Grant re: Roach's Pond - Possible Incorrect  
Spelling

Alderman Grant referred to a conversation he had with members of the family for whom Roach's Pond is named and indicated that they believed that the spelling of Roach's Pond was incorrect. Alderman Grant indicated that they believed it should more properly be spelled 'Roche's'.

Alderman Grant requested that staff investigate this matter to ensure that the correct nomenclature was being used in relation to Roach's Pond.

Question Alderman Grant re: Responsibility for Reclassification  
of Positions in the City Auditor General's Office

Alderman Grant in referring to the reclassification of positions within the City Auditor General's office requested that the Legal Department prepare a report with regard to whom in fact was responsible for reclassifications of positions within that office. Alderman Grant indicated that he would like to know if this responsibility was one of the City Auditor General, the City Auditor General in conjunction with the Audit Committee or the Job Evaluation Committee established by the City Manager.

Question Alderman Grant re: Neglect of City Property  
Located at 226 Herring Cove Road

Alderman Grant referred to the poor state of the city owned property located at 226 Herring Cove Road noting that he had received complaints with regard to its appearance. Alderman Grant indicated that the house has not been painted recently and that the grass needed to be cut.

Alderman Grant requested that the property be painted and the grass be cut as soon as possible.

Question Alderman Jeffrey re: Additional Service on Bus Routes

Alderman Jeffrey referred to concerns he had received with regard to Express Bus routes numbers 31 and 35 and the crowding of these buses in the afternoon. Alderman Jeffrey indicated that he understood that these buses leave the downtown area between 4:40-4:45 p.m. and are so crowded that there is not even standing room.

Alderman Jeffrey requested that Alderman Flynn, as Council's representative on Metropolitan Transit, take this matter to the Metropolitan Transit with a view to adding one additional bus to this route at this hour of the day.

Question Alderman Jeffrey re: Four-Way Stop - Central Avenue  
and Alex Street

Alderman Jeffrey referred to intersection of Central Avenue and Alex Street noting that this was a dangerous intersection particularly in view of the nearby school.

Alderman Jeffrey requested that the Traffic Authority review this intersection with a view to placing a four way stop at this location and report back to Council with his findings.

Question Alderman Nolan re: Status of City Acceptance of Cowie  
Hill Playground

Alderman Nolan referred to the recent motion of Council regarding the take over by the City of the Cowie Hill Playground and asked the present status of this matter.

The City Manager indicated that staff was in the final stages of preparing a report for Council's consideration with regard to this matter. The Manager noted that the reason the report had taken this long was that staff was endeavoring to estimate the costs of the improvements to the playground which were desirable to the residents of Cowie Hill.

The City Manager further noted that the time of year prohibited any meaningful improvements to the playground and indicated that Council would be requested to consider the addition of these proposed improvements to the 1986 Capital Budget recently tabled by Council. The Manager indicated that the report should be completed in time for the next Committee of the Whole Council or the first Committee of the Whole of the new Council.

Question Alderman Dewell re: Students Attending Halifax Schools  
without Entitlement

Alderman Dewell referred to several cases brought to his attention of Dartmouth and County students attending Halifax schools without being legally entitled to attend school in Halifax and asked if a proper investigation with regard to this matter had been carried out by the Halifax District School Board.

Alderman Dewell noted that he believed such an investigation had taken place a few years ago with the response from the School Board being that the number of such cases were minimal. Alderman Dewell requested that another more thorough investigation of this matter be carried out as he believed the numbers were greater than reported previously.

The Chairman indicated that a press report of today indicated that such a study was being carried out and noted that this matter would be forwarded to the School Board for their response.

Question Alderman Dewell re: Truck Traffic on Edgewood Avenue  
and Fagen Street

Alderman Dewell referred to a previous concern regarding transport trucks travelling up Edgewood Avenue which resulted in the placement of 'No Trucks' signs being erected on this street.

Alderman Dewell further indicated that it appeared that some warehouse activity was taking place on Fagen Street, a small street located behind St. Catherine's School, resulting in transport trucks travelling up this residential street during the early hours of the morning. Alderman Dewell indicated that there were no truck restrictive signs on this street and in fact permissive straight through signs were located on the street.

Alderman Dewell advised that he had witnessed two transport trucks drive on the Edgewood Avenue recently and indicated he did not understand what activity was taking place on this street which would warrant such truck traffic. Alderman Dewell requested that this matter be looked at.

The Chairman indicated that a request would be made to the Police Department to check on this situation.

Question Alderman Dewell re: Four Way Stop Leeds and Robie  
Streets

Alderman Dewell referred to the recent request for a four way stop at Leeds and Robie Street which resulted in the Traffic Authority carrying out a traffic study at this location. Alderman Dewell noted that the removal of a stop sign from Leeds Street to Robie Street had been the result of this study which had created a very dangerous situation.

Alderman Dewell requested that further consideration to the location of a four way stop at this location.

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Question Alderman Dewell re: Four Way Stops Young and Connolly  
and Young and Oxford Streets

Alderman Dewell referred to a request made with regard to the location of four way stops at both Young and Connolly Street and Young and Oxford Streets noting that a number of school children used these intersections in travelling to and from school.

Alderman Dewell requested that the appropriate staff look into the possibility of erecting four way stops at these locations. Alderman Dewell further noted that perhaps a review of the criteria for location of stop signs should be carried out by the Province and the City's Traffic Authority.

Question Deputy Mayor O'Malley re: Crosswalk - Robie Street  
and Kempt Road

Deputy Mayor O'Malley requested that a study be carried out regarding the possibility of the location of a crosswalk at the ATV facility on Robie Street across to Kempt Road noting that this was a dangerous crossing and a very intense traffic area.

NOTICE OF MOTIONS

Alderman Meagher Notice of Motion re: Repeal of Present Streets  
Ordinance No. 3 and Introduction of New Streets Ordinance to  
be Known as Ordinance No. 3

Alderman Meagher gave Notice of Motion that at the next regular meeting of Halifax City Council to be held on October 31, 1985 he intends to introduce a motion to repeal the present Streets Ordinance, Ordinance # 3, and introduce a new Streets Ordinance, also to be known as Ordinance # 3.

Alderman Meagher Notice of Motion re: Amendments to the Various  
License and Permit Fees Approved in Principle by City Council  
on August 29, 1985

Alderman Meagher gave Notice of Motion that at the next regular meeting of Halifax City Council to be held on October 31, 1985 he proposes to move First Reading of an Ordinance, the purpose of which will be to implement amendments to the various license and permit fees approved in principle by City Council on August 29, 1985.

ADDED ITEMS

Tender 85-153 - Northcliffe Pool - New Ceiling

A staff report dated October 16, 1985, was submitted.



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MOVED by Alderman Jeffrey, seconded by Alderman Nolan  
that:

1. Tender 85-153 be awarded to L. R. White Construction Limited in the amount of \$82,950.00;
2. An allowance of \$8,000.00 be allocated for force work should the need arise; and
3. Funds are available in Account No. FA042.

Alderman Jeffrey referred to the problems with the ceiling resulting in the awarding of this tender and asked if steps were being taken to ensure that the City was compensated for the damage to the ceiling.

The Acting City Solicitor indicated that his department was presently reviewing the matter with regard to the best possible avenue for action in this regard.

Alderman Jeffrey indicated that he felt that legal should take action as quickly as possible in this regard.

Motion passed.

Provincial - City Construction Cost Sharing Agreement #37  
Barrington Street

A staff report dated October 17, 1985, was submitted.

MOVED by Alderman Downey, seconded by Alderman  
Cromwell that Council:

- a. approve the construction cost sharing Agreement No. 37 as outlined in the October 17, 1985 staff report; and
- b. authorize His Worship the Mayor and City Clerk to sign the proposed Agreement No. 37, as per the letter of request attached to the October 17, 1985 report as Appendix "A", so that the Minister of Transportation may finalize legal documentation.

Motion passed.

Jubilee Boat Club Condominium

A staff report dated October 17, 1985, was submitted.

MOVED by Alderman Cromwell, seconded by Alderman Nolan  
that the Mayor and Clerk be authorized to execute a consent to the registration of Halifax County Condominium Corporation No. 28.  
Motion passed.

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Samuel Prince Manor - Deputy Mayor O'Malley

This matter was added to the agenda at the request of Deputy Mayor O'Malley.

Deputy Mayor O'Malley addressed the matter referring to recent visits to the Samuel Prince Manor during which he discovered that over the last six months the situation with regard to the repair of the roof of the manor has deteriorated to a point where it is unliveable. Deputy Mayor O'Malley indicated that the roof is leaking at either end of the manor causing flooding on all eight floors in these wings of the manor.

MOVED by Deputy Mayor O'Malley, seconded by Alderman Grant that a letter be forwarded immediately, under the signature of the Mayor, to the appropriate person within the Halifax Housing Authority requesting that they carry out the necessary repairs to ensure the roof is tight before the onset of winter.

Motion passed.

Mulgrave Park - Deputy Mayor O'Malley

This matter was added to the agenda at the request of Deputy Mayor O'Malley.

Deputy Mayor O'Malley indicated that a similar problem of a lack of maintenance to the facilities at Mulgrave Park existed and indicated that in one instance mail delivery to a household had been discontinued due to the disrepair of steps leading to that household.

MOVED by Deputy Mayor O'Malley, seconded by Alderman Meagher that a letter be forwarded immediately to the Halifax Housing Authority requesting the immediate repair of the steps and the continued maintenance of the facilities at Mulgrave Park.

Motion passed.

Richmond School Building - Deputy Mayor O'Malley

This matter was added to the agenda at the request of Deputy Mayor O'Malley.

Deputy Mayor O'Malley referred to the recent completion of the Richmond School Building and thanked City Council and city staff for their support and work in refurbishing this facility.

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Deputy Mayor O'Malley referred to the historical significance of the building to the area residents and noted that he believed the building had been considered by the Heritage Advisory Committee and had not been recommended for registration. Deputy Mayor O'Malley suggested that this might be partially due to the dilapidated condition of the building.

MOVED by Deputy Mayor O'Malley, seconded by Alderman Meagher that the Richmond School Building be referred to the Heritage Advisory Committee for consideration for a possible heritage designation under Section 425(1)(a) or alternately under Section 425(1) for a possible historic classification.

Motion passed.

MOVED by Deputy Mayor O'Malley, seconded by Alderman Grant that through the office of the Mayor and city staff a date be set for a formal rededication to the citizens of Halifax of the Richmond School Building.

Motion passed.

Korean Veteran Association - Deputy Mayor O'Malley

This matter was added to the agenda at the request of Deputy Mayor O'Malley.

Deputy Mayor O'Malley read a letter from William P. Duffy, President, Korean Veterans Association, Nova Scotia, which contained a reference to the inscription of the Korean War details on the rear and not on the front of the Cenotaph located in the Grand Parade. Deputy Mayor O'Malley noted that the Association was requesting that, as they hoped to hold their memorial service, providing permission was granted, at this Cenotaph, the information regarding the Korean war be inscribed on the front of the monument.

A short discussion ensued with regard to who was had authority over the monument and it was MOVED by Deputy Mayor O'Malley, seconded by Alderman Nolan that City Council take the necessary steps to make the appropriate inscription on the cenotaph providing that there was no impediment to the City taking such action.

Motion passed.

Inspection Services - Alderman Meagher

This matter was added to the agenda at the request of Alderman Meagher.

Alderman Meagher referred to problems relating to the properties located at 6131-34 and 6141-40 Willow Street respecting the dilapidated condition of these buildings and noted that legal action was pending regarding these properties.

Alderman Meagher indicated that he had received a report from the neighbouring property owners at 6048-50 regarding these properties and requested that this matter be placed on the agenda of the next Committee of the Whole Council. Alderman Meagher indicated that he would submit the report in his possession to the legal department for a report with regard to the possibility of the city carrying out emergency repairs to the buildings due to health considerations in relation to the onset of winter.

Alderman Meagher further requested that the author of the report be invited to attend this meeting of the Committee of the Whole Council.

10:00 p.m. The meeting adjourned.

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Approval of the Order of Business, Additions and  
Deletions ..... 617

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Street Closure - Portion of Bedford Highway ..... 618

Street Closure - Walker Street ..... 618

Amendment to Zoning Map - Fairview Area: MPS and  
Fairview Secondary Planning Strategy ..... 619

Rezoning - Portions of Botany Terrace ..... 619

Contract Development: Case No. 4809 - The Cambridge  
(Brunswick and Sackville Streets) ..... 620

Appointments: Task Force - Concerns of Aging ..... 621

PUBLIC HEARINGS, HEARINGS, ETC.

Variance Appeal: 3238-40 Veitch Street ..... 622

REPORT - FINANCE AND EXECUTIVE COMMITTEES

Relief of Taxes - National Sea Products ..... 623

Lease - Lots 4, 5, and 6 Sunset Avenue ..... 623

Easements - 27 Stoneybrook Court ..... 623

Food and Shelter Allowance ..... 623

Chebucto Village ..... 624

Land Exchange - City and Waterfront Development  
Corporation ..... 624

Appointment of Consultants - Barrington Street  
(Signage Guidelines) ..... 624

1986 Tourist Promotional Program ..... 625

Blasting Damage ..... 625

..... 624

..... 624

SENIOR CITIZENS UNITS - Richmond, Nova Scotia ..... 624

Alderman Meagher referred to problems relating to the properties located at 6052-54 and 6040-42 Willow Street respecting the dilapidated condition of these buildings and noted that legal action was pending regarding these properties.

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Corporation ..... 624

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Blasting Damage ..... 625

SENIOR CITIZENS UNITS - Richmond School SITE ..... 624

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Corporation ..... 624

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(Signage Guidelines) ..... 624

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Blasting Damage ..... 625

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HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

E. A. KERR  
DEPPUTY CITY CLERK

DATE APPROVED BY COUNCIL: \_\_\_\_\_

\*K/sg



CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
October 31, 1985  
8:00 p.m.

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

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

Present: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor G. O'Malley; and Aldermen Doehler, Cromwell, Downey, Meagher, Dewell, Grant, Nolan, LeBlanc, Flynn and Hamshaw.

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

His Worship referred to the recent death of a retired employee of the City of Halifax, Mr. Kenneth Best, Parks and Grounds and extended, on behalf of members of City Council and the City of Halifax, condolences to the family.

MINUTES

Minutes of the regular meeting of City Council held on October 17, 1985 were approved on a motion by Alderman Cromwell, seconded by Alderman Hamshaw.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

- 20.1 Award of Tender #85-128 - Renovations to 2330 Gottingen Street
- 20.2 1566 Barrington Street - Recommended Heritage Property
- 20.3 Heritage Hearing - South Street Streetscape (Hollis/Barrington) - Change of Date

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

- 17. 2 Civic Number 234 Herring Cove Road - (next Committee of the Whole Council meeting)

At the request of Alderman Doehler Council agreed to add:

- 20.4 Graduation

MOVED by Alderman Cromwell, seconded by Alderman Doehler that the agenda, as amended, be approved.

Motion passed.

DEFERRED ITEMS

Case No. 4546 - Contract Development - 1585 Barrington Street

This matter was deferred to this meeting from the City Council meeting held on October 17, 1985 to allow an opportunity for those requesting time to review the supplementary staff report dated October 15, 1985 to do so.

MOVED by Alderman Downey, seconded by Alderman Flynn that:

1. Council approve the contract development to allow the 22 storey hotel with accessory facilities at 1585 Barrington Street generally as shown on Plans No. P200/13629-39 with the exception that the main lobby will be on the Granville Street level and the hotel drop off/pick up area will also be at the Granville Street level.

2. The developer shall endeavor to retain the materials within the historic portion of the Granville Street facade for use in the Barrington Street facade, if necessary.

3. The developer shall execute the contract development agreement within 120 days or any extension thereof granted by Council on request of the applicant from the date of final approval of Halifax City Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise the contract approval will be void and obligations arising hereunder shall be at an end.

A lengthy discussion ensued after which His Worship called for a recorded vote as follows:

FOR: Deputy Mayor G. O'Malley and Aldermen Downey, Dewell, Nolan, Leblanc, Flynn and Hamshaw.

AGAINST: Aldermen Doehler, Cromwell, Meagher, and Grant.

His Worship declared the motion to be passed.

Correspondence, as follows, was received:

Correspondence dated October 28, 1985 in opposition to the proposal from Edith L. Clare, 1585 Oxford Street.

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October 31, 1985

Correspondence dated October 28, 1985 in opposition to the proposal from Dr. James H. Morrison, President, Federation of Nova Scotian Heritage.

Correspondence dated October 29, 1985 in opposition to the proposal from Elizabeth Pacey, Projects Chairman, Heritage Trust of Nova Scotia.

Correspondence dated October 31, 1985 in opposition to the proposal from Donald F. Chard, 85 Newcastle Street, Dartmouth.

Correspondence dated October 31, 1985 in opposition to the proposal from Liz Calder, on behalf of the Urban Committee, Ecology Action Centre.

Case No. 4731 - Contract Development - 286-288 Herring Cove  
Road

This matter was last discussed at the September 26, 1985 meeting of City Council at which time it was deferred to allow the developer an opportunity to meet with residents who have objections to this proposal.

MOVED by Alderman Grant, seconded by Alderman Nolan  
that a date be set for a public hearing to consider the application for contract development at 286-288 Herring Cove Road to permit construction of a 51 unit apartment building.

Motion passed.

The Deputy City Clerk advised that the date set for the public hearing was WEDNESDAY, DECEMBER 4, 1985 at 7:30 p.m. in the Council Chamber, City Hall.

PUBLIC HEARING, HEARINGS, ETC.

Variance Appeal - 6100 South Street

A staff report dated October 9, 1985 was submitted.

Mr. Boyd Algee, Development Officer addressed Council outlining the application for a minor variance to permit an additional apartment unit within the existing one family dwelling at 6100 South Street as found in the staff report dated October 9, 1985. Mr. Algee indicated that the requested variance would be a reduction of the lot area requirement from 3,300 sq. ft. to 2,173 sq. ft.

Mr. Algee indicated that the reason for refusal of the application was that the requested variance is not considered minor and it cannot be approved by the Development Officer under Section 79(3)(a) of the Planning Act.

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October 31, 1985

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Case No. 4731 - Contract Development - 286-288 Herring Cove Road

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MOVED by Alderman Grant, seconded by Alderman Nolan that a date be set for a public hearing to consider the application for contract development at 286-288 Herring Cove Road to permit construction of a 51 unit apartment building.

Motion passed.

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Mr. Algee indicated that the reason for refusal of the application was that the requested variance is not considered minor and it cannot be approved by the Development Officer under Section 79(3)(a) of the Planning Act.

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October 31, 1985

Mr. Algee then responded to questions from members of Council.

Mr. Robert Elliott, the applicant, addressed Council indicating that he and his wife had recently moved to 6100 South Street and had carried out a great deal of repair to the house. Mr. Elliott indicated they now wished to incorporate a small apartment in their basement. Mr Elliott noted that almost all of the large houses on the street had been converted to apartment units so that this proposal was within the character of the neighbourhood.

Mr. Elliott, with the use of a plan, indicated to Council the location and shape of the lot and noted that had the driveway been placed differently, the lot would have met the requirements of the bylaw. Mr. Elliott further noted that the proposed unit would be above ground and would be an ideal location for a student or hospital staff.

Mr. Elliott further referred to letters he had received from neighbours in favor of the application which were on file with Mr. Algee, and noted that this evening, he had a letter from yet another neighbour in support of the proposal. In conclusion Mr. Elliott requested that Council support his application for a minor variance.

There were no further persons present wishing to address Council with regard to this matter. No correspondence has been received in relation to the proposal.

MOVED by Alderman Doehler, seconded by Alderman Cromwell that the decision of the Development Officer be overturned and that the Minor Variance requested for 6100 South Street be granted.

Motion passed.

#### REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on October 23, 1985 as follows:

#### Encroachment License Fees - Pedway

MOVED by Alderman Doehler, seconded by Alderman Cromwell that a motion be introduced to amend the Encroachment Ordinance (112) to provide for the waiving of encroachment license fees with respect to the overhead pedways and underground pedestrian tunnels.

Motion passed.

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Halifax Junior Bengal Lancers - Bell Road Stables

Following is the recommendation of the Finance and Executive Committee:

"That the proposed lease be for a period of ten years, rather than the five years proposed by staff, and that staff negotiate the other issues and report back to Council.

The City Manager indicated that negotiations were still ongoing with regard to this matter.

MOVED by Alderman Doehler, seconded by Alderman Downey that this matter be deferred to the next meeting of the Committee of the Whole Council pending the completion of negotiations with the representatives of the Halifax Junior Bengal Lancers.

Motion passed.

Statement of Revenue and Expenditure

This matter was forwarded to Council without recommendation.

Alderman Meagher addressed the matter referring to the recommendation regarding the increase of fares and noted that many persons receiving disabled pensions make many trips per week to various hospitals for treatments. Alderman Meagher indicated that the costs of transportation are a hardship to these persons and requested that disabled persons be considered in the study presently being carried out with regard to the pass system.

His Worship indicated that this request would be passed along to the staff of Metro Transit.

MOVED by Alderman Doehler, seconded by Alderman Hamshaw that the Statement of Revenue and Expenditure for the nine months ended September 30, 1985 be tabled.

Motion passed.

MOVED by Alderman Flynn, seconded by Alderman Dewell that Metropolitan Transit be requested to bring their expenditures in line with the approved 1985 budget.

The Chairman advised that the intent of the motion was that Metro Transit be asked to balance its budget.

A discussion ensued and the Motion was put and passed.

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Willow Street Properties - Inspection Services

At the Finance and Executive Committee meeting held on October 23, 1985 Alderman Meagher requested that advice be received from the legal department by the next regular meeting of City Council as to whether the necessary improvements could be made by the City to Civic Numbers 6052-54 and 6040-42 Willow Street under the Fire and Health Regulations, and subsequently charged back to the property owner in question.

The City Solicitor indicated that a comprehensive report was being prepared in relation to this matter and would take some time to complete.

MOVED by Alderman Meagher, seconded by Alderman Grant that this matter be deferred pending completion of the requested report.

Motion passed.

Bayers Road Shopping Centre - Street Closure

This matter was forwarded to Council without recommendation.

MOVED by Alderman Flynn, seconded by Alderman Doehler that:

City Council set a date for a public hearing to consider the closure of Kenith Street, Short Street, and Blair Street as shown on Appendix "A" of the October 16, 1985 staff report.

City Council agree that if the streets are closed that the lands will be conveyed to Marex Properties Limited in exchange for \$50,000.00 plus sidewalk, curb and gutter and sodding renewals on Desmond Avenue.

Motion passed.

The Deputy City Clerk advised that the Public Hearing is scheduled for WEDNESDAY, DECEMBER 4, 1985 at 7:30 p.m. in the Council Chamber, City Hall.

Burger King

This matter was forwarded to Council without recommendation.

Deputy Mayor O'Malley indicating that Alderman Jeffrey had requested that he address Council regarding this matter. Deputy Mayor O'Malley indicated that recently the Burger King on Lady Hammond Road has installed a new public address system which is being used during the early hours of the morning.

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Deputy Mayor O'Malley indicated that he believed this to be in contravention of the Noise Ordinance and requested that the Police Department check into the matter.

#### City Committees

This matter was forwarded to Council without recommendation.

Alderman Grant referred to the recent advertisement for persons wishing to serve on Committees, Boards and Commissions and asked if there was a policy with regard to the selection of appointees and if so, has Council ever formally adopted this policy.

His Worship indicated that the policy entailed recommendations from the Mayor and noted that during the review of the numerous applications consideration was given to experience and area of the City in which the applicant lives as well as a number of other things. His Worship indicated that he believed this policy was included in the recommendations approved by Council contained in the Commission on City Government report.

Alderman Grant indicated he would like to know which recommendations dealt with the matter.

Alderman Grant also referred to procedures adopted by Council such as terms being for two years with there being a maximum of three terms, and His Worship indicated that the City Manager, staff and the Mayor were processing the necessary changes which would be presented to Council.

Alderman Grant advised that he would like to receive a status report with respect to the various committees including information as to which require Provincial Legislation, those that do not, etc.

His Worship advised that a report would be submitted at next Wednesday's meeting.

#### Blasting Damage

This matter was forwarded to Council without recommendation.

The Chairman indicated that this matter had been added to the agenda at the request of Alderman Jeffrey and suggested that the matter should be deferred.

The City Manager indicated that staff had responded directly to the Alderman in this regard.



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MOVED by Deputy Mayor O'Malley, seconded by Alderman Downey that this matter be deferred to the next meeting of the Committee of the Whole Council.

Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of Committee on Works from its meeting held on October 23, 1985 as follows:

Street Ordinance Report

This matter was forwarded to Council without recommendation pending the receipt of a staff report.

MOVED by Alderman Cromwell, seconded by Alderman Downey that this matter be forwarded to the Committee of the Whole Council following the receipt of the requested report.

Motion passed.

Seaview Housing Co-op

MOVED by Alderman Downey, seconded by Alderman Meagher that, as recommended by the Committee on Works:

1. City Council, under the authority of Section 352 of the City Charter, approve the naming of a private lane within the Seaview Co-op project off Brunswick Street as VICTORY LANE; and
2. Under the authority of Section 352 of the City Charter, staff be authorized to assign an appropriate civic address for each dwelling unit.

Motion passed.

Seaview Memorial Park Boat Launch

MOVED by Deputy Mayor O'Malley, seconded by Alderman Meagher that, as recommended by the Committee on Works:

1. the excavation proceed with the budgeted amount of \$74,000.00 and that Council agree in principle to the \$130,000 allocated in the 1986 Capital Budget, to be reviewed during the 1986 Capital Budget discussions, and if approved, the project be proceeded with; and
2. staff be authorized to negotiate the project within the approved funds.

Motion passed.

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Award of Tender #85-147 - Refuse Collection

His Worship took a seat in Council and Deputy Mayor O'Malley took the chair.

Following is the recommendation of the Committee on Works:

1. "That the matter be forwarded to the next regular meeting of City Council without recommendation, pending receipt of the the requested information; and
2. that, in future, reports of this nature be submitted to Council together with a copy of the previous and current tender calls and of the previous and proposed contract agreements, as appropriate.

MOVED by Alderman Crowmell, seconded by Alderman Flynn  
that:

staff be authorized to enter into a contract with Browning-Ferris Industries Limited, effective January 1, 1986, for the provision of residential refuse collection services for the years 1986, 1987, 1988, 1989, 1990 at a 5 year total cost of \$3,211,063.00; and

funding be authorized from the Engineering and Works Department's Operating Budget, Account Number D2605, Contracted Refuse Collection.

Discussion ensued with Alderman Grant referring to the written assurance received from the successful bidder in 1982 regarding the employment of local people and MOVED in amendment, seconded by Alderman LeBlanc that if new hiring is to take place, the hiring procedures provide that preference be given to local applicants.

The motion to amend was put and passed.

His Worship addressed Council and spoke in favor of the staff recommendation.

A further discussion ensued with Alderman Meagher indicating that he would like included in the contract a provision that the operator must locate that portion of his operation involved in the collection of garbage for the City of Halifax within the City.

The City Solicitor indicated that as this had not been a proviso of the tender call, to demand such a clause at this point would be improper. The City Solicitor noted that the Alderman could request that consideration be given to locating the refuse collection operation in the City of Halifax.

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His Worship took the Chair and Deputy Mayor O'Malley took his normal seat in Council.

MOVED by Alderman Meagher, seconded by Alderman Nolan that the successful bidder give consideration to having the equipment and office used in connection with the contract with the City of Halifax, being located in the City of Halifax.

The motion to amend was put and passed.

The original motion, as amended, was put and passed.

10:15 p.m. The meeting adjourned for a 10 minute break.

10:30 p.m. - The meeting reconvened with the same members being present.

#### River Road Project

A letter, dated October 31, 1985, was submitted from Mr. Wilfred Young, property owner on River Road.

Responding to a question from Alderman Grant, the Deputy City Clerk indicated that a letter of notification had been delivered to Mr. Young's address on October 25.

MOVED by Alderman Grant, seconded by Alderman Doehler that, as recommended by the Committee on Works, the City levy a unit cost for improvements to River Road under Section 391 of the City Charter without the right of petition.

Referring to Mr. Young's October 31 letter, Alderman Flynn recommended that the matter be deferred to provide an opportunity for Mr. Young to analyze the financial implications on his River Road property of the proposed improvements.

MOVED by Alderman Flynn, seconded by Alderman Hamshaw that the matter be deferred to the Committee of the Whole Council meeting scheduled for November 20, 1985.

The motion to defer was put and passed.

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

Proposed Amendment to Ordinance Number 168, the Fire Prevention Ordinance, and Adoption of the National Fire Code (SECOND READING)

This matter was given First Reading at the City Council meeting held on July 11, 1985.

MOVED by Alderman Cromwell, seconded by Alderman Doehler that, as recommended by the Finance and Executive Committee, the amendments to Ordinance No. 168, the Fire Prevention and Adoption of the National Fire Code Ordinance, the purpose of which is to reenact Ordinance 168 to adopt the 1985 National Fire Code of Canada, as contained in the booklet entitled "City of Halifax Ordinance 168, The Fire Prevention Ordinance," be given SECOND READING.

Motion passed.

Proposed Increases, Schedule of Rates: Ordinance 116,  
The Taxi Ordinance (SECOND READING)

MOVED by Alderman Grant, seconded by Deputy Mayor O'Malley that, as recommended by the Finance and Executive Committee:

- (1) the increases contained in Proposal (1) of Appendix "A" of the September 26, 1985 report, as amended, be approved; and
- (2) the words "each trunk" contained in the existing Schedule of Rates be amended to read "each steamer trunk;

and further, that the matter be given SECOND READING.

Motion passed.

Alderman Doehler noted that, in his opinion, many of the City's taxis are in poor condition, and requested that the Taxi Commission be asked to give serious consideration to the resolution of this problem.

Alderman Dewell reiterated a previous request to the Taxi Commission, asking that the Commission investigate the practicality of requiring all roof lights to be extinguished when the taxi is engaged.

#### REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on October 23, 1985 as follows:

Case No. 4818 - Contract Development: Lot 5 Francis Court

This matter was forwarded to Council without recommendation.

MOVED by Alderman Hamshaw, seconded by Alderman Grant that a date be set for a public hearing to consider a

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development application to permit the subdivision of Lot 5 (Civic Nos. 5 and 7) Francis Court, as shown on Plan No. P200/14097 of Case No. 4818.

The Deputy City Clerk advised that the date set for the public hearing was Wednesday, December 4, 1985 at 7:30 p.m. in the Council Chamber, City Hall.

Motion passed.

Case No. 4902 - Amendment to the Land Use Bylaw:  
Application Fees

This matter was forwarded to Council without recommendation.

MOVED by Alderman Cromwell, seconded by Alderman Doehler that a date be set for a public hearing to consider amending Section 12 of the Peninsula portion of the Land Use Bylaw and adding Section 19A of the Mainland portion of the Land Use Bylaw to adopt new application fees.

The Deputy City Clerk advised that the date set for the public hearing was Wednesday, December 4, 1985 at 7:30 p.m. in the Council Chamber, City Hall.

Motion passed.

Water Act

This matter was forwarded to Council without recommendation.

Alderman Grant indicated that this matter had been discussed on several occasions by the Lakes and Waterways Advisory Subcommittee.

MOVED by Alderman Grant, seconded by Alderman Nolan that Council request the Minister of the Environment to review the existing Water Act with a view to providing increased enforcement of the Act with respect to infilling of lakes and waterways.

Motion passed.

Old City Charter - Redesign of Buildings

Alderman Dewell noted that problems frequently arise concerning developers who wish to construct new buildings or convert existing structures in a manner which does not conform to the character of the existing neighborhood.

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Alderman Dewell asked that the City Solicitor distribute copies of Section 733 of the Old City Charter to members of Council, and further, that the Building Inspection Division be asked to refer to this section when dealing with applications of this nature.

MOTIONS

Motion Alderman Meagher Re: Repeal of Present Streets Ordinance Number 3 and Introduction of New Streets Ordinance to be known as Ordinance Number 3 - FIRST READING

Alderman Meagher, at the Council meeting held on October 17, 1985, gave Notice of Motion to repeal the present Streets Ordinance, Ordinance Number 3, and to introduce a new Streets Ordinance, also to be known as Ordinance Number 3.

MOVED by Alderman Meagher, seconded by Alderman Nolan that City Council repeal the existing Ordinance Number 3, the Streets Ordinance, and give FIRST READING to a new ordinance, Ordinance Number 3, the Streets Ordinance, the provisions of which more accurately address current needs.

Motion Alderman Meagher Re: Amendments to the Various Ordinances Concerning License and Permit Fees Approved in Principle by City Council, August 29, 1985 - FIRST READING

A staff report, dated September 26, 1985, was submitted.

Alderman Meagher, at the City Council meeting held on October 17, 1985, gave Notice of Motion to introduce an ordinance, the purpose of which will be to implement amendments to the various license and permit fees approved in principle by City Council on August 29, 1985.

MOVED by Alderman Meagher, seconded by Alderman Nolan that the proposed amendments to the various ordinances, as set forth in Appendix "A" of the staff report dated September 26, 1985, be given FIRST READING, and referred to the Committee of the Whole Council for consideration and report.

Motion passed.

MISCELLANEOUS BUSINESS

Four Units - Family Public Housing

A staff report, dated October 25, 1985, was submitted.

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MOVED by Alderman Downey, seconded by Alderman Cromwell that:

- 1) Council direct the Nova Scotia Department of Housing to proceed with the four units of family public housing on the parcel of land on the corner of West and Maynard Streets;
- 2) Council authorize the Mayor and the City Clerk to execute the Designation Agreement on behalf of the City.

Motion passed.

Responding to a request from Alderman Downey, the City Manager advised that a representative of the Housing Authority will be invited to attend a future meeting of City Council to present the design of the proposed housing units and to answer questions concerning the project.

Civic Number 234 Herring Cove Road - Alan and Dorothy Tanner Property

This item was deleted by the Deputy City Clerk during the approval of the Order of Business.

#### QUESTIONS

Question Alderman Flynn Re: Provincial Take-Over of Jails

Alderman Flynn requested that staff prepare a report summarizing the financial implications for the City of Halifax resulting from the take-over of various jails by the Province.

Question Alderman Grant Re: Notification of Public Hearing - 286-88 Herring Cove Road

Referring to the public hearing previously scheduled for December 4, 1985 in conjunction with Case No. 286-288 Herring Cove Road, Alderman Grant asked that letters of notification be forwarded to residents of the following areas:

- 1) both sides of Clovis Street;
- 2) both sides of Williams Lake Road between Clovis and Herring Cove Road;
- 3) both sides of Herring Cove Road between Williams Lake Road and the Old Sambro Road.

Question Alderman Grant Re: Section 14(2), Ordinance 103

With reference to Section 14(2) of Ordinance 103, Respecting the Rules of Order of Council, Alderman Grant requested legal clarification as to whether the two clear days notice period also applies to persons wishing to address Special Council meetings convened as public hearings.

Question Alderman Dewell Re: Four-Way Stop Signs

Alderman Dewell referred to a memorandum received by him from Mr. B. N. Kennedy, Traffic Authority, concerning the requirements for the placement of four-way stop controls.

Alderman Dewell emphasized that, in his opinion, a safety hazard does exist at the intersections of Leeds and Robie Streets, Young Street and Connaught Avenue, Liverpool Street and Connaught Avenue, and at Young and Oxford Streets owing to the absence of traffic control signs, and requested that the Traffic Authority reconsider the matter.

Question Deputy Mayor O'Malley Re: Warning Sign

Deputy Mayor O'Malley referred to an improperly placed warning sign erected by the City on the east side of Robie Street, and asked that the Traffic Authority take steps to alter its position so that it does not pose a hazard to pedestrians.

Question Deputy Mayor O'Malley Re: Roof Leak -  
Samuel Prince Manor

Deputy Mayor O'Malley referred to a severe leakage problem at the Samuel Prince Manor, commenting that, to date, no action had been taken to effect repairs.

He requested that the Mayor's Office undertake to telephone the appropriate individuals to ensure that steps are taken as quickly as possible to alleviate the problem.

Question Alderman Meagher Re: Notice of Reconsideration

Alderman Meagher questioned the City Solicitor as to the appropriateness of a Notice of Reconsideration with regard to items approved by Council under the provisions of the Planning Act, such as 1585 Barrington Street.

Following a brief discussion, Alderman Meagher indicated that he did not wish to proceed with a Motion of Reconsideration concerning a contract development approval at this time.



Question Alderman Meagher Re: June Lane and Cunard Street

Alderman Meagher made reference to a dilapidated building located at the corner of June Lane and Cunard Street which has been boarded up for the last several months and which has been allowed by the owner to deteriorate.

Alderman Meagher requested that the Building Inspection Division carry out an inspection of these premises, and submit a report to the next regular meeting of Committee of the Whole Council as to what action the City can take in this matter.

Question Alderman Downey Re: PSC Street Cuts

Referring to various street cuts made by the Public Service Commission in the downtown area, Alderman Downey asked that the Commission be requested to ensure that all such cuts are properly repaired once work is completed.

Question Alderman Cromwell Re: Computerization of City Traffic Lights

Alderman Cromwell requested a progress report concerning the computerization and synchronization of the City's traffic lights.

The City Manager advised that the system was now in place and that an overview of its operation would be submitted for information purposes.

ADDED ITEMS

Award of Tender 85-128: Renovations to 2330 Gottingen Street

A staff report, dated October 25, 1985, was submitted.

MOVED by Alderman Downey, seconded by Alderman Grant  
that:

- 1) Council approve the renovation of 2330 Gottingen Street at a cost of \$119,000; \$60,000 to come from NIP Account EH003; \$13,000 to come from the MAINSTREET Programme Account CK051C28; and up to \$46,000 of the project's cost to come from the Rehabilitative Facilities Account EH009; and
- 2) Council award Tender 85-128 to Standard Construction Limited in the amount of \$99,685.00.

Motion passed.

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1566 Barrington Street - Recommended Heritage Property

A staff report, dated October 25, 1985, was submitted.

MOVED by Alderman LeBlanc, seconded by Alderman Flynn that the heritage hearing originally scheduled concerning this property for September 18, 1985 now be held on Wednesday, November 20, 1985; and further, that the owners of the above-noted property be informed of this change.

Motion passed.

Heritage Hearing - South Street Streetscape (Hollis/  
Barrington) - Change of Date

A staff report, dated October 31, 1985, was submitted.

MOVED by Alderman Doehler, seconded by Alderman Grant that the date for the hearing respecting the proposed registration of the streetscape comprised of the properties on the north side of South Street bounded by Hollis and Barrington Streets, be changed from November 20 to December 4, 1985.

Motion passed.

Graduation

This item was added to the agenda at the request of Alderman Doehler.

Prior to Alderman Doehler's remarks, Mayor Wallace, on behalf of the other members of Council, expressed his thanks to the outgoing Aldermen for their service to the City.

Alderman Doehler expressed his thanks to his Aldermanic colleagues, City staff and others for their support during his term in office.

Alderman LeBlanc, noting that this evening's meeting represents the conclusion of his 15 years service on City Council, also expressed his appreciation to those who have assisted him during those years.

Alderman Nolan expressed his thanks to his colleagues, City staff, and to his supporters for their assistance.

The meeting was adjourned at 11:25 p.m.

HEADLINES

Minutes ..... 645 641

Approval of the Order of Business  
Additions and Deletions ..... 645 641

DEFERRED ITEMS

Case No. 4546 - Contract Development:  
1585 Barrington Street ..... 646 642

Case No. 4731 - Contract Development:  
286-288 Herring Cove Road ..... 647 643

PUBLIC HEARINGS, HEARINGS, ETC.

Variance Appeal - 6100 South Street ..... 647 643

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Encroachment License Fees - Pedway ..... 648 644  
Halifax Junior Bengal Lancers - Bell Road Stables ..... 649 645  
Statement of Revenue and Expenditure ..... 649 645  
Willow Street Properties - Inspection Services ..... 650 646  
Bayers Road Shopping Centre - Street Closure ..... 650 646  
Burger King ..... 650 646  
City Committees ..... 651 647  
Blasting Damage ..... 651 647

REPORT - COMMITTEE ON WORKS

Street Ordinance Report ..... 652 648  
Seaview Housing Co-Op ..... 652 648  
Seaview Memorial Park Boat Launch ..... 653 648  
Award of Tender #85-147 - Refuse Collection ..... 653 649  
River Road Project ..... 654 649

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Proposed Amendment to Ordinance Number 160, the Fire  
Prevention Ordinance, and Adoption of the National Fire  
Code - SECOND READING ..... 654 649  
Proposed Increases, Schedule of Rates: Ordinance  
Number 116, the Taxi Ordinance - SECOND READING ..... 655 650

REPORT - CITY PLANNING COMMITTEE

Case No. 4818 - Contact Development: Lot 5  
Francis Court ..... 655 650  
Case No. 4902 - Amendment to the Land Use Bylaw:  
Application Fees ..... 656 651  
Water Act ..... 656 651  
Old City Charter - Redesign of Buildings ..... 656 651

MOTIONS

Motion Alderman Meagher Re: Repeal of Present  
Streets Ordinance Number 3 and Introduction of New  
Streets Ordinance to be Known as Ordinance Number 3  
- FIRST READING ..... 657 652

Council  
October 31, 1985

HEADLINES (CONT'D)

Motion Alderman Meagher Re: Amendments to the  
Various Ordinances Concerning License and Permit  
Fees Approved in Principle by City Council,  
August 29, 1985 - FIRST READING ..... 657 652

MISCELLANEOUS BUSINESS

Four Units Family Public Housing ..... 657 652  
Civic Number 234 Herring Cove Road - Alan and  
Dorothy Tanner Property ..... 658 653

QUESTIONS

Question Alderman Flynn Re: Provincial Take-Over  
of Jails ..... 658 653  
Question Alderman Grant Re: Notification of Public  
Hearing - 286-88 Herring Cove Road ..... 658 653  
Question Alderman Grant Re: Section 14(2),  
Ordinance 103 ..... 659 654  
Question Alderman Dewell Re: Four-Way Stop Signs ..... 659 654  
Question Deputy Mayor O'Malley Re: Warning Sign ..... 659 654  
Question Deputy Mayor O'Malley Re: Roof Leak -  
Samuel Prince Manor ..... 659 654  
Question Alderman Meagher Re: Notice of  
Reconsideration ..... 659 654  
Question Alderman Meagher Re: June Lane  
and Cunard Street ..... 660 655  
Question Alderman Downey Re: PSC Street Cuts ..... 660 655  
Question Alderman Cromwell Re: Computerization  
of City Traffic Lights ..... 660 655

ADDED ITEMS

Award of Tender #85-128: Renovations to 2330 Gottingen  
Street ..... 660 655  
1566 Barrington Street - Recommended Heritage  
Property ..... 661 656  
Heritage Hearing - South Street Streetscape  
(Hollis/Barrington) - Change of Date ..... 661 656  
Graduation ..... 661 656

HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

E. A. KERR  
DEPUTY CITY CLERK

DATE APPROVED BY COUNCIL: \_\_\_\_\_

sg/K

OATH OF ALLEGIANCE  
AND OF OFFICE  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
November 4, 1985  
11:00 A.M.

A Special Meeting of Halifax City Council was held on the above date to announce the results of the October 19, 1985 election and to administer the Oath of Allegiance and Office.

The meeting was called to order and those attending joined the City Clerk in the recitation of the Lord's Prayer.

Present: His Worship Mayor Ron Wallace and Aldermen Cromwell, Downey, Meagher, O'Malley, Dewell, Grant, Jeffrey, Flynn and Hamshaw, as well as Alderman-Elect Deborah Grant.

Also Present: The Honourable Alan R. Abraham, Lieutenant Governor of Nova Scotia; City Clerk, City Manager, and City Solicitor.

The City Clerk announced the results of the election for Mayor and Aldermen, and declared the following elected for a three-year term:

Mayor	- Ron Wallace
Alderman (Ward 1)	- Deborah Grant
Alderman (Ward 2)	- Ronald Cromwell
Alderman (Ward 3)	- Graham Downey
Alderman (Ward 4)	- Nicholas Meagher
Alderman (Ward 5)	- Gerald O'Malley
Alderman (Ward 6)	- Randy Dewell
Alderman (Ward 7)	- Richard Grant
Alderman (Ward 9)	- Thomas Jeffrey
Alderman (Ward 11)	- Arthur Flynn
Alderman (Ward 12)	- Alfred Hamshaw

With respect to the election of aldermen for Wards 8 and 10, the City Clerk advised that the results of the election for those two wards will be the subject of a judicial recount and that the results would be announced at a later date.

The Honourable Alan R. Abraham, Lieutenant Governor for Nova Scotia, then administered the Oath of Office and Allegiance to His Worship Mayor Ron Wallace, following which His Honour administered the Oath to the Aldermen for Wards 1 to 9, 11, and 12.

Special Meeting  
City Council  
November 4, 1985

The Honourable Alan R. Abraham then addressed the meeting and extended congratulations to His Worship and members of Council.

Mayor Wallace expressed appreciation to His Honour for attending today and administering the Oath of Allegiance and of Office, and invited His Honour, members of Council, family and friends to a reception to follow in Halifax Hall.

MAYOR RON WALLACE  
CHAIRMAN

G. I. Blennerhassett  
City Clerk

SPECIAL CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
November 5, 1985  
10:00 a.m.

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

Present: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor G. O'Malley and Aldermen Deborah Grant, Cromwell, Downey, Dewell, Richard Grant, Flynn and Hamshaw.

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

His Worship addressed Council and on behalf of members of Council, welcomed Alderman Deborah Grant newly elected Alderman for Ward 1. His Worship welcomed Aldermen elect Walker and Leiper seated in the gallery and noted that Wards 8 and 10 would not be occupied until such time as the scheduled recount had been completed.

His Worship indicated that this meeting of Council was required under the City Charter to provide for the appointment of the Deputy Mayor and Aldermanic appointments to Boards and Commissions.

Appointment - Deputy Mayor

MOVED by Deputy Mayor O'Malley, seconded by Alderman Hamshaw that Alderman Arthur Flynn, Ward 11, be nominated for the position of Deputy Mayor for the forthcoming year.

Deputy Mayor O'Malley addressed Council indicating that Alderman Flynn was an outstanding Alderman having done much for the City during his service as an Alderman and would carry out the duties of Deputy Mayor with distinction.

There were no further nominations for the position of Deputy Mayor.

The motion was put and passed unanimously.

His Worship addressed Council thanking Alderman O'Malley for his work as Deputy Mayor and indicating that he had fulfilled his appointment with distinction. His Worship indicated that Alderman O'Malley had been cooperative and served well as a Chairman when called upon to do so.

Aldermanic Appointments - Committees, Boards and Commissions

10:15 a.m. Alderman Meagher joins the meeting.

His Worship addressed Council indicating that a great deal of time had been expended in making the recommended aldermanic appointments to the various Committees, Boards and Commissions. His Worship indicated that the priorities provided by the Aldermen had been considered in making the appointments and further noted that 50% of the appointments had been changed.

His Worship noted, however, that for the purpose of continuity of membership, certain Boards and Commissions had remained the same.

His Worship further advised that due to a power outage some delay had resulted in the copying and distribution of the recommendations and suggested that Council move on to the next item on the agenda while awaiting the report containing the recommendations, to which Council agreed.

Budget Overview - City Manager

The City Manager addressed Council indicating that the purpose of this item was to determine how Council wishes to handle the budget discussions over the next 3-4 months. The Manager indicated that certain time constraints were involved particularly with regard to the Capital Budget. The Manager noted that certain design and tender matters would have to be dealt with in the near future in order to assure the completion of the work in 1986.

The Manager indicated that it would be preferable to have the Capital Budget approval before the end of the year and that consideration of the Operating Budget should be begun by mid January. The Manager indicated that it was felt that an overview of the Operating Budget should be carried out before consideration of the Capital Budget was undertaken to ensure that Council was aware of the total impact on the City's tax rate.

Alderman Cromwell addressed the matter indicating that he had no difficulty with the suggestion made by the Manager and indeed agreed that both budgets should be reviewed concurrently.

The City Manager further indicated that some discussion had taken place with regard to Council forming a Committee to approach the Province respecting the type and level of grants to be given to the City in 1986. The Manager indicated that it was envisioned that this Committee would seek information regarding the Provincial grant structure on a political level.



The Manager noted that dialogue with Provincial staff was not possible and indicated that information received on a political level with regard to 1986 grants would be helpful.

The Chairman indicated that this was underway and would be followed through.

A discussion ensued with regard to possible dates for consideration of the Capital Budget and an overview of the Operating budget with the City Manager indicating that no specific dates need be set at this point, however, a completion date of December 10 for consideration of the Capital Budget would be reasonable.

Deputy Mayor Flynn addressed the matter voicing concern that two Wards would not be represented during the Capital Budget discussions and requested that no meetings be called until after November 25, 1985, to which Council agreed.

A further brief discussion ensued with regard to the timing of these meetings with Council indicating a willingness to have meetings in the late afternoon following through to the evening.

#### Aldermanic Appointments - Committees, Boards and Commissions

This matter was continued from earlier in the meeting.

His Worship noted that Council would notice that some appointments had not been made and explained that these positions were dependent upon the swearing in of the Aldermen for Ward 8 and 10.

#### World Trade and Convention Centre Board

Alderman O'Malley referred to Alderman Jeffrey's desire to serve on the Board of the World Trade and Convention Centre and MOVED, seconded by Alderman Meagher that Alderman T. Jeffrey be nominated for appointment to the World Trade and Convention Centre Board.

His Worship noted that four persons had been recommended for three appointments to this Board and indicated that a secret ballot vote would have to be taken to ascertain who was to serve.

A secret ballot was taken resulting in the appointment of Deputy Mayor Flynn and Jeffrey to the Board and a tie vote between Alderman D. Grant and Alderman Cromwell.

A further secret ballot was taken resulting in Alderman Cromwell being appointed to the Board.

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Alderman Grant advised that he did not wish to serve on the Taxi Commission and His Worship advised that his name would be removed as being nominated.

MOVED by Alderman Meagher, seconded by Deputy Mayor Flynn that the nominations to the various Boards and Commissions outlined in the report from His Worship the Mayor, as amended, be approved as follows:

Board of Health

Alderman Graham Downey  
Alderman Tom Jeffrey  
  
Terms to expire November 5,  
1986

Halifax Industrial Commission

Mayor Ron Wallace  
Deputy Mayor A. Flynn  
  
Terms to expire November 1,  
1988

Halifax District School Board

Alderman Deborah Grant  
  
Term to expire November 1,  
1988

Tourism Halifax

Mayor Ron Wallace  
Alderman Deborah Grant  
Alderman Ron Cromwell  
Alderman Nick Meagher  
Alderman Randy Dewell  
  
Terms to expire on November 5,  
1986

Halifax Recreation Committee

Mayor Ron Wallace  
Alderman Tom Jeffrey  
  
Terms to expire November 1,  
1988

Halifax Natal Day Committee

Alderman Alf Hamshaw  
  
Term to expire November 5,  
1986

Point Pleasant Park Commission

Mayor Ron Wallace  
Deputy Mayor A. Flynn  
  
Terms to expire November 5,  
1986

Halifax Taxi Commission

Alderman T. Jeffrey  
  
Term to expire November 5,  
1986

Halifax City Regional Library

Alderman Richard Grant  
Deputy Mayor A. Flynn  
  
Terms to expire November 5,  
1986

Halifax Public Service Commission

Mayor Ron Wallace  
Alderman Ron Cromwell  
  
Terms to expire on November 1,  
1988

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Halifax Forum Commission

Mayor Ron Wallace  
Alderman Graham Downey  
Alderman Nick Meagher  
Alderman Tom Jeffrey  
Alderman Gerald O'Malley

Terms to expire November 1,  
1988

Election Procedures Committee

Mayor Ron Wallace  
Alderman Richard Grant  
Alderman Graham Downey

Terms to expire November 5,  
1986

City of Halifax Non-Profit  
Housing Society

Alderman Graham Downey  
Alderman Randy Dewell  
Alderman Tom Jeffrey

Terms to expire November 5,  
1986

Metropolitan Transit Commission

Mayor Ron Wallace  
Alderman Alf Hamshaw

Terms to expire November 5,  
1986

Committee on Concerns of Ageing

Alderman Deborah Grant  
Alderman Ron Cromwell

Terms to expire November 5,  
1986

Heritage Advisory Committee

Alderman Nick Meagher  
Alderman Alf Hamshaw

Terms to expire November 5,  
1986

Halifax Civic Hospital Board

Alderman Nick Meagher  
Alderman Randy Dewell

Terms to expire November 5,  
1986

Board of Police Commissioners

Mayor Ron Wallace  
Alderman Ron Cromwell  
Alderman Randy Dewell

Terms to expire November 1,  
1988

Planning Advisory Committee

Mayor Ron Wallace  
Alderman Deborah Grant  
Alderman Nick Meagher  
Alderman Alf Hamshaw

Terms to expire November 5,  
1986

Lakes and Waterways Advisory  
Sub-Committee

Alderman Richard Grant

Term to expire November 5,  
1986

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World Trade & Convention Centre

Alderman Tom Jeffrey  
Alderman Ron Cromwell  
Deputy Mayor A. Flynn

Terms to expire November 5,  
1986

Audit Committee

Mayor Ron Wallace  
Alderman Nick Meagher  
Alderman Richard Grant  
Alderman Randy Dewell  
Alderman Ron Cromwell

Terms to expire November 5,  
1986

Halifax-Dartmouth Bridge  
Commission

Mayor Ron Wallace  
Alderman Graham Downey

Terms to expire November 1,  
1988

Metropolitan Authority

Mayor Ron Wallace  
Alderman Alf Hamshaw  
Alderman Randy Dewell

Term to expire November 5,  
1986

Metropolitan Area Planning  
Commission

Alderman Alf Hamshaw

Term to expire November 5,  
1986

Tax Concessions & Grants  
Committee

Alderman Nick Meagher  
Alderman Deborah Grant  
Deputy Mayor A. Flynn

Terms to expire November 5,  
1986

Arbitration Committee

Mayor Ron Wallace  
Alderman Gerald O'Malley

Terms to expire November 5,  
1986

Retirement Committee

Mayor Ron Wallace  
Alderman Gerald O'Malley  
Deputy Mayor A. Flynn

Terms to expire November 5,  
1986

Neptune Theatre

Alderman Randy Dewell

Term to expire November 5,  
1986

Emergency Measures  
Organization

Mayor Ron Wallace  
Alderman Graham Downey  
Deputy Mayor A. Flynn

Term to expire November 5,  
1986

11:00 The meeting adjourned.

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HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

G. I. BLENNERHASSETT  
CITY CLERK

DATE APPROVED BY COUNCIL: \_\_\_\_\_

/sg

SPECIAL COUNCIL  
PUBLIC HEARINGS  
M I N U T E S

Council Chamber  
City Hall  
Halifax, Nova Scotia  
November 6, 1985  
7:50 P.M.

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

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

Present: Deputy Mayor A. Flynn, Chairman; and Aldermen Deborah Grant, Cromwell, Downey, Meagher, Jeffrey and Hamshaw.

Also Present: M. E. Donovan, Acting City Solicitor; Deputy City Clerk, and other members of staff.

Case No. 4496 - Contract Development: 1326 Lower Water Street

This item was forwarded to this Special Meeting of City Council from the City Planning Committee meeting held on Wednesday, November 6, 1985.

MOVED by Alderman Downey, seconded by Alderman Hamshaw that, as recommended by the City Planning Committee, a public hearing be scheduled to consider an amendment to the contract development agreement executed on September 4, 1984 to permit a 150-unit residential building with 3,600 square feet of commercial space and 125 parking spaces at 1326 Lower Water Street, as shown on Plans No. P200/14375-83 and 14441.

The Deputy City Clerk advised that a public hearing has been scheduled for Wednesday, December 4, 1985 at 7:30 p.m. in the Council Chamber, City Hall.

Motion passed.

Public Hearing: Case No. 4891 - Contract Development: Akins Cottage, 2151 Brunswick Street

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

A staff report, dated October 18, 1985, was submitted.

Mr. A. W. Churchill, Heritage Coordinator, using maps and diagrams, gave a brief overview of the application pertaining to the restoration of Akins Cottage and its subsequent use as a professional architect's office, emphasizing that the proposed use meets the objectives of the Municipal Planning Strategy and of the proposed Peninsula North Secondary Planning Strategy.

Mr. Tony Bebbington, a resident and property owner at 2138 Brunswick Street, addressed members of Council in opposition to the proposal. Mr. Bebbington quoted from a letter signed by 9 of 11 property owners in the area as well as by the tenants of a nearby condominium complex, emphasizing that residents are greatly concerned about the proposed introduction of a commercial use into their residential neighbourhood.

Responding to a question from Alderman Cromwell, Mr. Churchill advised that the vacant piece of land adjacent to the Cottage is currently owned by the City.

With reference to a question from Alderman Deborah Grant, Mr. Churchill advised that although the Akins Cottage is presently owned by the City of Halifax, approval of the proposal presently before Council would see the cottage conveyed to the developer for the price of \$1.00 and the cost of restoration, estimated at approximately \$135,000.

Mr. Churchill emphasized that because of the heritage significance of the Akins Cottage, the City has agreed to sell the structure only under the strictest of covenants, similar to what was recently approved in conjunction with the restoration of West House. Mr. Churchill added that, according to the proposed contract agreement, the City will have the first right of refusal if at any time during the next 25 years the developer wishes to sell the property.

Mr. Paul Lethbridge, property owner at 2143 Brunswick Street, addressed Council in opposition to the application, noting that while he applauds attempts to restore the Cottage, he is firmly against the introduction of commercial uses to the neighborhood.

Ms. Peggy Simmie, 2135 Brunswick Street, while emphasizing her support of the street's revitalization, expressed concerns that a call for proposals had not been issued by the City concerning the future re-use of Akins Cottage. Ms. Simmie also noted that as the adjoining vacant land was also being purchased by the architect in question, area residents are concerned that the commercial use proposed for the Cottage itself might be extended to the abutting property.

Ms. Simmie further noted that security in this portion of Brunswick Street remains a constant concern to property owners, emphasizing that a commercial use of the Akins Cottage will not provide the same level of surveillance as could be expected from residential tenants. She added that there is already inadequate parking on Brunswick Street and questioned whether the proposed use of the Cottage would further impact on this shortage.

With reference to a question from Alderman Cromwell, Mr. Churchill advised that a proposal has been received from the developer in question concerning the vacant land adjoining the Akins Cottage. He added that this proposal pertained to infill housing compatible with the existing character of the surrounding neighbourhood.

Responding to a question from Alderman Deborah Grant, Mr. Churchill explained that, although a call for proposals had not been issued, staff and the Heritage Advisory Committee are of the opinion that restoration of the Akins Cottage must be initiated as quickly as possible, and, under the circumstances, were prepared to support the unsolicited proposal from Mettam Wright Associates Limited. Mr. Churchill added that little interest had been shown in the Cottage by other developers during the last several years.

Commodore A. C. McMillin, Chairman of the Heritage Advisory Committee, addressed Council in support of Mettam Wright's proposal which, the Committee feels, is a valid and practical use of the building.

Mr. Peter Mettam of Mettam Wright Associates, 3252 Barrington Street, gave a brief presentation concerning Phases I and II of his company's proposal pertaining to the Akins Cottage and the adjoining property respectively. Using a conceptual drawing, Mr. Mettam described the infill housing proposal currently under review by staff.

Ms. Suzanne Kushner, 2143 Brunswick Street, expressed concerns that until now area residents had been unaware of Mettam Wright's Phase II proposal, and strongly recommended that the phases be considered as a package.

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

Correspondence, dated November 5, 1985, was received from Mrs. Elizabeth Pacey, Project Chairman, Heritage Trust of Nova Scotia.

MOVED by Alderman Downey, seconded by Alderman Cromwell that the matter be referred without recommendation to the next regular meeting of Halifax City Council.

Motion passed.



Special Council  
November 6, 1985

Public Hearing: Proposed Amendments to the Peninsula Centre  
and South End Secondary Planning Strategies: "University"  
Designations

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

Mr. R. W. Robertson, Planner II with the Planning Department, gave a brief history of the proposed amendments. In his overview, Mr. Robertson noted that while the Planning Advisory Committee, in its report dated August 22, 1985, has recommended that guidelines be included in the Municipal Planning Strategy pertaining to the disposal of "University" designated properties, staff is of the opinion that such cases can be reviewed by Council on their own merits and that therefore no further amendments are necessary.

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

Correspondence dated November 6, 1985 was received from Mr. Peter Rochman, President, Ward 2 Residents Council.

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

Motion passed.

Public Hearing Re: Proposed Amendments to the Municipal  
Planning Strategy (Part II, Sections II, III, IV, V and VI)  
Concerning Heritage Policy Sets - Heritage Policy

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

Mr. Simpson McLeod, Senior Planner with the Planning Department, gave a brief overview of the staff report, dated August 12, 1985. Mr. McLeod noted that a portion of the amendments currently before Council, although previously approved in May, 1984, had been declared invalid owing to an oversight during the notification procedure. However, he added that since that time other amendments to the Heritage Policy sets have been necessitated due to Council's decision concerning height restrictions around Citadel Hill.

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

The following correspondence pertaining to this matter was received:

Special Council  
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Letter, dated November 6, 1985, from Mr. Fred W. Matthews, President of the Heritage Trust of Nova Scotia.

Letter, dated November 6, 1985, from Mrs. Pat Langmaid of the Halifax Downtown Residents Association.

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

Motion passed.

9:00 p.m. - There being no further business to be discussed, the meeting was adjourned.

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DEPUTY MAYOR A. FLYNN  
CHAIRMAN

E. A. Kerr, Deputy City Clerk

Date Approved By City Council: \_\_\_\_\_

\*K

CITY COUNCIL  
M I N U T E S

Council Chamber  
City Hall  
Halifax, Nova Scotia  
November 14, 1985  
8:00 p.m.

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

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

Present: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor A. Flynn; and Aldermen Deborah Grant, Cromwell, Downey, O'Malley, Dewell, Richard Grant, Jeffrey, and Hamshaw.

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

His Worship congratulated Alderman Albert Walker in light of the results of the recent recount and noted the recount for Ward 10 was to be held on Friday. His Worship indicated that the swearing in ceremonies for the Aldermen of those Wards would be held as early next week as possible.

MINUTES

Minutes of the regular meeting of City Council held on October 31, 1985 and of Special Council held on November 6, 1985 were approved on a motion by Alderman Hamshaw, seconded by Deputy Mayor Flynn.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

MOVED by Alderman Jeffrey, seconded by Alderman Dewell that the agenda be approved as distributed.

Motion passed.

DEFERRED ITEMS

Council agreed that the three Deferred Items on the agenda be dealt with later in the meeting.

PETITIONS AND DELEGATIONS

Petition Alderman R. Grant re: Traffic and Roads Via Margaret Road - Daisy Goodall

Alderman R. Grant submitted a Petition on behalf of the residents and homeowners of Margaret Road in Kline Heights which

Council  
November 14, 1985

expresses concern with regard to the increased traffic which will travel through Margaret Road as a result of the proposed development of Block "I", Cowie Hill, to be considered at a public hearing on Wednesday, November 20, 1985.

Alderman R. Grant requested that staff review the petition with regard to the request included in the petition for a "Left Turn Only" sign upon leaving the development and report back to Council at the Public Hearing next week.

Petition Alderman Dewell re: Placement of Waste Receptacle -  
"Corwin Place" - 6269 Cork Street

Alderman Dewell submitted a petition on behalf of the residents of "Corwin Place", 6269 Cork Street regarding the placement of a waste receptacle near the property and requested that staff look into the matter.

8:10 p.m. Alderman Meagher joins the meeting.

DEFERRED ITEMS

Case No. 4891 - Contract Development: Akins Cottage,  
2151 Brunswick Street

A public hearing into the above matter was held on November 6, 1985. A supplementary report dated November 12, 1985, was submitted.

MOVED by Alderman Downey, seconded by Deputy Mayor  
Flynn that:

1. City Council approve the application for contract development to allow for the restoration and use of Akins Cottage, 2151 Brunswick Street, as a professional architect's office.

2. The developer shall execute the contract development agreement within 120 days or any extension thereof granted by Council on request of the applicant from the date of final approval of Halifax City Council and any other bodies as necessary, whichever approval is later, including applicable appeal periods; otherwise the contract approval will be void and obligations arising hereunder shall be at an end.

A discussion ensued and the motion was put and passed with Alderman O'Malley, Dewell and Grant abstaining as they were not present at the public hearing.

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A petition dated November 5, 1985 from all property owners and/or residents of Brunswick Street between Portland Place and Cornwallis Street in opposition to the proposal was submitted.

Proposed Amendments to the Peninsula Centre and South End  
Secondary Planning Strategies: "University" Designations

A public hearing into the above matter was held on November 6, 1985.

MOVED by Alderman Cromwell, seconded by Alderman Meagher that the following be approved:

A. Proposed Amendments: Municipal Planning Strategy, Part II, Section V

Amend the South End Secondary Planning Strategy (Section V), "Institutions," to add:

1. Policy 4.6 The City shall permit "Low-Density Residential" development within areas designated "University."

2. Policy 4.7 In the event the City consents to consider any request for an amendment to this Plan which would alter the geographical limits of the "University" designation or the range of non-university uses permitted in the "University" designation, the City shall, among other matters:

(i) require that the university provide the City with a plan of the existing and proposed land use of university property. This plan shall include a statement outlining the reasons for the Plan amendment.

(ii) ensure that any new residential designation or non-university residential development which may be permitted maintains a scale, character and intensity of use similar to that of immediately adjacent low-density and medium-density residential neighbourhoods.

B. Proposed Amendments: Municipal Planning Strategy, Part III, Section VI

Amend the Peninsula Centre Secondary Planning Strategy (Section VI), "Universities," to add:

Policy 4.11 The City shall permit "Low-Density Residential" developments within areas designated "University."

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Policy 4.12 In the event the City consents to consider any request for an amendment to this Plan which would alter the geographical limits of "University" designation or the range of non-university uses permitted in the "University" designation, the City shall, among other matters:

(i) require that the university provide the City with a plan of the existing and proposed land use of university property. This plan shall include a statement outlining the reasons for the Plan amendment;

(ii) ensure that any new residential designation or non-university residential development which may be permitted maintains a scale, character and intensity of use similar to that of immediately adjacent low-density and medium-density residential neighbourhoods.

Policy 4.12.1 The plan submitted by a university pursuant to Policy 4.12(i) may be a master plan proposed pursuant to Policy 4.3 of this section.

A discussion ensued with members of Council questioning the City Solicitor with regard to whom was eligible to vote in this matter and the Solicitor indicating that the best procedure in relation to eligibility to vote would be that only those attending the public hearing vote on the matter.

His Worship indicated that under the Planning Act an amendment to the Municipal Planning Strategy required an affirmative vote of the majority of Council rather than an affirmative vote of the majority of Council members present at the public hearing as is required in the case of a contract development.

The Deputy City Clerk advised that Aldermen O'Malley, Dewell, and R. Grant were not present at the public hearing.

The motion was put resulting in four (4) voting in favor of the motion and three (3) voting against.

His Worship declared the Motion to be lost in light of the requirement regarding the affirmative vote of the majority of Council in relation to Municipal Planning Strategy amendments.

Proposed Amendments to the Municipal Planning Strategy (Part II,  
Sections II, III, IV, V and VI) Concerning Heritage Policy  
Sets - Heritage Policy

A public hearing into the above matter was held on November 6, 1985.

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Alderman Meagher addressed the matter suggesting that there was some problem with the heritage preservation of the finger piers on the waterfront and MOVED, seconded by Alderman Cromwell that this matter be referred back to the Heritage Advisory Committee and the Planning Advisory Committee for further study.

A discussion ensued with Deputy Mayor Flynn questioning the best procedure to be followed in this instance and suggesting that the matter should be defeated and then referred to the Heritage Advisory Committee and the Planning Advisory Committee for further study.

Alderman Meagher indicated that in his mind there were some further matters to be worked out in this regard and noted that he felt further study was required.

MOVED by Deputy Mayor Flynn, seconded by Alderman Hamshaw that this matter be deferred pending advice from staff with regard to the best procedure to follow in dealing with the matter.

The motion to defer was put and passed.

#### REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on November 6, 1985 as follows:

#### Amendments to Ordinance Number 145 - Tax Collection Ordinance

An information report dated November 7, 1985, was submitted.

MOVED by Alderman Downey, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, Ordinance #145 be amended to substitute "last day of February", for "first day of February" in Section 4(1), and "last day of May" for "first day of May", in Section 5.

Motion passed.

#### Historic Properties Limited

MOVED by Alderman O'Malley, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, City Council indicate its approval of the debenture between Historic Properties Limited and the Canadian Imperial Bank of Commerce in accordance with the provision of clauses 7.6, 7.6.3.1, and 7.6.4 of the lease between the City and Historic Properties Limited.

Motion passed.

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Christmas Break - Meetings

MOVED by Alderman Hamshaw, seconded by Alderman Dewell that, as recommended by the Finance and Executive Committee, Council cancel the December 18, 1985 meeting of Committee of the Whole Council and the December 26, 1985 meeting of City Council.

Motion passed.

Request - Permission to Use City Crest

MOVED by Alderman Jeffrey, seconded by Alderman Dewell that, as recommended by the Finance and Executive Committee, Council deny permission for GLC Publishers Limited to use the City of Halifax Crest.

Motion passed.

Surplus Lands

A staff report dated November 12, 1985, was submitted.

MOVED by Alderman R. Grant, seconded by Alderman Jeffrey that, as recommended by the Finance and Executive Committee, the sale of surplus lands at Lot 10, Mansion Avenue and 5 Everest Drive be authorized by public tender with a minimum bid based on a valuation by an independent accredited real estate appraiser established for each lot; and further, that staff contact the Nova Scotia Housing Commission and the Non-Profit Housing Organization with regard to any interest they might have in relation to 2020 Maynard Street.

Motion passed.

Civic Number 234 Herring Cove Road - Alan and Dorothy Tanner  
Property

A staff report dated November 12, 1985, was submitted.

Alderman R. Grant addressed the matter indicating that as the report had only been received this evening and further that Mr. Tanner had indicated that he might wish to address Council with regard to this matter, he would like to defer this item to the next Committee of the Whole Council.

MOVED by Alderman R. Grant, seconded by Alderman Dewell that this matter be deferred to the next Committee of the Whole Council due to the late receipt of the November 12, 1985 staff report and the indication by Mr. Tanner that he may wish to address Council in this regard.

Motion passed.



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Social Assistance

His Worship addressed the matter indicating that Mr. Crowell, Director of Social Planning, had expressed a desire that Parts 1, 2, and 4 only, be approved this evening.

Mr. Crowell addressed the matter indicating that over the past week negotiations had taken place with the Provincial government with regard to non-governmental social organizations and this matter had been resolved.

MOVED by Alderman O'Malley, seconded by Alderman Downey that, as recommended by the Finance and Executive Committee:

1. City Council express gratitude to the Minister of Social Services for the recent job creation programs that allowed the City to create employment for 60 people in receipt of social assistance and that Council request that similar programs be made available on a long term basis; ideally such programs to be coordinated by the City with the cost being shared by the Federal, Provincial and Municipal governments;
2. Council request information from the Nova Scotia Department of Housing and from the Canada Mortgage and Housing Corporation on the projections for the number of affordable housing units that are to be made available for the City of Halifax in the near future, stressing the urgency of the situation and the need to develop housing policies that encourage construction of new housing for low income families;
3. His Worship the Mayor seek a meeting between Council and the Provincial Ministers of Social Services and Housing, and to include the appropriate Federal Minister, and further, that the metropolitan municipalities be asked to participate in this effort.

A discussion ensued with Alderman R. Grant referring to his comments regarding the possible use of those able bodied unemployed persons receiving assistance forming a volunteer service to aid the elderly and handicapped in maintenance and repair around the home, and indicated that he would like Mr. Crowell to look into this possibility. Alderman R. Grant noted that he understood Mr. Crowell's desire to have a wage earning program established but was concerned for those able bodied persons who would not be involved in such a program for some time.

A further discussion ensued with regard to the this possibility with Mr. Crowell noting that there was a program whereby high school students volunteered to shovel snow and mow lawns for seniors.

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Alderman O'Malley addressed the matter indicating that this program was not effective in his Ward noting, however, that there was a program whereby criminal offenders are required to carry out a certain amount of community work rather than being incarcerated and suggested that Mr. Crowell might look into this program as a possible means of providing the services required.

Mr. Crowell addressed the matter indicating that it appeared what was necessary was a registry of those persons needing this type of assistance and noting that he and his staff would look into the matter.

Alderman R. Grant addressed the matter indicating that he would like Mr. Crowell to bring forward an update report in approximately two months time with regard to the status of the matter.

The motion was put and passed.

Licenses - Areas for Consideration - TO BE TABLED

MOVED by Alderman Dewell, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, the report be tabled.

Motion passed.

Municipal Elections Act

MOVED by Alderman R. Grant, seconded by Deputy Mayor Flynn that, as recommended by the Finance and Executive Committee, the Election Procedures Committee be requested to review the feasibility of Saturday municipal elections, as well as the current procedure for proxy voting, and submit a recommendation to Council.

Alderman R. Grant indicated that any candidate having run in the last municipal election and those Aldermen presently holding office having any matters which they wish the Election Procedures Committee to consider should submit these to the Committee.

Alderman R. Grant indicated that it might be helpful if His Worship wrote each of the unsuccessful candidates indicating that any difficulties they might have could be submitted to the Election Procedures Committee for consideration.

The motion was put and passed.

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REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on November 6, 1985 as follows:

Robie Street - Tender No. 85-19: Livingstone to Young Street

MOVED by Alderman O'Malley, seconded by Alderman Dewell that, as recommended by the Committee on Works, City Council approve an overexpenditure of \$85,000 with reference to Tender #85-19, and that the funds be transferred to Account Number CE036 from Account Number CE037, Elgin Street Paving Renewal.

Motion passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Amendments to the Various Ordinances Concerning License and Permit Fees Approved in Principle by City Council, August 29, 1985 - SECOND READING

This matter was given First Reading at the City Council meeting held on October 31, 1985.

MOVED by Alderman Hamshaw, seconded by Alderman Jeffrey that, as recommended by the Finance and Executive Committee, the proposed amendments to the various ordinances, as set forth in Appendix "A" of the staff report dated September 26, 1985, be given SECOND READING.

Motion carried.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on November 6, 1985 as follows:

Case No. 4738 - Contract Development: 334/338 Herring ✓  
Cove Road

This matter was forwarded to City Council without recommendation.

MOVED by Alderman R. Grant, seconded by Alderman O'Malley that the matter be deferred to the next regular meeting of City Council scheduled for November 28, 1985.

Motion carried.

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November 14, 1985

Lakes and Waterways Advisory Subcommittee Reports

MOVED by Alderman R. Grant, seconded by Deputy Mayor Flynn:

- 1) that some mechanism be set in place that when a building permit is received for a property bordering on a water course, approval not be given prior to consultation with the Nova Scotia Department of the Environment; and
- 2) that the Department of Engineering and Works be requested to circulate the Stormwater Management report to the Lakes and Waterways Subcommittee for review and comment before forwarding it to City Council.

Motion passed.

9:00 p.m. - His Worship the Mayor retires from the meeting and Deputy Mayor Flynn assumes the Chair.

QUESTIONS

Question Alderman Jeffrey Re: Driveway Repairs

Alderman Jeffrey advised that the property owner at 28 Convoy Avenue had been requested to pay \$360.00 for pavement of his driveway resulting from sidewalk improvements currently underway in the Adelaide Street-Convoy Avenue area.

Acknowledging that driveways are normally the responsibility of the property owner, the Alderman indicated that, in his opinion, the problems in this instance are unique and asked for a staff report on the matter.

Question Alderman Jeffrey Re: Parking Lot - Deal Street

Alderman Jeffrey noted that several large trucks are regularly parked overnight on a Deal Street parking lot owned by the Princess Restaurant, and cause considerable disturbance when they are removed in the early morning hours. The Alderman emphasized that, although the owner has already been fined, the practice has continued much to the concern of area residents.

Alderman Jeffrey asked that staff review the situation and submit a report.

Council  
November 14, 1985

Question Alderman Jeffrey Re: Playground Fencing

Alderman Jeffrey referred to two playgrounds attached to the Fairview Heights Annex in the vicinity of Rufus Avenue, Coronation Avenue and Willett Street. He indicated that the PTA are concerned about the absence of fencing around these playgrounds which are used by primary school children, and requested that a letter be forwarded to the Halifax School Board asking that this matter be considered.

Question Alderman R. Grant Re: Traffic Warrants

Alderman R. Grant requested the City Solicitor to comment on whether all warrants must be met in a particular situation before the installation of traffic lights or a four-way stop sign can be effected.

The City Solicitor, noting that, in his opinion, such installations were normally a matter of policy rather than law, asked that the Alderman's question be directed to the Traffic Authority for clarification purposes.

Question Alderman R. Grant Re: Responsibilities of the City Auditor General

Alderman R. Grant requested information as to whether, under the provisions of the City Charter, the Auditor General is empowered to audit the expenditures of members of Council as they relate to their aldermanic responsibilities.

The City Solicitor advised that a report would be submitted to members of Council regarding this matter.

Question Alderman O'Malley Re: Robie Street Resurfacing

Responding to a question from Alderman O'Malley, the City Manager advised that the Public Service Commission has now completed tests of its water main in this area allowing the resurfacing project to proceed. Mr. Calda added that the project is expected to be completed by November 30 with the possible exception of necessary sidewalk repairs which may have to be delayed until the Spring of 1985 owing to inclement weather conditions.

Question Alderman O'Malley Re: Street Sweeping

Alderman O'Malley requested information as to whether all street sweepers are now functioning and the schedule is being followed.

Council  
November 14, 1985

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Council  
November 14, 1985

Mr. Peter S. Connell, Director of Engineering and Works, while noting that all four street sweepers are operable, advised that in most cases the scheduled routes could not be completed owing to the inordinate amount of leaves accumulated on City streets.

With reference to Alderman O'Malley's question as to whether the November 15 deadline for street cleaning could be extended, Mr. Connell indicated that the machines would continue their routes on a nightly basis, weather permitting.

Question Alderman O'Malley Re: Capital Budget Review Schedule

Responding to a question from Alderman O'Malley, the City Manager advised that a review schedule for the 1985 Capital Budget is currently being finalized and would be distributed shortly.

Question Alderman O'Malley Re: Halifax School Board Budget

Alderman O'Malley asked whether there is a finalized plan or procedure established with reference to the 1986 School Board budget so that Council can keep abreast of their proposals and avoid the kind of situation it faced during the 1985 budget review.

Question Alderman Downey Re: City-Owned Property  
(Barrington Street)

Referring to a request made at a previous Council meeting, Alderman Downey asked for information from staff concerning a City-owned building on Barrington Street which has been boarded up for several years.

The City Manager indicated that a report stating the City's position on the matter would be delivered to the Alderman shortly.

Question Alderman Downey Re: Roadway to Halifax Ferry Terminal

Alderman Downey referred to the unsightly condition of the roadway leading to the Halifax Ferry Terminal and asked for a staff report prior to the November 20 meeting of Committee of the Whole Council concerning possible temporary measures that could be taken to improve this situation.

Question Alderman Cromwell Re: Noise Ordinance

Alderman Cromwell reiterated his previous request for a staff report concerning the City's Noise Ordinance.

Council  
November 14, 1985

Question Alderman Cromwell Re: Crosswalk at George and Water Streets

Alderman Cromwell expressed concern regarding the heavy use of the crosswalk at the intersection of George and Water Street, particularly by pedestrians travelling to or from the Halifax Ferry Terminal. Noting that this intersection is also the site of considerable vehicular traffic, the Alderman suggested that an overhead ramp in this location might prove feasible in terms of safety.

The City Manager noted that an overhead ramp is already in existence in this vicinity and suggested that a campaign to encourage pedestrians to use that facility might be appropriate. Mr. Calda added that the matter of increased safety precautions at the crosswalk in question will be taken up with the Traffic Authority.

Question Alderman Dewell Re: Bus Stop - Ardmore Park

Alderman Dewell requested information as to when the Mediacom bus shelter located adjacent to the Ardmore Park would be completed.

Question Alderman Dewell Re: Street Sweeping

Alderman Dewell advised that there are a number of streets in Ward 6 from which leaves have not yet been removed and asked that staff look into the matter as quickly as possible.

Question Alderman Meagher Re: Street Sweeping

Alderman Meagher advised that there a number of areas in Ward 4 from which leaves have not yet been removed and indicated that he would provide staff with a list of the streets in question for their consideration.

Question Alderman Meagher Re: Street Bench

Alderman Meagher advised that the street bench situated at the corner of Oxford Street and Quinpool Road adjacent to the Oxford Theatre is in poor condition and requested that since the bench is regularly used, particularly by senior citizens, it be replaced.

9:20 p.m. - Mayor Wallace returns to the meeting and Deputy Mayor Flynn takes his usual seat in Council.



Council  
November 14, 1985

Question Alderman Meagher Re: Halifax School Board 1986  
Capital Budget

Responding to a question from Alderman Meagher, the City Manager advised that it is anticipated that the School Board will be in a position to submit its 1986 proposed budget for review in early December.

NOTICE OF MOTIONS

Alderman Meagher Notice of Motion Re: Amendment to Ordinance  
No. 112, the Encroachment Ordinance

Alderman Meagher gave Notice of Motion that, at the next regular meeting of Halifax City Council to be held on November 28, 1985, he proposes to move First Reading of an amendment to Ordinance No. 112, the Encroachment Ordinance, the purpose of which is to enable Council to waive the fees normally payable under the Ordinance for pedways and tunnels which provide a worthwhile public benefit.

Alderman Cromwell Notice of Motion Re: Amendment of Ordinance  
No. 179, Respecting Residential Parking Permits

Speaking on Alderman Cromwell's behalf, Alderman D. Grant gave Notice of Motion that at the next regular meeting of Halifax City Council to be held on November 28, 1985, Alderman Cromwell proposes to move First Reading of an amendment to Ordinance No. 179, Respecting Residential Parking Permits, to correct an omission in the original ordinance.

9:20 p.m. - There being no further business to be discussed, the meeting adjourned.

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HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

E. A. KERR  
DEPUTY CITY CLERK

DATE APPROVED BY COUNCIL: \_\_\_\_\_

sg\*K

OATH OF ALLEGIANCE  
AND OF OFFICE  
M I N U T E S

Council Chamber  
City Hall  
Halifax, Nova Scotia  
November 20, 1985  
2:10 P.M.

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

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

PRESENT: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor A. Flynn; Aldermen D. Grant, Cromwell, Downey, Meagher, O'Malley, Dewell, R. Grant, Jeffrey, and Hamshaw; and Aldermen-Elect M. Leiper and J. A. Walker.

ALSO PRESENT: City Manager, City Solicitor and Deputy City Clerk.

The Deputy City Clerk announced the results of the official recounts held on November 13 and November 15, 1985, and declared the following elected for a three-year term:

Alderman (Ward 8) - J. Albert Walker  
Alderman (Ward 10) - Moira Leiper

His Worship Mayor Ron Wallace administered the Oath to the Aldermen for Wards 8 and 10, and welcomed them as members of City Council.

Appointments

A report, dated November 20, 1985, was submitted from His Worship the Mayor.

MOVED by Alderman Meagher, seconded by Alderman O'Malley that the following appointments, recommended by the report dated November 20, 1985, be approved:

Board of Health - Alderman Moira Leiper  
(term to expire November 20, 1986)

Halifax Recreation Committee - Alderman Moira Leiper  
(term to expire November 1, 1988)

Special Council  
November 20, 1985

Halifax Natal Day Committee - Alderman Albert Walker (term to expire November 20, 1986)

City of Halifax Non-Profit Housing Society - Alderman Moira Leiper (term to expire November 20, 1986)

Arbitration Committee - Alderman Albert Walker (term to expire November 20, 1986)

Planning Advisory Committee - Alderman Moira Leiper and Alderman Albert Walker (terms to expire November 20, 1986)

Audit Committee - Alderman Moira Leiper (term to expire November 20, 1986)

Court House Commission - Alderman Albert Walker (term to expire November 20, 1986)

Emergency Measures Organization - Alderman Albert Walker (term to expire November 20, 1986)

Captain Wm. Spry Community Centre - Alderman Albert Walker (term to expire June 11, 1987)

Motion passed.

The meeting was adjourned at 2:18 p.m.

MAYOR RON WALLACE  
CHAIRMAN

E. A. Kerr  
Deputy City Clerk

SPECIAL COUNCIL  
HERITAGE HEARINGS  
PUBLIC HEARING  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
November 20, 1985  
8:00 p.m.

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

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

Present: Deputy Mayor A. Flynn, Chairman; and Aldermen Deborah Grant, Downey, Meagher, O'Malley, Dewell, Richard Grant, Walker, Leiper, and Hamshaw.

Also Present: City Manager, Ms. M. E. Donovan, Acting City Solicitor, Deputy City Clerk and other members of city staff.

Recommended Heritage Properties

An information report dated November 19, 1985, was submitted.

Mr. Churchill, Heritage Coordinator, addressed Council referring to the information report noting that the report commented briefly on the various properties before Council this evening.

1566 Barrington Street - Halifax Antiques Ltd.

A hearing into the above matter was held at this time.

Mr. Churchill addressed Council indicating the score achieved by this building was 46 points and locating the property on a sketch for Council's information.

Mr. Douglas Tupper, Kitz Matheson, representing Mr. Spiropoulos the owner of the property, addressed Council in opposition to the designation and indicating that his client had no intention at this time to change the facade or use of the building, nor did he have any intention to sell or renovate the building.

Mr. Tupper further indicated that he would like Council to consider the view planes legislation with regard to this building and note that the present use as a four storey building could not be changed as this would infringe upon the view planes.

Mr. Tupper noted that firstly his client did not personally believe that his property was a heritage property based upon the criteria set by City Council to determine the heritage value of property. Mr. Tupper then invited Council to visit the building to ascertain for themselves if indeed they felt it were a historically significant building.

Mr. Tupper further indicated that the designation of commercial buildings such as his clients has a significant market impact on the building. Mr. Tupper noted that although there might not be a firm basis for this impact, a certain stigma was attached to designated buildings. Mr. Tupper indicated that he and his client felt that designation of this building would result in a reduction in the market value of the building and asked Council to give serious consideration before deciding to place such a stigma on this building.

Mr. Tupper then reviewed documentation he submitted at this meeting with regard to the history and scoring of the building.

Mr. Tupper noted that construction of the building and the uses of the building indicating that neither were of great historical value and indeed the interior construction of the building was of poor quality.

Mr. Tupper then addressed the scoring of the building noting that his client did not agree with the scoring particularly in the area of architectural type. Mr. Tupper noted that Mr. Rogers, Architect and one of the sub-committee having scored this building, gave the building 10 points for architectural type and suggested that had the Committee based its scoring on what he felt to be the most qualified judgement, the building would not be before Council this evening.

In summary Mr. Tupper indicated that his clients position was that the building was of marginal architectural value and has no historic significance. Mr. Tupper indicated that his client felt there was no need for the building to be designated and more importantly no reason the building should carry the commercial stigma resulting from this designation.

Mr. Tupper then responded to questions from members of Council.

Commodore McMillin, Chairman, Heritage Advisory Committee, addressed Council in support of the designation indicating that he was pleased to hear that the owner had no intention of altering the building and suggesting this should be one reason the owner had for agreeing with the registration.

Commodore McMillin, with the use of a map, compared the building with other heritage properties in the area, noting that this property completed an entire block of heritage properties and was integral to the Barrington Street streetscape. Commodore McMillin further noted that Heritage registration had no effect on the interior of the building.

Commodore McMillin addressed the comments made by Mr. Tupper with regard to the market value of the property and indicated that he did not agree with these comments and suggesting that it did just the opposite and increased the value of the property.

Commodore McMillin referred to Mr. Tupper's comments regarding the scoring and noted that scoring was based upon a consensus agreement rather than the professional opinion of one of the members. Commodore McMillin noted that the entire committee had reviewed the building for some time and reached the decision that such an integral part of the Barrington Street streetscape should be registered.

Mr. Arthur Spiropoulos, owner of the building, addressed the matter indicating that he had been in the Real Estate business for some 20 years as well as being involved with antiques and suggested this gave him some background in this matter. He noted that it was unlikely that a major developer would wait one year to begin a development he was ready to do immediately. Mr. Arthur Spiropoulos indicated that he did not agree with Commodore McMillin's comments regarding the market place.

Mr. Spiropoulos indicated that he did not agree with the scoring and pointed out that the building was considered not only locally important but provincially important. Mr. Spiropoulos indicated that he could find no reason why it would be either.

Mr. Spiropoulos indicated that no indication had been given with regard to what exactly the architectural type was and noted that in antiques anything constructed after the end of the 19th century were classified Edwardian and had no real value as they was copies of previous eras for the most part. Mr. Spiropoulos indicated that he believed this building was in a similar classification and had no real historic value. Mr. Spiropoulos indicated that he did not want the building registered.

There were no further persons present wishing to address Council with regard to this matter. There was no correspondence received regarding this matter.

MOVED by Alderman Downey, seconded by Alderman O'Malley that this matter be forwarded to the next regular meeting of Halifax City Council without recommendation. Motion passed.



5245 Blowers Street - The Flower Shop

Mr. Churchill addressed the matter indicating that this property had received a score of 55 and located the property on the map for Council's information.

Mr. T. Wickwire, Solicitor for the owner, addressed Council distributing a letter written by his client, Anne C. MacInnes, dated November 20, 1985 to Council which now forms a portion of the official file of this evening's meeting.

Mr. Wickwire then briefly outlined Mrs. MacInnes's letter noting that Mrs. MacInnes was for the most part in favor of the retention of valuable heritage properties, however, in her circumstances she did not consider the recommendation to be sound as in the near future she might well have to sell the property. Mr. Wickwire pointed out that unlike the previous property this was the only heritage property in the area.

Mr. Wickwire noted that he felt that Council should carefully consider all recommendations for designation, indicating that it would not be reasonable to designate all the buildings in the downtown core as heritage properties. Mr. Wickwire further pointed out that designation was a matter of public interest versus private interest and suggested that Council should not automatically designate recommended properties.

Mr. Wickwire further noted Mrs. MacInnes comments regarding the scoring of the property and the historical data prepared by Mr. Wade Brown in 1984. Mr. Wickwire indicated that a significant number of points were given based upon the property being a rare example of cottage-type building in the downtown core area. However, Mr. Wade in his comments, indicated that the property was a 'fair example of the style indicated, with much of the imagery (of the Georgian style) weakened by renovations'.

Mr. Wickwire, in summation, indicated that he felt that Mr. Wade had a rather lukewarm feeling about the property which was not demonstrated in the scoring of the property.

Mr. Wickwire then distributed photographs of the property for Council's viewing. These photographs now form a portion of the official file of this meeting.

Commodore McMillin addressed Council referring to Mr. Wickwire's comments regarding public interest versus private interest noting that the Municipal Planning Strategy included guidelines which stressed the importance of the maintenance of properties contributing to the historic character of Halifax and which reflects the past. Commodore McMillin indicated that this property was special noting that this was the only cottage type building in the core of Halifax.

Commodore McMillin further noted that the researchers remarks were based on the individual building and not its importance within the City. He further indicated that the research data was a basis for discussion by the Board only and indicated that he felt the property should be registered.

There were no further persons present wishing to address Council with regard to this matter. There was no further correspondence received regarding this matter.

MOVED by Alderman Downey, seconded by Alderman D. Grant that this matter be forwarded to the next regular meeting of Halifax City Council without recommendation.

Motion passed.

1268-1270 Hollis Street - Gingers

A hearing into the above matter was held at this time.

A letter dated October 30, 1985 from Mr. Wilfred Keefe, principal of Granite Group Ltd., requesting deferral of this matter to January 22, 1985, was submitted.

MOVED by Alderman D. Grant, seconded by Alderman Downey that consideration of the designation of 1268-70 Hollis Street be adjourned to a future meeting.

Motion passed

1226 Hollis Street

A hearing into the above matter was held at this time.

Mr. Churchill addressed the matter indicating there was no opposition to the designation of this building.

There were no persons present wishing to address Council with regard to this matter. No correspondence has been received in relation to this recommendation for designation as a Heritage property.

MOVED by Alderman D. Grant, seconded by Alderman Downey that this matter be forwarded to the next regular meeting of Halifax City Council without recommendation.

Motion passed.

1261, 1265-67 and 1269 Barrington Street

A hearing into the above matter was held at this time.

Mr. Churchill indicated that some work was being carried out on this property at present and noted that if Council wished the designation of this property would not affect this work in any way.

Mr. Jimmy Iatrou, representing the owner of 1265-67 and 1269 addressed Council indicating that he would like to inform Council that a proposal for a beverage room was to be brought to Council in the near future. Mr. Iatrou indicated that it was proposed that the building be restored to complement the rest of the street and indicated that the owner of the property was in favor of the designation.

There were no further persons present wishing to address Council in this regard. No correspondence has been received relating to this matter.

MOVED by Alderman D. Grant, seconded by Alderman Downey that this matter be forwarded to the next regular meeting of Halifax City Council without recommendation.

Motion passed.

5170, 5172, 5178 and 5184-86 Morris Street

A hearing into the above matter was held at this time.

Mr. Churchill addressed the matter indicated that the property owners involved were in favor of the designation and indicated the property on the map for Council's information.

MOVED by Alderman D. Grant, seconded by Alderman Meagher that this matter be forwarded to the next regular meeting of Halifax City Council.

Motion passed.

Case No. 4811 - Contract Development - Block I, Cowie Hill

A public hearing into the above matter was held at this time. An information report, in response to the question with regard to the 'Left Turn Only' sign onto Margaret Road as contained in the petition submitted by Alderman R. Grant at City Council held on November 14, 1985, dated November 18, 1985 was submitted.

A letter dated November 19, 1985 from George T. Smart, President, Anchor Developments Ltd. agreeing to the placement of a 'Left Turn Only' sign onto Margeret Road was also submitted.

Mr. B. Algee, Development Office, addressed Council and with the aid of maps and sketches outlined the application for contract development to permit the construction of a 36-unit, 3 to 4-storey apartment building on Block I, Cowie Hill, as found in the staff report dated October 1, 1985.

Mr. Algee noted that that parking spaces to be provided at grade are poorly laid out and staff was recommending that the revision of these spaces should be included in the contract.

Mr. Algee indicated that staff was recommending approval of the application subject to the revision of the parking spaces at grade.

Mr. Algee then responded to questions from members of City Council.

Mrs. Daisy Goodall, 20 Margaret Road, addressed Council indicating that she was a long time resident of Margaret Road and was concerned with what occurred in the area. Mrs. Goodall indicated that she had been very active in the community in the past noting that during her service as chairman of the Citizens Advisory Committee, the area had received many of the city services.

Mrs. Goodall indicated that the area residents wished to retain the character of the area and were concerned regarding the additional traffic. Mrs. Goodall indicated that the area residents were requesting Council's support in dealing with these concerns.

Mrs. Paddy Muir, 26 Melville Avenue, addressed Council in opposition to the proposal, reading from a brief dated November 20, 1985 submitted to Council tonight and which forms a portion of the official file of this meeting. Mrs. Muir indicated that although it was reasonable that this particular development would have little effect on traffic in the area and on the rotary, the combined effect of the approval of all recent development proposals for the Herring Cove Road would certainly result in a negative effect on traffic. Mrs. Muir indicated that an overall view of development in this area with an eye to the traffic generated should be carried out before further development is permitted.

Mrs. Muir further noted that the area of Herring Cove Road which has been widened creates very little problem, however, that area which has not been widened, particularly from Glenora inbound and the impossible section between the Herring Cove Road/Purcell's Cove Road intersection and the Rotary did cause a bottleneck during rush hour traffic. Mrs. Muir noted that every development on the Herring Cove Road compounds this problem.

Mrs. Muir noted the acute housing shortage in Halifax indicating that she realized that housing units were necessary. However, Mrs. Muir indicated that the MPS discourages development on Mainland South because of the inadequacy of services. Mrs. Muir requested that Council acknowledge that and develop some realistic program for development of the Mainland South.

Mrs. Muir further noted that the placement of this development on the lot would result in a more dangerous situation in regard to the left hand turn to Melville Avenue. This development would block the view of what is approaching from Cowie Hill as well as the present situation of being unable to see what is approaching on the Herring Cove Road.

Mrs. Muir then responded to questions from members of Council.

Mr. Graham Reid, 5 Herring Cove Road, addressed Council in opposition to the proposal indicating that he felt the situation with regard to traffic had to be improved before further development is permitted in the area.

Mr. Reid referred to the gross area of the property including a certain amount of street area and suggested that as this property is bounded by three streets the consideration of the gross area of the property had been disproportionate. Mr. Reid then addressed the matter of density indicating that under the as-of-right R-2 zoning the density would be much less than what is proposed under this proposal.

Mr. Reid indicated that he felt this development was out of scale with the present R-1 and R-2 use in the area and only compounded the present instability of the area. Mr. Reid further indicated that by allowing this development in an R-2 zone would be opening the door for further similar developments right next door to R-1 uses.

Mr. Reid further referred to Mrs. Muir's comments regarding the MPS discouraging development in the Mainland South and suggested a more suitable area for development would be along the North West Arm Drive.

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

The following correspondence was received in relation to this development:

1. Correspondence in opposition to the proposal dated November 15, 1985 from Mrs. Evelyn M. O'Hearn, 16 Riverside Drive.
2. Correspondence in opposition to the proposal dated November 6, 1985 from Mr. & Mrs. Fred Manthorne, Armdale.
3. Correspondence in opposition to the proposal dated October 28, 1985 from Pamela J. Oakley, 689 Herring Cove Road.

Alderman R. Grant addressed the matter requesting that staff approach the developer with regard to confirmation of his willingness to erect a 'Left Turn Only' sign from the development to Margaret Road.

In referring to the landscaping of the property, Alderman R. Grant requested staff investigate the possibility of having a clause included in the contract providing for trees and shrubs to be included in the landscaping.

AMENDED PAGE  
Special Council  
Heritage Hearings  
Public Hearing  
November 20, 1985

MOVED by Alderman Walker, seconded by Alderman R. Grant  
that this matter be forwarded to the next regular meeting of  
Halifax City Council without recommendation.

Motion passed.

9:05 p.m. The meeting adjourned.

HEADLINES

Recommended Heritage Properties

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5245 Blowers Street - The Flower Shop .....	695
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1226 Hollis Street .....	696
1261, 1265-67 & 1269 Barrington Street .....	696
5170, 5172, 5178, & 5184-86 Morris Street .....	697
Case No. 4811 - Contract Development - Block I, Cowie Hill .....	697

DEPUTY MAYOR ARTHUR FLYNN  
CHAIRMAN

E. A. KERR  
DEPUTY CITY CLERK

DATE APPROVED BY COUNCIL: \_\_\_\_\_

/sg

CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
November 28, 1985  
8:00 P.M.

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

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

Present: His Worship Mayor Ron Wallace; Deputy Mayor A. Flynn; and Aldermen Cromwell, Downey, Meagher, O'Malley, Dewell, R. Grant, Walker, Jeffrey, Leiper, and Hamshaw.

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

His Worship extended a welcome to members of the Rockingham Girl Guides led by Lynn Murphy, and the Clayton Park Girl Guides led by Phyllis Waye, who were visiting the Council Chamber.

MINUTES

Minutes of the regular meeting of City Council held on November 14, 1985 and of two Special Councils held on November 4 and November 20, 1985 were approved on a motion by Alderman Hamshaw, seconded by Alderman Walker.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

20.1 Statement of Revenue and Expenditures -  
TO BE TABLED

At the request of Alderman O'Malley, Council agreed to add:

20.2 Samuel Prince Manor - Roof Renewal

MOVED by Deputy Mayor Flynn, seconded by Alderman Leiper that the agenda, as amended, be approved.

Motion passed.

DEFERRED ITEMS

Case No. 4738 - Contract Development: 334/338 Herring Cove Road

This matter was last discussed by Council on November 14, 1985 and was forwarded to this meeting without recommendation.

MOVED by Alderman R. Grant, seconded by Alderman Walker that a public hearing date be set to consider:

1) an application for contract development under Schedule "D," Section 66 of the Land Use Bylaw (Mainland Area) regarding the properties at 334-338 Herring Cove Road, 4 Pinegrove Avenue, and 5 Hartlen Avenue to permit the construction of a commercial centre.

2) the street closure of Parcel S-19.

Motion passed.

The Deputy City Clerk advised that the public hearing will be scheduled for WEDNESDAY, JANUARY 8, 1986 in the Council Chamber, City Hall.

8:10 P.M. - Alderman D. Grant entered the meeting.

Nominated Heritage Properties

1566 Barrington Street - Halifax Antiques Limited

A public hearing into this matter was held on November 20, 1985.

MOVED by Alderman Downey, seconded by Deputy Mayor Flynn that 1566 Barrington Street not be registered in the City of Halifax Registry of Heritage Properties.

The Deputy City Clerk advised that Mayor Wallace, and Aldermen Cromwell and Jeffrey were absent from the November 20 public hearing.

Motion passed.

5245 Blowers Street - Flower Shop Limited

A public hearing into this matter was held on November 20, 1985



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MOVED by Alderman Downey, seconded by Alderman O'Malley that 5245 Blowers Street not be registered in the City of Halifax Registry of Heritage Properties.

The Deputy City Clerk advised that Mayor Wallace, and Aldermen Cromwell and Jeffrey were absent from the November 20 public hearing.

Motion carried.

1226 Hollis Street

A public hearing into this matter was held on November 20, 1985.

MOVED by Alderman Downey, seconded by Alderman Hamshaw that the property located at 1226 Hollis Street be registered in the City of Halifax Registry of Heritage Properties.

The Deputy City Clerk advised that Mayor Wallace, and Aldermen Cromwell and Jeffrey were absent from the November 20 public hearing.

Motion passed.

1261, 1265-67 and 1269 Barrington Street

A public hearing into this matter was held on November 20, 1985.

MOVED by Alderman D. Grant, seconded by Alderman Downey that the properties located at 1261, 1265-67 and 1269 Barrington Street be registered in the City of Halifax Registry of Heritage Properties.

The Deputy City Clerk advised that Mayor Wallace, and Aldermen Cromwell and Jeffrey were absent from the November 20 public hearing.

Motion carried.

5170, 5172, 5178 and 5184-86 Morris Street

A public hearing concerning the above matter was held on November 20, 1985.

MOVED by Alderman D. Grant, seconded by Deputy Mayor Flynn that the properties located at 5170, 5172, 5178 and 5184-86 Morris Street be registered in the City of Halifax Registry of Heritage Properties.

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The Deputy City Clerk advised that Mayor Wallace, and Aldermen Cromwell and Jeffrey were absent from the November 20 public hearing.

Motion carried.

Case No. 4811 - Contract Development: Block I - Cowie Hill

A public hearing concerning this matter was held on November 20, 1985.

An information report, dated November 26, 1985, was submitted.

MOVED by Alderman Walker, seconded by Alderman R. Grant that:

- 1) the contract development application to permit the construction of a 36-unit apartment building on Block I, Cowie Hill, as shown on Plans P200/14066-14072 of Case No. 4811, be approved, subject to the owner entering into an agreement containing the terms and conditions set out in the draft agreement attached to the October 1, 1985 staff report;
- 2) the contract shall be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Halifax City Council and any other bodies as necessary, whichever approval is later, including any applicable appeal periods; otherwise, this contract approval will be void and obligations arising hereunder shall be at an end.

The Deputy City Clerk advised that Mayor Wallace, and Aldermen Cromwell and Jeffrey were absent from the November 20 public hearing.

Motion passed with Aldermen Cromwell and Jeffrey abstaining.

Proposed Amendments to the Municipal Planning Strategy (Part II, Sections II, III, IV, V and VI) Concerning Heritage Policy Sets - Heritage Policy

Following a public hearing held on November 6, 1985, the matter was discussed at the November 14 meeting of City Council and deferred, pending further advice from staff.

An information report, dated November 20, 1985, was submitted.

Alderman Meagher referred to a letter recently received from Heritage Trust of Nova Scotia, and suggested that certain aspects of the matter would seem to require further investigation.

MOVED by Alderman Meagher, seconded by Alderman Downey that the matter be referred back to the Heritage Advisory Committee for a further report.

Alderman Meagher suggested that new information would be brought forward to the Heritage Advisory Committee during its deliberations.

Motion passed.

PUBLIC HEARINGS, HEARINGS, ETC.

Appeal of Minor Variance - 916 Young Avenue (Lot 5)

A staff report, dated November 18, 1985, was submitted.

Mr. Boyd Algee, Development Officer, gave a brief outline of the sequence of events resulting in his decision to grant approval of a minor variance pertaining to the rear yard setback requirement at 916 Young Avenue.

Dr. R. Haeness, a resident of 910 Young Avenue immediately adjacent to the property in question, addressed Council in opposition to the granting of this minor variance, noting that the proposed development would encroach on his privacy and affect the flow of light and ventilation around his residence.

Mrs. S. Sharma, owner of 916 Young Avenue, spoke in support of Mr. Algee's decision, emphasizing that the plans for the proposed single-family dwelling presently before Council had been altered at staff's request to conform with the City's Land Use Bylaw requirements, in particular the 40 foot front yard setback.

MOVED by Alderman D. Grant, seconded by Alderman Cromwell that the decision of the Development Officer be overturned, and that the appeal against the approval of the minor variance at 916 Young Avenue be upheld.

Motion passed with Alderman O'Malley voting against.

Appeal of Minor Variance - 1061-1069 South Park Street

A staff report, dated November 18, 1985, was submitted.

Mr. Boyd Algee, Development Officer, using maps and diagrams, gave a brief outline of the factors involved in the

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Alderman Meagher referred to a letter recently received from Heritage Trust of Nova Scotia, and suggested that certain aspects of the matter would seem to require further investigation.

MOVED by Alderman Meagher, seconded by Alderman Downey that the matter be referred back to the Heritage Advisory Committee for a further report.

Alderman Meagher suggested that new information would be brought forward to the Heritage Advisory Committee during its deliberations.

Motion passed.

PUBLIC HEARINGS, HEARINGS, ETC.

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Mrs. S. Sharma, owner of 916 Young Avenue, spoke in support of Mr. Algee's decision, emphasizing that the plans for the proposed single-family dwelling presently before Council had been altered at staff's request to conform with the City's Land Use Bylaw requirements, in particular the 40 foot front yard setback.

MOVED by Alderman D. Grant, seconded by Alderman Cromwell that the decision of the Development Officer be overturned, and that the appeal against the approval of the minor variance at 916 Young Avenue be upheld.

Motion passed with Alderman O'Malley voting against.

Appeal of Minor Variance - 1061-1069 South Park Street

A staff report, dated November 18, 1985, was submitted.

Mr. Boyd Algee, Development Officer, using maps and diagrams, gave a brief outline of the factors involved in the

granting of the minor variances pertaining to yard and lot coverage requirements at 1061-1069 South Park Street.

Dr. Donald Higgins, a resident of 5672 Rhuland Street, addressed Council voicing his opposition to the Development Officer's decision and emphasizing that the proposed development would actually be sited on three distinct lots and therefore each lot with its required setbacks should be considered separately.

Mr. R. J. Ross Stinson, representing the developer, addressed Council, noting that the approved variances are internal to the property itself and do not affect abutting property owners to any degree.

After some further discussion, it was moved by Alderman D. Grant, seconded by Alderman Cromwell that the decision of the Development Officer be upheld and the appeal against the minor variances be overturned.

Motion passed.

#### PETITIONS AND DELEGATIONS

Petition - Alderman R. Grant Re: Central Spryfield School  
Playground

Alderman R. Grant submitted a petition, dated November 19, 1985, signed by approximately 175 members of the Central Spryfield Parent Teacher Association with reference to the unsatisfactory condition of the playground area adjoining the school.

Alderman Grant noted that because the playground serves as a gathering place for teenagers after regular school hours, there is a considerable amount of hazardous debris left on the grounds, and asked that staff look into the matter.

Petition - Alderman R. Grant Re: Proposed Development at  
284, 286 and 288 Herring Cove Road

Alderman R. Grant submitted a petition signed by approximately 145 property owners in the Williams Lake Road and Clovis Street area in opposition to the 51-unit apartment building proposed for construction at 284, 286 and 288 Herring Cove Road.

Alderman Grant noted that the public hearing to consider this proposed development has been scheduled for Wednesday, December 4, 1985.

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REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on November 20, 1985, as follows:

Civic No. 234 Herring Cove Road - Allan and Dorothy Tanner Property

In response to a question from Alderman R. Grant, the City Manager advised that a supplementary staff report on the matter had been prepared, with a copy being forwarded to Mr. Tanner.

MOVED by Alderman R. Grant, seconded by Alderman O'Malley that the matter be forwarded to the next regular meeting of Committee of the Whole Council scheduled for Wednesday, December 4, 1985.

Motion carried.

Purdy's Wharf Development Limited

MOVED by Alderman Downey, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, subject to the terms of conveyance as contained in the Contract Development Agreement, the City convey existing Area K (9706 square feet) at the agreed price of \$16.24 per square foot, and the balance of residual Area K from Area D required to construct Tower #2 for the price of \$0.65 per square foot, subject to appropriate escalation at 12 percent per annum.

Motion passed.

Pollution Control Charge - 1986

MOVED by Alderman Hamshaw, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, the pollution control charge be maintained for the 1986 year at the same rate as the 1985 level, this being the rate of 50 cents per thousand gallons of water.

Motion passed.

Barrington MAINSTREET - Bus Shelter

MOVED by Alderman Downey, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, the Mayor and City Clerk be authorized to execute

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the license with the Roman Catholic Episcopal Corporation of Halifax, as attached in Schedule "A" of the November 12, 1985 staff report, for the license of lands on Barrington Street for construction of a bus shelter.

Motion passed.

License Agreement - Halifax County Condominium Corporation  
No. 54

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

the Mayor and City Clerk be authorized to execute a license between the City of Halifax and Halifax County Condominium No. 54 and Lot R, Dunbrack Bridgeview Development Limited for a period of five years or until notice is given by either party to terminate the license.

Motion passed.

Council Committees - Commercial and Industrial Tax Concession  
Appointment

MOVED by Alderman O'Malley, seconded by Alderman R. Grant that, as recommended by the Finance and Executive Committee, Deputy Mayor A. Flynn be appointed to the Committee to Review the Proposed Ordinance Respecting Tax Concession for New Commercial and Industrial Construction, with the term to expire November 6, 1986.

Motion passed.

#### REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on November 20, 1985 as follows:

#### River Road Project

This matter was forwarded to City Council without recommendation.

A supplementary report, dated November 25, 1985, was submitted together with an information report, dated November 27, 1985.

The City Manager noted that not all the requested information had been submitted.

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Alderman R. Grant emphasized that funds have been allocated for the project, and indicated his concern about how long the resolution concerning the local improvement policy will take since it is essential that the street improvements be carried out as quickly as possible.

Alderman R. Grant noted that the City Solicitor was reviewing the matter, saying he would like a decision by the Spring so that when tenders are called for the storm sewer portion, they can be included with the tenders for the entire project.

MOVED by Alderman R. Grant, seconded by Alderman Cromwell that the matter be deferred pending receipt of a report from staff concerning a review of the local improvement charges.

Alderman R. Grant requested that the matter be returned to Council by March or April of 1986.

Motion passed.

Site Supervision and Inspection Control Monitoring System,  
Sewage Pumping Stations, Contract #85-121

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, as recommended by the Committee on Works, Council approve the appointment of Fenco Shawinigan Engineering Limited to provide site inspection services for Central Monitoring System,

Contract #85-121, and that the funds in the amount of \$20,000.00 be approved from Capital Account DD016.

Motion passed.

Westmount Subdivision Parking Restriction Signs

MOVED by Deputy Mayor Flynn, seconded by Alderman Meagher that, as recommended by the Committee on Works, the parking restriction signs erected in the Westmount Subdivision be removed as quickly as possible.

Motion passed.

Deputy Mayor Flynn emphasized that the removal of these signs will not completely eradicate street cleaning service in the Westmount Subdivision, but will reduce its frequency. He also recommended that, in future, staff check with property owners prior to erecting such signs, and that some consideration be given to amending the current method of cleaning residential streets. In the latter context, Deputy Mayor Flynn suggested that perhaps residential streets could be



cleaned during the daytime hours when there are fewer cars parked on the streets and the noise from the street cleaning machines are less of an irritant.

Alderman O'Malley voiced his support of Deputy Mayor Flynn's remarks, noting that, in his opinion, the manner in which street cleaning programs are introduced to residential neighbourhoods should be reviewed, suggesting that the Engineering and Works Department and the Police Department could perhaps work together to ensure that the transition is enacted with a minimum of inconvenience to residents. Alderman O'Malley emphasized that, in his opinion, a \$15.00 ticket for leaving a car parked on a street scheduled for cleaning is exorbitant and should be reduced to \$5.00.

After some further discussion, it was agreed that the general matter of street cleaning, erection of parking restriction signs, and the issuance of tickets be placed on the agenda of the next regular meeting of Committee of the Whole Council scheduled for December 4, 1985.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Repeal of Present Streets Ordinance No. 3 and Introduction of New Streets Ordinance to be known as Ordinance No. 180 -  
SECOND READING

This matter was given First Reading at the City Council meeting held on October 31, 1985.

MOVED by Alderman Cromwell, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, City Council repeal the existing Ordinance Number 3, the Streets Ordinance and give SECOND READING to a new ordinance, Ordinance 180, the Streets Ordinance, the provisions of which more accurately address current needs and that Section 30 be amended as follows:

30. Snow and ice removal shall be accomplished within the following time limits: Snow and ice accumulated before 4:00 o'clock p.m. shall be removed by 12:00 o'clock p.m. the same day; snow and ice accumulated after 4:00 o'clock p.m. shall be removed by 12:00 o'clock midnight the following day. Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on November 20, 1985 as follows:

Civic Nos. 6273-77 North Street - Use of Property

This matter was forwarded to Council for the purpose of receiving a staff report responding to questions presented at the City Planning Committee meeting. An information report dated November 25, 1985, was submitted.

Alderman Meagher addressed the matter indicating that one report with regard to this matter had been received, however, another was to be forthcoming and MOVED, seconded by Alderman O'Malley that this matter be deferred to the next meeting of the Committee of the Whole Council pending receipt of the requested staff report.

Motion passed.

Case No. 4308 - Amendments to Land Use Bylaw Concerning  
Subdivision of Land - SET DATE FOR PUBLIC HEARING

A supplementary staff report dated November 27, 1985, was submitted.

MOVED by Deputy Mayor Flynn, seconded by Alderman Cromwell that, as recommended by the City Planning Committee, that the proposed amendments be referred to the Planning Advisory Committee for review. Motion passed.

#### MOTIONS

Motion Alderman Cromwell re: Amendment of Ordinance No. 179,  
respecting Residential Parking Permits - FIRST READING

Alderman D. Grant, on behalf of Alderman Cromwell, gave Notice of Motion at the City Council meeting held on November 14, 1985 that Alderman Cromwell proposes to move First Reading of an amendment to Ordinance No. 179, Respecting Residential Parking Permits, to correct an omission in the original ordinance.

MOVED by Alderman Cromwell, seconded by Alderman Hamshaw that City Council give First Reading to an amendment to Ordinance No. 179, Respecting Residential Parking Permits, as follows:

BE IT ENACTED by the Council of the City of Halifax, that Ordinance 179, the Residential Parking Permit Ordinance, as enacted by Halifax City Council on October 17, 1985 is hereby amended as follows:

5(1) A residential parking permit shall be issued, upon application to the Chief of Police, to the lessee or registered owner of a vehicle in respect of that vehicle.

Motion passed.

Motion Alderman Meagher re: Amendment to Ordinance No. 112,  
the Encroachment Ordinance - FIRST READING

Alderman Meagher gave Notice of Motion at the City Council meeting held on November 14, 1985 that he proposed to move First Reading of an amendment to Ordinance No. 112, the Encroachment Ordinance, the purpose of which is to enable Council to waive the fees normally payable under the Ordinance for pedways and tunnels which provide a worthwhile public benefit.

MOVED by Alderman Meagher, seconded by Alderman D. Grant that City Council give First Reading to Ordinance No. 112, the Encroachment Ordinance, as follows:

BE IT ENACTED by the Council of the City of Halifax under the authority of section 349 of the Halifax City Charter, 1963, that Ordinance No. 112, the Encroachment Ordinance be amended as follows:

1. Said Ordinance No. 112, is amended by adding immediately after section 10 thereof, the following section:

11. Notwithstanding the provisions of this Ordinance, the Council may waive all or any of the fees otherwise payable pursuant to any provisions of this Ordinance in respect of overhead pedways or underground tunnels, if, in the opinion of Council, the pedways or tunnels provide a worthwhile public benefit.

Motion passed.

MISCELLANEOUS BUSINESS

Block B - Uniacke Square

A staff report dated November 6, 1985, was submitted.

MOVED by Alderman Downey, seconded by Alderman Cromwell that the City Clerk be authorized to file in the Registry of Deeds for Halifax an amended description for Block B, as attached to the November 6, 1985 staff report, in replacement for the description contained in the documents filed at Book 3441, Pages 839-841.

Motion passed.

Award of Tender - Barrington MAINSTREET - Bus Shelter

A staff report dated November 25, 1985, was submitted.

MOVED by Alderman Cromwell, seconded by Alderman Downey that:

1. Council award Tender #85-167 for materials and labour to construct a custom designed bus shelter under the Barrington MAINSTREET Program, on a site of land adjacent to St. Mary's Glebe, Barrington Street to Blunden Construction (1984) Limited at a total project cost \$22,902.00.
2. Funding Authorized from Account number: CK051-C19.
3. Cost-sharing to 60 percent from Province of Nova Scotia; Metro Transit contribution - \$5,000 be approved.

Motion passed.

#### Appointments

A report from His Worship the Mayor dated November 20, 1985, was submitted.

MOVED by Deputy Mayor Flynn, seconded by Alderman Meagher that the following appointments be made to the Halifax Civic Hospital Board:

Lois Avison  
Aaron Zive

Terms to expire November 28, 1986.

MOVED by Deputy Mayor Flynn, seconded by Alderman Downey that the following appointments be made to the Halifax Housing Authority:

Richard Carrier  
Sandra Clarke  
Dr. Margaret Ellison  
John MacIsaac  
R. Barry Ward  
John Yauss

Terms to expire November 28, 1988.

MOVED by Deputy Mayor Flynn, seconded by Alderman Cromwell that the following appointments be made to the Halifax District School Board:

Murray Doehler  
Nita Graham  
John Riley

After a discussion the motion was put and passed.

MOVED by Deputy Mayor Flynn, seconded by Alderman Hamshaw that the following appointment be made to the Halifax Taxi Commission:

Mark Arnold

Term to expire November 28, 1986.

MOVED by Deputy Mayor Flynn, seconded by Alderman D. Grant that the following appointment be made to the Committee on Concerns of Ageing:

Margaret Cragg (Chairman)

Term to expire November 28, 1986.

Motion passed.

His Worship leaves the meeting and Deputy Mayor Flynn takes the Chair.

#### QUESTIONS

##### Question Deputy Mayor Flynn re: True North Promotion

Deputy Mayor Flynn referred to the journey of the True North to Australia indicating that there was international focus on this vessel at this time. Deputy Mayor Flynn questioned whether the City Manager and Director of Tourism should get involved with a promotional program, and whether any benefit would be received from such a program.

The City Manager indicated that staff was presently exploring possible ways to aid in the promotion of True North.

Deputy Mayor Flynn indicated that Halifax should ensure that they do not lose the opportunity to capitalize on such a major event.

##### Question Deputy Mayor Flynn re: Street Cleaning

Deputy Mayor Flynn referred to his previous comments regarding the cleaning of streets during the day rather than at night and requested that staff prepare a report with regard to the possibility of street cleaning being carried out during the day rather than at night.

##### Question Alderman Hamshaw re: Blasting Rockingham Ridge

Alderman Hamshaw referred to a phone call he had received upon leaving his home this evening regarding blasting in the Rockingham Ridge area. Alderman Hamshaw advised that it appeared that private contractors were carrying out blasting without any supervision. Alderman Hamshaw indicated that a blast had been set off at 6:20 p.m. last evening causing houses to shake and dishes to fall from the walls in the surrounding area.

Alderman Hamshaw requested that staff look into the matter and ensure that blasting is carried out during the daytime hours and that it is properly monitored.

Question Alderman Leiper re: Crossing Guard - Dunbrack and Willett Street

Alderman Leiper indicated that she had an urgent request from areas residents that consideration be given to a crossing guard being located at Dunbrack and Willett Street. Alderman Leiper asked that the matter be referred to the appropriate department.

Question Alderman Jeffrey re: Staff Complement - Halifax Police Department

Alderman Jeffrey referred to an Information Report from the Chief of Police dated November 28, 1985 indicating that this report recommended that Commissionaires be hired to fill the required positions in the Licensing Division. Alderman Jeffrey indicated that the increased license fees generated enough revenue to easily compensate two police officers as was recommended by the Taxi Task Force and this Council.

Alderman Jeffrey requested that a message be sent to the Chief of Police indicating that two police officers be hired to join the staff of the Licensing Division in order that the Taxi Ordinance may be enforced properly as has been directed by Council. The Chairman advised that Alderman Jeffrey's comments would be forwarded to the Chief of Police for his comments.

Question Alderman Jeffrey re: Driveway - 28 Convoy Avenue

Alderman Jeffrey referred to an information report he had received dated November 20, 1985 with regard to driveway repairs at 28 Convoy Avenue resulting from sidewalk improvements on Adelaide Avenue. Alderman Jeffrey indicated that the driveway at 28 Convoy Avenue was sloped in such a manner that it is not draining properly. Alderman Jeffrey indicated that the water was draining towards the house rather than to the street and problems with water in the basement of the house were certain to occur.

Alderman Jeffrey requested that city staff examine the driveway to ensure that it is properly elevated and water will not run towards the house but to the street.

Question Alderman Downey re: Repair of Grand Parade Steps

Alderman Downey referred to the damage done to the Grand Parade steps and asked when it is expected that this damage will be repaired.

The City Manager indicated that the contractor was awaiting the delivery of iron rails from the foundry and upon delivery work would begin on the steps.

Question Alderman Downey re: Winter Control

Alderman Downey referred to a phone call he had received from a taxpayer this afternoon regarding winter control. Alderman Downey indicated that this individual had worked for the city in past years and had been surprised that he had not been rehired. Alderman Downey further noted that the individual had advised him that a number of out of town companies had been hired for winter control. Alderman Downey requested that staff look into this matter.

The City Manager addressed the matter indicating that all hiring had been based upon tenders and past performance and suggested that the bids of those who had not been hired were too high.

Alderman Downey indicated that he would provide the City Manager with the name of the individual involved.

His Worship returns to the meeting and Deputy Mayor Flynn takes his seat in Council.

Question Alderman Downey re: Mayor's Meeting with the Prime Minister

Alderman Downey referred to a request he had made previously that the Mayor meet with the Prime Minister to discuss certain concerns of the citizens of Halifax. Alderman Downey noted that the Prime Minister was expected to be in Halifax for the next few days and suggested that this would be a good opportunity to hold such a meeting.

Alderman Downey noted that a statement made by the Public Service Association today indicated that lay offs within the Federal Government would be forthcoming and requested that the Mayor discuss this matter with the Prime Minister particularly with regard to the number of jobs this would mean within the Metro Area.

His Worship indicated that he had followed up on this concern and received a reply from the Federal Government indicating that these jobs would be phased out primarily through attrition. His Worship indicated that he would provide Alderman Downey with a copy of this letter.

Question Alderman Walker re: Sewage Overflow to Chocolate Lake

Alderman Walker referred to the great concern of residents in his area with regard to sewage overflow to Chocolate Lake and requested that staff look into this matter and determine who is responsible for the clean up of this problem, the City of Halifax or the Department of Environment.

The City Manager indicated that the problem was not as serious as it initially appeared noting that overflows to Chocolate Lake occurred only during period of heavy rain and further that the sewage was not raw but extremely diluted. The City Manager indicated that staff would provide Alderman Walker with information in this regard.

Question Alderman R. Grant re: Motorized Vehicles in Parks

Alderman R. Grant referred to a question he had asked some time ago with regard to the control of snowmobiles, mini bikes, etc. in park areas through the erection of prohibitive signs and asked the status of the matter.

Alderman R. Grant asked the cost of the erection of signs indicating that all motorized vehicles are prohibited from entering parks and requested that staff report in this regard.

Question Alderman R. Grant re: Tie-One-On Campaign

Alderman R. Grant referred to the Tie-One-On campaign which was carried out in early October and noted that there were still some of these tied to trees on the Herring Cove Road. Alderman R. Grant asked when these were going to be taken down and who was responsible for the removal of these ties. Alderman Grant further requested that if the City is responsible for the removal of these ties he would like a cost of the man hours involved.

Question Alderman O'Malley re: Location 'No Passing Here to Crosswalk' Signs

Alderman O'Malley referred to the recent erection of 'No Cross Here to Crosswalk' signs at certain crosswalks and asked who was responsible for determining where these signs were to be located.

The City Manager indicated that the Traffic Authority would make this determination.

Alderman O'Malley requested the traffic authority consider erecting such a sign at Devonshire Avenue between Novalea Drive and Barrington Street. Alderman O'Malley indicated that this was an open street without any stop signs. Alderman O'Malley indicated that during the winter months there is a heavy waterfall off of Fort Needham which makes the west side of that street literally a skating rink.



Alderman O'Malley advised there was a crosswalk going across Richmond Street to the foot of Fort Needham which becomes a dangerous situation for speeding cars. Alderman O'Malley advised that he would like to have consideration given to placing a sign at that location.

Question Alderman Meacher re: Street Leave Collection Ward 4

Alderman Meagher referred to the condition of streets in Ward 4 noting that the leaf collection program had been inadequate. Alderman Meagher noted that some streets were in terrible condition noting particularly Kline Street and requesting that the Director of Engineering and Works have his supervisory staff go out and have a look at these streets and have them cleaned up before snow and ice worsen the situation.

Question Alderman Cromwell re: Finger Piers on Waterfront

Alderman Cromwell referred to a report he had requested with regard to the future of the waterfront and any future plans the Waterfront Development Corporation might have for the area. Alderman Cromwell indicated that he was particularly concerned with the development of finger piers. Alderman Cromwell indicated that he wished to encourage the development of finger piers to encourage yachts and foreign ships to visit Halifax.

Alderman Cromwell requested a report with regard to this matter before further development on the waterfront precluded this possibility.

NOTICE OF MOTIONS

Notice of Motion Alderman Meagher re: Amendment to Ordinance 145, the Tax Collection Ordinance

Alderman Meagher gave notice of motion that at the next regular meeting of Halifax City Council to be held on December 12, 1985 he intends to move the First Reading of amendments to Ordinance Number 145, the Tax Collection Ordinance.

The purpose of such amendments being to change the due dates for the payments of the first and second installments of property taxes.

ADDED ITEMS

Statement of Revenue and Expenditure

A staff report dated November 19, 1985, was submitted.

MOVED by Deputy Mayor Flynn, seconded by Alderman Cromwell that the Statement of Revenue and Expenditure for the ten months ended October 31, 1985 be tabled. Motion passed.

Samuel Prince Manor - Roof Renewal

This matter was added to the agenda at the request of Alderman O'Malley.

Alderman O'Malley referred to the condition of the roof at the Samuel Prince Manor noting that he had brought this matter to Council on a previous occasion. Alderman O'Malley indicated that as a result of his previous questions he had been assured by the Acting Director of the Halifax Housing Authority that a tender would be called immediately for the complete renewal of the roof and the recaulking of all the windows in the building.

Alderman O'Malley indicated that this work has not been begun and that conditions at the Manor were unliveable. Alderman O'Malley requested that His Worship contact the Halifax Housing Authority with a view to arranging a meeting with all the residents of the Samuel Prince Manor within the next three to four days to inform them of the action that has been taken in this matter and when they can anticipate that this work will be completed.

10:10 p.m. The meeting adjourned.

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HIS WORSHIP MAYOR RON WALLACE  
DEPUTY MAYOR A. FLYNN  
CHAIRMEN

E. A. KERR  
DEPUTY CITY CLERK

DATE APPROVED BY COUNCIL: \_\_\_\_\_

\*K/sg

SPECIAL COUNCIL  
PUBLIC HEARINGS  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
December 4, 1985  
7:30 P.M.

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

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

Present: Deputy Mayor A. Flynn, Chairman; and Aldermen D. Grant, Downey, Meagher, O'Malley, Dewell, R. Grant, Leiper and Hamshaw.

Also Present: City Manager; Mary Ellen Donovan, Acting City Solicitor; Deputy City Clerk; and other members of City staff.

Case No. 4859 - Contract Development: 124 Herring Cove Road -  
DATE FOR PUBLIC HEARING

This matter was forwarded to this Special Meeting of City Council from the City Planning Committee meeting held on Wednesday, December 4, 1985.

MOVED by Alderman R. Grant, seconded by Alderman O'Malley that, as recommended by the City Planning Committee, a public hearing date be set to consider an application for a contract development to permit the occupancy of a portion of the ground floor of 124 Herring Cove Road as a take-out restaurant, as shown on Plan No. P200/14248 of Case No. 4859.

Motion passed.

The Deputy City Clerk advised that the public hearing would be scheduled for WEDNESDAY, JANUARY 8, 1986 at 7:30 p.m.

Acquisition of a Portion of 1565 Brunswick Street (Former Citadel Motors Property)

This matter was forwarded to this Special Meeting of City Council from the meeting of the Finance and Executive Committee held on Wednesday, December 4, 1985.

MOVED by Alderman Downey, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, Parcel CM4, as shown on Plan P200/14581, be purchased from The Centennial Group of Companies Ltd. for \$140,997.48. Funds are available in the Sale of Land Account for the purchase.

Motion carried.

Public Hearing: Street Closure - Kenith Street, Short Street and Blair Street (in lands known as Bayers Road Shopping Centre)

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

Ms. Carol Bradley, Acting Supervisor, Real Estate Division, gave a brief overview of the implications of the proposed street closures.

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

MOVED by Alderman O'Malley, seconded by Alderman R. Grant that the matter be forwarded to the next regular meeting of City Council without recommendation.

Motion passed.

Public Hearing: Case No. 4818 - Lot 5, Francis Court: Contract Development

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

Mr. E. Boyd Algee, Development Officer, with the aid of maps and diagrams, gave a brief overview of the proposed subdivision of Lot 5, Francis Court to create two undersized lots.

Responding to a question from Mr. Steph Mal, a property owner at Civic No. 9 Francis Court, Mr. Algee advised that the proposed subdivision would have no impact on any of the adjoining properties.

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

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

Motion passed.

Public Hearing: Case No. 4902 - Amendment to the Land Use  
Bylaw: Application Fees

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

Mr. E. Boyd Algee, Development Officer, gave a brief explanation of the implications of the proposed application fees.

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

MOVED by Alderman O'Malley, seconded by Alderman Meagher that the matter be forwarded to the next regular meeting of City Council without recommendation.

Motion carried.

Public Hearing: Heritage Properties: 5161-65, 5167-69, 5173-75  
and 5185-89 South Street - South Street Streetscape

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

An Information Report, dated December 2, 1985, was submitted.

Mr. A. W. Churchill, Heritage Coordinator, gave a brief overview of the implications of the proposed streetscape designation.

Responding to a question from Mr. John Vacca, principal property owner on the portion of South Street in question and a resident of 5189 South Street, Mr. Churchill reviewed the effects of a heritage designation on a property.

MOVED by Alderman D. Grant, seconded by Alderman O'Malley that the matter be forwarded to the next regular meeting of City Council; and that Mr. Vacca be asked to forward his comments on the matter, either verbally or in writing, to the City Clerk's Office prior to that time.

Motion carried.

Public Hearing: Case No. 4496 - Contract Development:  
1326 Lower Water Street

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

Mr. E. Boyd Algee, Development Officer, noted that while a contract development agreement had been executed on September 4, 1984 to allow the construction of 91 units on the property in question, the developer is now requesting amendments to that agreement to increase the unit number to 150, which consequently affect the population density and the number of parking places to be provided.

Mr. Peter Ryan, president and owner of Ryco Atlantic Limited, indicated to members of Council that, in his opinion, the proposed amendments were necessary in the face of changing economic conditions and the expectations of apartment dwellers in the City's downtown area.

Mr. Andrew Lynch, architect for the project, assured Council that, in general, the project's exterior would generally remain as formerly presented.

Mr. Howard McNutt, a resident of 1348 Hollis Street, addressed Council in support of the application on behalf of the Downtown Residents Association.

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

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

Motion passed.

Public Hearing: Case No. 4731 - Contract Development:  
286-288 Herring Cove Road

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

Mr. E. Boyd Algee, Development Officer, using maps and drawings, reviewed various aspects of the proposed development.

In his remarks, Mr. Algee noted that, in staff's opinion, the proposed 51-unit apartment building will conform with the variety of uses already extant in the neighbourhood and, further, can be adequately accommodated by existing services.

Responding to questions from Alderman R. Grant, Mr. Algee advised that the developer will be required to provide adequate drainage for a portion of the property intended as a passive recreation area, and that he will also be required to make improvements to the lot in order to provide an acceptable parking area.



Special Council  
December 4, 1985

Mr. Walter Dann, a resident of 32 Williams Lake Road, addressed Council, voicing his concerns that the approval of a large apartment complex in this neighbourhood will set a precedent for future development.

Mr. Dann added that residents are concerned that the passive recreation area proposed by the developer will be used as a gathering place for children and teenagers, and, as such, will intrude on the privacy currently enjoyed by abutments.

Mr. Dann also referred to the current traffic problems on Williams Lake Road, and voiced the opinion that the addition of a large apartment complex will only exacerbate the situation.

Mr. Michael Maddalena, solicitor for the applicant, addressed Council on the points previously raised by Mr. Dann, emphasizing that his client proposes to erect fencing as a buffer between his property's recreation area and neighbouring lots.

Mr. Maddalena also noted that, in his opinion, the proposed apartment building will provide badly-needed accommodation for City residents seeking affordable housing, adding that as a result of the widening of Herring Cove Road in this vicinity, additional traffic generated by this development should be easily accommodated.

Responding to a question from Alderman D. Grant, Mr. Maddalena advised that while his client had not consulted with abutments during the project's initial stages, a meeting had been held with residents once plans were finalized.

Mrs. Miller, a resident of 29 Clovis Avenue, voiced concerns that approval of the apartment complex would detract from the privacy currently enjoyed by abutments, noting that, owing to the location of area schools, children would fall into the habit of taking short-cuts across adjoining private property.

Mrs. Miller referred to the meeting held by the developer with area residents and offered the opinion that abutting property owners should have been advised prior to the finalization of construction plans.

Ms. Dorothy Roberts, a resident of 21 Williams Lake Road, referred to the natural quality of the property in question and voiced concern that, through upgrading of the lot, that quality would be lost or greatly impaired.

Mr. James Bowie of 21 Clovis Avenue voiced concerns about the method of drainage proposed by the developer.

With reference to Mr. Bowie's remarks, Mr. Algee advised that drainage could not be effected through

Special Council  
December 4, 1985

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Mr. James Bowie of 21 Clovis Avenue voiced concerns about the method of drainage proposed by the developer.

With reference to Mr. Bowie's remarks, Mr. Algee advised that drainage could not be effected through

neighbouring properties, and that every effort would be made to ensure that the developer adheres to City standards and policies in this regard.

Mr. Allan Heffler of 41 Williams Lake Road questioned the contention that the proposed development is in keeping with the character of the surrounding neighbourhood and expressed concern that additional traffic will be generated.

The applicant, Mr. P. Randhawa of 51 Bayview Road, addressed Council in order to clarify that drainage of the lot in question will be implemented through his property abutting Herring Cove Road. Mr. Randhawa also emphasized that a buffer zone of considerable length is proposed to separate the apartment complex from the abutting property owners on Clovis Avenue.

Mrs. Marie Bell of 14 Williams Lake Road expressed the opinion that major alterations would be necessary to the site in order to make it feasible for tenant parking.

Ms. B. Kemp-Meade, a resident of 17 Clovis Street, expressed her opposition to the proposed development, citing the close proximity of the recreation area to abutting properties.

Mr. David Yeomans of 28 Williams Lake Road emphasized that the neighbourhood in question consists primarily of single-family dwellings and suggested that a compromise should be considered, based on the requirements of the R-2 and R-3 zoning classifications.

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

The following correspondence was received with reference to this application:

A petition containing approximately 145 names from property owners on Williams Lake Road and Clovis Avenue in opposition to the proposal.

Correspondence, dated November 15, 1985, from Mrs. Evelyn M. O'Hearn.

Correspondence, dated July 5, 1985, from Mrs. Mary Jane Schumpt, 18 Williams Lake Road.

Correspondence, dated July 18, 1985, from Mr. James Kirby and Ms. Bonnie Kirby, 23 Clovis Avenue.

Correspondence, dated July 17, 1985, from Ms. B. Kemp-Meade, 17 Clovis Avenue.

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

Motion passed.

9:05 p.m. - There being no further business to be discussed, the meeting was adjourned.

HEADLINES

Case No. 4859 - Contract Development: 124 Herring Cove Road - DATE FOR PUBLIC HEARING .....	722
Acquisition of a Portion of 1565 Brunswick Street (Former Citadel Motors Property) .....	722
Public Hearing: Street Closure - Kenith Street, Short Street and Blair Street (in lands known as Bayers Road Shopping Centre) .....	723
Public Hearing: Case No 4818 - Lot 5, Francis Court: Contract Development .....	723
Public Hearing: Case No. 4902 - Amendment to the Land Use Bylaw: Application Fees .....	724
Public Hearing: Heritage Properties: 5161-65, 5167-69, 5173-75 and 5185-89 South Street - South Street Streetscape .....	724
Public Hearing: Case No. 4496 - Contract Development: 1326 Lower Water Street .....	724
Public Hearing: Case No. 4731 - Contract Development: 286-288 Herring Cove Road .....	725

DEPUTY MAYOR A. FLYNN  
CHAIRMAN

E. A. KERR  
DEPUTY CITY CLERK

DATE APPROVED BY COUNCIL: \_\_\_\_\_

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scdec4

Council Chamber  
City Hall  
Halifax, Nova Scotia  
December 12, 1985  
8:00 p.m.

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

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

Present: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor A. Flynn; and Aldermen Deborah Grant, Downey, Meagher, O'Malley, Dewell, Richard Grant, Walker, Jeffrey, Leiper, and Hamshaw.

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

His Worship noted the attendance of Brian Nicholson, a member of the City Council of Oshawa, at this evening's meeting.

His Worship further referred to the air tragedy in Gander involving over two hundred American Armed Service personnel and a moment of silence was held in their memory.

#### MINUTES

Minutes of the regular meeting of City Council held on November 28, 1985 and of Special Council held on December 4, 1985 were approved on a motion by Alderman Hamshaw, seconded by Alderman Walker.

#### APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

- 20.1 Sale - 341 Herring Cove Road
- 20.2 Sale - 355 Herring Cove Road
- 20.3 Improvements - Halifax Metro Centre
- 20.4 Cummings V. Halifax Housing Authority et al
- 20.5 Appointments

Council  
December 12, 1985

His Worship noted that Commodore McMillin, Chairman, Heritage Advisory Committee, had requested a deferral of agenda item 5.4 - Heritage Properties - 5161-65; 5167-69; 5173-75; and 5185-89 South Street - South Street Streetscape, to which Council agreed.

The City Solicitor referred to agenda Item 20.4 - Cummings vs. Halifax Housing Authority et al and indicated that no action by Council was required on this matter.

A short discussion ensued and it was agreed that the item remain on the agenda.

At the request of Alderman Hamshaw Council agreed to add:

20.6 Herald and Mail Building

At the request of Alderman O'Malley Council agreed to add:

20.7 Public Hearing - Barrington Street Properties - Nos. 2872, 2878, and 2894

At the request of Deputy Mayor Flynn Council agreed to add:

20.8 1986 Non Union Salary Increases

MOVED by Alderman Downey, seconded by Alderman Hamshaw that the agenda, as amended, be accepted.

Motion passed.

#### DEFERRED ITEMS

Street Closure - Kenith Street, Short Street, and Blair Street (lands known as Bayers Road Shopping Centre)

A public hearing into the above matter was held on December 4, 1985.

MOVED by Deputy Mayor Flynn, seconded by Alderman Hamshaw that City Council approve the closure of Kenith Street, Short Street and Blair Street as shown on Appendix A of the October 16, 1985 staff report.

The Deputy City Clerk advised that His Worship Mayor Ron Wallace and Aldermen Jeffrey and Walker were not present at the public hearing.

Motion passed with Aldermen Jeffrey and Walker abstaining.

Case No. 4818 - Contract Development - Lot 5 Frances Court

A public hearing into the above matter was held on December 4, 1985.

MOVED by Alderman R. Grant, seconded by Deputy Mayor Flynn that:

1. the contract development application to permit the subdivision of Lot 5 (Civic Nos. 5 and 7) Francis Court as shown on Plan No. P200/14097 of Case No. 4818 and as contained in the staff report dated October 8, 1985, be approved; and

2. The contract shall be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Halifax City Council and any other bodies as necessary, whichever approval is later, including any applicable appeal periods; otherwise, this contract approval will be void and obligations arising hereunder shall be at an end.

The Deputy City Clerk advised that His Worship the Mayor and Aldermen Jeffrey and Walker were not present at the public hearing.

Motion passed with Aldermen Jeffrey and Walker abstaining.

Case No. 4902 - Amendment to the Land Use Bylaw: Application Fees

A public hearing into the above matter was held on December 4, 1985.

MOVED by Deputy Mayor Flynn, seconded by Alderman Hamshaw that Council approve an amendment to Section 12 of the Peninsula portion of the Land Use Bylaw and add Section 19A to the Mainland portion of the Land Use Bylaw, as follows, to adopt new application fees:

PENINSULA

12. An application to amend this Bylaw or modify any of the provisions of this Bylaw must be accompanied by a fee at the time of making such application, which fees shall be:

Minor Variance	\$ 40.00
Amendment to Land Use Bylaw	100.00
Contract Development	100.00

MAINLAND

19A An application to amend this Bylaw or modify any of the provisions of this Bylaw must be accompanied by a fee at the time of making such application, which fees shall be:

Minor Variance	\$ 40.00
Amendment to Land Use Bylaw	100.00
Contract Development	100.00

The Deputy City Clerk advised that His Worship the Mayor and Aldermen Jeffrey and Walker were not present at the meeting.

The motion was put and passed with Alderman Jeffrey and Walker abstaining.

Heritage Properties - 5161-65; 5167-69; 5173-75; 5185-89 South Street

This matter was deferred during the setting of the agenda.

Case No. 4496 - Contract Development - 1326 Lower Water Street

A public hearing into the above matter was held on December 4, 1985.

MOVED by Alderman Downey, seconded by Alderman D. Grant that Council approve an amendment to the contract development agreement executed on September 4, 1984 to permit a 150 unit residential building with 3,600 sq. ft. of commercial space and 125 parking spaces at 1326 Lower Water Street, as shown on Plans No. P200/14375-83 and 14441.

The Deputy City Clerk advised that His Worship the Mayor and Aldermen Jeffrey and Walker were not present at the Public Hearing.

Motion passed with Aldermen Jeffrey and Walker abstaining.

Case No. 4731 - Contract Development - 286-88 Herring Cove Road

A public hearing was held into the above matter on December 4, 1985.

Alderman R. Grant addressed the matter referring to the objections raised by the area residents noting that it was obvious they were not in favor of the proposal.



Alderman R. Grant further noted that although staff had recommended approval of this application he felt this recommendation was premature as just this week the Planning Advisory Committee had approved the Mainland South Secondary Planning Strategy and forwarded it to Council for a public hearing. Alderman R. Grant further noted that this proposal, should it be approved, would be contrary to one of the recommendations contained in the Secondary Planning Strategy as it would permit an R-4 use in an R-2 zone. Alderman R. Grant indicated that the Secondary Planning Strategy was recommending R-3 uses in R-2 zones.

Alderman Grant indicated that he believed the Secondary Planning Strategy should be given a chance and for the public hearing to be held on the Secondary Planning Strategy allowing Council to decide what they want with regard to uses in particular zones.

Alderman Grant further indicated that he did not believe the uses in the area had been fully explored noting that the Masonic building was used for meetings and at least one major function per year. Alderman Grant further noted that the Maritime Tel & Tel building was a sub-station and did not involve a great number of employees. Alderman Grant indicated that the Canadian Tire Store did not affect traffic in the area during peak periods as it did not open for business until 9:00 a.m.

Alderman Grant further noted that this proposal would possibly create an additional 50 cars entering onto the Herring Cove Road during the peak hours of the morning between 7:00-9:00 a.m. and indicated that this entrance would be very close to the much debated driveway permitted for the Canadian Tire Store.

The following correspondence in opposition to the proposal has been received since the date of the Public Hearing:

1. Correspondence dated December 5, 1985 from James R. and Bonnie G. Kirby, 23 Clovis Avenue.
2. Correspondence dated December 8, 1985 from Mrs. Mary Jane Schumpt, 18 Williams Lake Road.

Correspondence dated December 5, 1985, in favor of the proposal, from Michale Maddalena, Clyde A. Paul & Associates, was also received.

Alderman Grant, therefore MOVED, seconded by Alderman Dewell that the application for contract development for 286-288 Herring Cove Road, lands of Astro Management, to permit the construction of a 51 unit apartment building, as shown on Plans No. P200/14283-87 of Case No. 4731, be refused by City Council.

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The Deputy City Clerk advised that His Worship the Mayor and Aldermen Jeffrey and Walker were not present at the public hearing.

Motion passed with Alderman Jeffrey and Walker abstaining.

PUBLIC HEARINGS, HEARINGS, ETC.

Appeal of Minor Variance - 6468 Cloverdale Road

A hearing into the above matter was held at this time.

Mr. E. B. Algee, Development Officer, with the aid of maps and sketches, outlined the application for a minor variance of the side yard, lot frontage and lot area requirements of the Land Use Bylaw for the property located at 6468 Cloverdale Road, as found in the staff report dated December 2, 1985.

Mr. Algee indicated that the variances requested were considered to be minor and within the intent of the Land Use Bylaw. Mr. Algee noted that the difficulty experienced is not common to the area and has not been created by the applicant and, therefore, approval was granted.

Mr. Algee further noted that six persons had appealed this decision.

Mrs. Ethel Smith, 6464 Cloverdale Street, addressed Council in opposition to the proposal indicating that as has been indicated, most of the residents in the area were objecting to the proposal. Mrs. Smith noted that her backyard was quite beautiful as were all the neighbouring backyards and were enjoyed by the entire neighbourhood. Mrs. Smith indicated that this proposal would almost eliminate the enjoyment of neighbouring backyards. Mrs. Smith indicated that the majority of owners on the street were seniors and noted they were quite well represented here this evening.

Mrs. Isobel Kemp, 3211 Connolly Street, addressed Council in opposition to the proposal indicating that she lived to the rear of this proposal. Mrs. Kemp indicated that this proposal would block the view of the other backyards in the neighbourhood from her backyard.

Mrs. Kemp further noted that three parking spaces were to be provided and indicated that the applicant had two cars at present and this would result in at least one car parking on the street. Mrs. Kemp further indicated that the proposal would deny the applicant's own children of a play area.

Council  
December 12, 1985

Mrs. Kemp further noted that the staff report indicated that this was the only property in the area which would accommodate such a proposal and indicated that for this reason she could not understand why the Development Officer would approve this variance.

Mrs. Kemp noted that she had further points, however, she was quite nervous and Alderman Dewell indicated that he would outline these points in his comments to Council if that was agreeable, to which Council agreed.

Mrs. Donna Gaudet, an area resident, addressed Council indicating that she and her husband were one of the families in the neighbourhood having young children and expressed concern with regard to the reduction of playing area for children. Mrs. Gaudet also expressed concern that this would not be an owner occupied rental unit but would eventually become totally rental units.

Mr. Philip Chouerir, 6468 Cloverdale Road, the applicant, addressed Council in favor of the application indicating that he and his wife had lived in the area for six years. Mr. Chouerir indicated that he and his family enjoyed the safety, quietness, character and features of the neighbourhood and their good neighbours.

Mr. Chouerir indicated that his home was very small and the proposed expansion was such that he required additional income to be able to afford it and noted that this was the reason for the additional basement unit. Mr. Chouerir indicated that he did not feel that one additional family in the neighbourhood would cause any great difficulties.

Mr. Chouerir addressed the concern that other properties in the area would be developed in a similar manner should this application be approved and noted that his was the only property in the area which could accommodate such an addition. Mr. Chouerir further noted that the side yard variance only referred to the existing structure and not the proposed addition.

Mr. Chouerir further noted that the rumors that he was not intending to live in his home were absolutely incorrect as was any supposition that more than one additional unit would result from this proposed addition.

In closing, Mr. Chouerir indicated that he was proposing this addition for the benefit of his family and in no way did he wish to harm the neighbourhood. Mr. Chouerir requested that Council give this matter its utmost consideration before making a decision.

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Mr. Dave Power, an abutting property owner, addressed Council voicing concern that such a large addition was extremely costly and could result in the development of more units than was permitted.

MOVED by Alderman Dewell, seconded by Alderman R. Grant that the appeal be upheld and the decision of the Development Officer overturned.

Alderman Dewell addressed the matter and briefly expanded upon Mrs. Kemp's previous remarks. Alderman Dewell then reviewed the background to the application noting the number of appellants.

Alderman Dewell indicated that the neighbourhood was an old and stable neighbourhood and noted that many residents had expanded their houses upward. Alderman Dewell noted that no objection would be raised if an upward expansion was proposed for this particular property.

Alderman Dewell indicated that the proposed expansion was larger than the existing structure and would not be in keeping with the character and style of the neighbourhood.

A short discussion ensued and the Motion was put and passed.

#### REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on December 4, 1985, as follows:

#### Initial Steps in the Implementation of the Police Department Five Year Plan

MOVED by Alderman R. Grant, seconded by Deputy Mayor Flynn that, as recommended by the Finance and Executive Committee, Council authorize a budgeting transfer within the 1985 Police Budget to permit the creation of a special fund in an amount equal to the savings on 1985 Police operations but not to exceed \$250,000 for the costs of implementation of the initial stages of the Five Year Plan.

Alderman O'Malley indicated that he felt it would be much more reasonable to defer this matter for 60 days to allow Council to review the operating budget and to have a better idea of the Provincial funding which would be forthcoming.

The City Manager addressed the matter indicating that the savings had resulted from unexpected resignations of Police personnel and noted that these positions had not been filled. The City Manager indicated that he felt it was a wise move to approve this amount at this time noting the overall savings upon implementation of the plan.

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MOVED by Alderman O'Malley, seconded by Alderman Meagher that this matter be deferred pending the consideration of the 1986 operating budget.

The motion to defer was put and lost.

A further short discussion ensued and the original motion was put and passed.

Rental of City Property - 5994 Spring Garden Road

Following is the recommendation of the Finance and Executive Committee:

"That during negotiations staff consider the area and length of residency of the tenants and all other factors put forward by the tenant; and further that staff attempt to negotiate an appropriate scale of fees and lease to allow the tenant some business security and that negotiations be carried out as expeditiously as possible."

Alderman Jeffrey indicated that it was his understanding that a report was to come forward to Council in this regard and MOVED, seconded by Alderman Walker that this matter be deferred to the next meeting of the Committee of the Whole Council pending the receipt of a staff report in this regard.

Alderman Jeffrey questioned whether staff would be continuing negotiations in the meantime to which His Worship replied in the affirmative.

The motion to defer was put and passed.

Central Trust Site Artifacts

MOVED by Alderman Downey, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, the City of Halifax make a grant in the amount of \$15,000 from its heritage fund reserve to St. Mary's University for completion of the Central Trust archaeological project, in accordance with the proposal of October 1985, on the clear understanding that the 100% funding will be a one time effort and that the Nova Scotia Museum Complex and St. Mary's University will extend full co-operation in the utilization of the resulting catalog and the artifacts by or on behalf of the City of Halifax for promotional, education or other purposes consistent with the City's desire to achieve widespread appreciation and promotion of the history of the community and its future growth and development.

Motion passed.

Current Borrowing Resolution

MOVED by Alderman Meagher, seconded by Deputy Mayor Flynn that, as recommended by the Finance and Executive Committee, the Mayor and City Clerk be authorized to sign the current borrowing resolution attached to the staff report dated November 14, 1985 in the sum of \$7,000,000.00 for the period of January 1, 1986 to June 30, 1986, in accordance with Section 213 of the Halifax City Charter.

Motion passed.

Local Improvement Rates

MOVED by Alderman Meagher, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, the 1986 Local Improvement Rates as shown in Appendix "A" of the November 18, 1985 staff report be approved, with the exception of the Sidewalk Renewal Rates. Motion passed.

St. Andrew's Community Recreational Centre

MOVED by Deputy Mayor Flynn, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee, due to the lack of Federal funding, the demand of the community, and to ensure continuation of programs at this facility, City Council authorize an overexpenditure under Section 201(1) of the City Charter of \$37,400.00, realizing that \$24,000.00 will be recovered in revenue.

Motion passed.

Renewal of Leases, 5557 Cunard Street

MOVED by Alderman Downey, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee:

1. the Mayor and City Clerk be authorized to execute the lease attached as Schedule "A", to the November 26, 1985 staff report, to lease to Dalhousie Legal Aid Service premises at 5557 Cunard Street;

2. a reserve account be established for future works of a capital replacement nature, and that the portion of the rental in excess of monthly operating costs be allocated to the account.

Motion passed.

Grosvenor School Demolition

A supplementary staff report dated December 10, 1985, was submitted.

Alderman Hamshaw referred to the staff report noting that the contractor had agreed to carry out the demolition of the Grosvenor School at his own cost and MOVED, seconded by Deputy Mayor Flynn that the supplementary staff report dated December 10, 1985 be tabled.

Motion passed.

Lease of Offices - Market Mall, Scotia Square

MOVED by Alderman Downey, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, the Mayor and City Clerk be authorized to execute a supplementary agreement with Halifax Developments Limited, including 5339 square feet in Market Mall under the City's lease for its premises in Duke Tower, effective January 1, 1986.

Motion passed.

Proposed Takeover of Correctional Facilities

MOVED by Alderman Walker, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, Council endorse the proposed take-over of Correction Centres by the Province, on the basis proposed, and authorize the Mayor to communicate the endorsement of Council through the Union of Nova Scotia Municipalities in order that negotiations with the Province might be concluded and ready for the 1986 budgetary year.

Motion passed.

Halifax Senior Housing Society - TO BE TABLED

Alderman R. Grant addressed the matter referring to his comments at the Committee of the Whole Council regarding his request that the Housing Consultant carry out a review of possible sites for senior housing on the Mainland South and asked that this become part of the motion.

MOVED by Alderman R. Grant, seconded Alderman Walker that, as recommended by the Finance and Executive Committee, Council table the submitted report, confirm the use of the Ardmore School Site as a park, and the Housing Consultant carry out a review of possible sites for senior housing on the Mainland South.

Motion passed.

Snow Clearing Budget

This matter was forwarded to Council without recommendation.

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that Council authorize a transfer of funds in an amount of \$300,000 from other Engineering and Works accounts in 1985 into the Snow and Ice Reserve.

Motion passed.

Purchase of Additional Vacuum Sweeper

This matter was forwarded to Council without recommendation.

MOVED by Alderman R. Grant, seconded by Alderman Leiper that Council approve the allocation of \$100,000 of 1985 Works Special Item funds to permit purchase of an additional vacuum sweeper.

Motion passed.

Alderman R. Grant referred to a concern he had raised previously in Council regarding the ventilation within the cab of vacuum sweepers and asked if within the new models, provisions had been made for better ventilation.

Emergency Roof Repairs

This matter was forwarded to Council without recommendation.

MOVED by Alderman Walker, seconded by Alderman R. Grant that Council authorize funds, in the amount of \$97,500 in 1985, under Section 201(1) of the City Charter and that a further \$37,500 be allocated from the Heritage Fund, to permit repairs to be made to the Chocolate Lake Community Centre and the Point Pleasant Park Gate House at the earliest possible time.

Motion passed.

Northcliffe Pool Proposed Locker Room Renovations

This matter was forwarded to Council without recommendation.

MOVED by Alderman Leiper, seconded by Alderman D. Grant that the \$15,000.00 originally allocated to the Northcliffe Pool Ceiling Replacement, Account Number FA0421 be re-assigned to the womens' and mens' locker room renovations at Northcliffe Centre.

Motion passed.



Citizen Participation on Committees

This matter was forwarded to Council without recommendation

Alderman Grant addressed the matter referring to and submitting a number of letters he had received from various individuals and groups regarding costs incurred by citizens serving voluntarily on City Boards and Commissions. Alderman Grant indicated that these costs included such things as child care, transportation and parking.

Alderman Grant indicated that he felt the City should consider the possibility of compensating those volunteers incurring costs when they attend meetings and suggested that some of the recommendations of the Commission on City Government which have not been dealt with relate to the various Boards and Commissions of the City.

MOVED by Alderman Grant, seconded by Alderman Walker that the submitted letters be tabled and that Council sit in January to review the submitted letters, the Committee structure which is presently in place, discuss suggestions from members of Council on the subject, and to review the outstanding recommendations of the Commission on City Government.

His Worship advised that the matter of outstanding recommendations was presently being worked on saying that Council would be receiving information on the subject.

Motion passed.

Historic Property Designation - Richmond School Property

The above-mentioned matter was forwarded without recommendation to this meeting of City Council from the December 4, 1985 meeting of the Finance and Executive Committee.

MOVED by Alderman O'Malley, seconded by Alderman Meagher that the matter be deferred to the next meeting of Committee of the Whole Council scheduled for January 8, 1986, pending receipt of a recommendation from the Heritage Advisory Committee concerning the proposed designation of the Richmond School as a heritage property.

Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on December 4, 1985, as follows:

Parking Restriction Signs - Street Cleaning Tickets

MOVED by Alderman O'Malley, seconded by Deputy Mayor Flynn that, as recommended by the Committee on Works, Council take the appropriate steps to reduce the fine for "No Parking - Street Cleaning" violations from \$15.00 to \$5.00.

Motion passed.

Responding to a question from Alderman Dewell, Alderman O'Malley clarified that, in approaching the Province on this matter, the request for a reduction in fines is being made only with reference to the City of Halifax and its residents.

Tender #85-157 - Bayers Lake Industrial Park

The above matter was forwarded to this meeting of City Council without recommendation from the meeting of the Committee on Works held on December 4, 1985.

MOVED by Deputy Mayor Flynn, seconded by Alderman O'Malley:

- 1) that Council approve the award of Tender #85-157, Bayers Lake Industrial Park, Section 1, to Seaport Contractors Limited for the price bid of \$997,500.00 and at a total project cost of \$1,190,000.00, and that the Halifax Industrial Commission be authorized to enter into a contract agreement with Seaport Contractors Limited to proceed with the works in accordance with the contract drawings and specifications; and further,
- 2) that Council approve cost distribution for this project as follows:

Acct. GL 222435 Industrial Park	- \$940,000.00
Acct. DD021 Northwest Interceptor System	- \$250,000.00

Motion passed.

Alderman R. Grant requested information from staff as to whether there are locations within the City where the County of Halifax is connected with the City's sewage system.

Sewer Renewal - 3604 Rosemeade Avenue

The above matter was forwarded to this meeting of City Council without recommendation from the December 4, 1985 meeting of the Committee on Works.

Alderman O'Malley brought to Council's attention the difficulties experienced by the property owner of 3604 Rosemeade Avenue resulting from a sewer blockage some weeks ago. The Alderman explained that the individual in question had been advised by a qualified plumber that the blockage was being caused by the intrusion of roots from trees located on City property and had been further directed by the City to provide for the installation of a new lateral several feet away from the original installation.

Alderman O'Malley emphasized that by installing the lateral in this new location the property owner had been required to pay expenses of approximately \$6,000, compared to an estimated \$2,700 for the replacement of the system in the original location.

Alderman O'Malley requested that staff review the matter and submit a report, including information as to why the original lateral had not been inspected by City staff prior to direction being given to the property owner in question to provide a replacement lateral in a second location, and also why the individual was not advised of the City's sewer policy prior to the work being carried out.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on December 4, 1985, as follows:

Parachute Jump: Nova Parachutes - December 31, 1985  
- January 1, 1986

An Information Report, dated December 11, 1985, was received from Chief Blair D. Jackson, Halifax Police Department.

MOVED by Alderman Jeffrey, seconded by Alderman Walker that, as recommended by the Safety Committee, permission be granted to Nova Parachutes to use the Halifax Commons as a landing drop point on December 31, 1985-January 1, 1986 for a midnight parachute jump.

Deputy Mayor Flynn expressed the concern that, as the event is being scheduled for the evening, obstacles on the Commons would become even less visible to jumpers, and that the City could conceivably be held liable for any injuries or damages incurred. The Deputy Mayor also indicated his opposition to the City being required to pay for any necessary policing of the Commons, particularly since the event is not being sponsored by the City itself.

MOVED in amendment by Deputy Mayor Flynn, seconded by Alderman Meagher that the motion be amended by requiring that Nova Parachutes be responsible for all policing costs pertinent to their December 31, 1985-January 1, 1986 jump on the Halifax Commons.

The amendment was passed.

A discussion ensued with Alderman Jeffrey proposing a second amendment to the motion to the effect that Nova Parachutes be responsible for all policing costs relevant to the event in question up to a maximum of \$204.88.

The Chairman ruled Alderman Jeffrey's proposed amendment to be out of order.

The amended motion was put and lost.

Alderman Jeffrey then proposed a further motion to the effect that Nova Parachutes be required to pay all policing costs pertinent to the jump in question up to a maximum of \$300.00.

The Chairman again ruled the proposed motion to be out of order whereupon Alderman Jeffrey appealed the Chairman's decision to Council.

The Deputy City Clerk questioned individual members as to whether, in their opinion, the Chairman's decision should be sustained, which resulted in a vote of seven (7) in favor and four (4) in opposition.

MOVED by Alderman Walker, seconded by Alderman Hamshaw that Nova Parachutes be granted permission to use the Halifax Commons as a landing drop point during the daylight hours on January 1, 1986.

Motion passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS AND COMMISSIONS

Proposed Amendments to Ordinance 179 - Residential Parking Permits - SECOND READING

This matter was given First Reading at the City Council meeting held on November 28, 1985.

MOVED by Alderman Meagher, seconded by Alderman Downey that City Council give Second Reading to an amendment to Ordinance No. 179, Respecting Residential Parking Permits, as follows:

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BE IT ENACTED by the Council of the City of Halifax, that Ordinance 179, the Residential Parking Permit Ordinance, as enacted by Halifax City Council on October 17, 1985, is hereby amended as follows:

5(1) A residential parking permit shall be issued, upon application to the Chief of Police, to the lessee or registered owner of a vehicle in respect of that vehicle.

Motion passed.

Proposed Amendments to Ordinance Number 112, the Encroachment Ordinance - SECOND READING

This matter was given First Reading at the City Council meeting held on November 28, 1985.

MOVED by Alderman R. Grant, seconded by Alderman Hamshaw that City Council give Second Reading to Ordinance Number 112, the Encroachment Ordinance, as follows:

BE IT ENACTED by the Council of the City of Halifax under the authority of Section 349 of the Halifax City Charter, 1963, that Ordinance No. 112, the Encroachment Ordinance, be amended as follows:

1. Said Ordinance No. 112 is amended by adding immediately after Section 10 thereof, the following section:

11. Notwithstanding the provisions of this Ordinance, the Council may waive all or any of the fees otherwise payable pursuant to any provisions of this Ordinance in respect of overhead pedways or underground tunnels, if, in the opinion of Council, the pedways or tunnels provide a worthwhile public benefit.

Motion passed.

Recommendation - Retirement Committee Re: Pension Plan Eligibility - Captain William Spry Community Centre

A staff report, dated December 9, 1985, was submitted from the Acting Secretary of the Retirement Committee.

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the Retirement Committee, City Council approve admission to membership in the City of Halifax Superannuation Plan to the employees of the Captain William Spry Community Centre subject to the same terms and conditions as City of Halifax employees, including compulsory membership of continuous full-time employees, subject to the exception that the present employees would not be subject to the compulsory membership, but would be given the option as they wished.

Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on December 4, 1985, as follows:

Civic Nos. 6273-77 North Street - Use of Property

An Information Report, dated December 11, 1985, was submitted from the City Solicitor.

Alderman Meagher addressed the matter, indicating his dissatisfaction with various aspects of the proposed conversion at 6273-77 North Street. In particular, Alderman Meagher referred to the size of the proposed windows, the provision of more suitable garbage containers, the need for landscaping improvements, and the general inappropriateness of this type of structure in a residential neighbourhood.

Alderman Meagher particularly recommended that steps be taken to ensure that the property owner would provide accommodation for no more than the proposed 29 tenants.

Responding to Alderman Meagher's concerns, the City Solicitor noted that, to his knowledge, the developer had adhered to all City rules and regulations concerning this property and that the City was not empowered to involve itself with the concerns raised by Alderman Meagher.

Alderman Walker requested information from staff as to the definition of "double" and "triple" rooms, stating that, in his opinion, the larger size of these rooms might prove an enticement for increased occupancy exceeding the 29-person maximum suggested by the property owner.

Responding to a question from Alderman O'Malley, the City Manager advised that, to date, the developer had not received his conversion permit, owing primarily to a delay in forwarding several required pieces of information to the Building Inspection Division.

Alderman Dewell, while noting that the developer has adhered to all appropriate City regulations, suggested that a review of similar non-conforming uses should be instigated in order to avoid conflicts of this nature in the future.

After some further discussion, it was moved by Alderman Meagher, seconded by Deputy Mayor Flynn that the matter be referred to the next meeting of Committee of the Whole Council scheduled for January 8, 1986, pending receipt of a further staff report relative to the concerns raised by Alderman Meagher.

Motion passed.

Art Allocation in Development Projects

MOVED by Deputy Mayor Flynn, seconded by Alderman D. Grant that, as recommended by the City Planning Committee, Council refer Item 2(a), as follows, to the Planning Advisory Committee for review and comment:

Adoption of Policy Support for Art -- The City may choose to formulate policies in support of art which could range from a passive program encouraging art to a more active role of soliciting art (or monies to be used for art purposes) and reviewing the merits of individual, public, art projects. The development of this option could include the establishment of an "art advisory committee" charged with developing an art policy and providing recommendations to City Council. Further, the Municipal Planning Strategy could be amended to provide policy guidance encouraging the provision of art by development agreement in selected areas (i.e., the Central Business District).

Motion passed.

Case Nos. 4341 and 4766 - Rockingham Ridge: Phases 1 and 2B

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, as recommended by the City Planning Committee, City Council approve the requested amendment to Phases 1 and 2B Rockingham Ridge, Montgomery Court, Farnham Gate Road and Attenborough Court, as shown on Plan No. P200/14445, and also approve the two-unit building on Lot K-8AR Attenborough Court, K-17 Farnham Gate Road and K-21 Montgomery Court.

Motion passed.

Case No. 4747 - Cost-Sharing: Knightsridge Subdivision

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, as recommended by the City Planning Committee, City Council agree to cost share in the construction of the collector roadway, Knightsridge Drive, in connection with the Knightsridge Subdivision in the estimated amount of \$54,000.00, subject to final billings based on the quantities and unit prices of the tender.

Motion carried.

MOTIONS

Motion Alderman Meagher Re: Amendment to Ordinance Number 145,  
the Tax Collection Ordinance - FIRST READING

Alderman Meagher gave Notice of Motion at the City Council meeting held on November 28, 1985, of his intention to move First Reading of amendments to Ordinance Number 145, the Tax Collection Ordinance, the purpose of such amendments being to change the due dates for the payments of the first and second installments of property taxes.

MOVED by Alderman Meagher, seconded by Alderman Downey  
that City Council give First Reading to Ordinance Number 145,  
the Tax Collection Ordinance, as follows:

BE IT ENACTED by the City Council of the City of Halifax that Ordinance Number 145, the Tax Collection Ordinance, as enacted by City Council on the 29th day of December, 1977 and approved by the Minister of Municipal Affairs on the 1st day of March, 1978, and as subsequently amended, as follows:

1. Subsection (1) of Section 4 of said Ordinance Number 145 is amended by deleting the word "first" from the second line thereof and substituting therefor the word "last."

2. Section 5 of said Ordinance Number 145 is amended by deleting the word "first" from the second line thereof and substituting therefor the word "last."

Motion passed.

MISCELLANEOUS BUSINESS

Proposed Legal Action - Negus and DeYoung

A confidential staff report, dated December 6, 1985, was submitted from the City Solicitor.

MOVED by Alderman O'Malley, seconded by Alderman  
Jeffrey that no legal action be taken by the City at this time.

Motion passed.

QUESTIONS

Question Deputy Mayor Flynn Re: Halifax West Co-Op

Deputy Mayor Flynn referred to a petition previously submitted by members of the Halifax West Co-Op requesting provision of fire and police protection, garbage collection and snow removal. The Deputy Mayor noted that while he had had discussions with members of staff on this matter, he would appreciate receiving a written report together with comments as to why such services are provided on some unaccepted City streets and not on others.



11:40 p.m. - Mayor Wallace retires from the meeting and Deputy Mayor Flynn assumes the Chair.

Question Alderman Leiper Re: On-Street Parking - Plateau Crescent

Alderman Leiper reported that the parking regulations on Plateau Crescent, which had formerly allowed on-street parking from 6:00 p.m. to 9:00 a.m., had been revised apparently with no prior notification being given to area residents.

Noting that many individuals had been issued parking tickets as a result of this oversight, Alderman Leiper requested that staff investigate the matter.

Question Alderman Downey Re: Letter from Residents of the Charles Street Co-Op

Alderman Downey submitted a letter from the residents of the Charles Street Co-Op, requesting that staff respond to the matters raised therein.

Question Alderman Downey Re: Grand Parade Steps

Responding to a question from Alderman Downey, the City Manager advised that repairs on the steps leading to the Grand Parade from Argyle Street had recently commenced and were expected to be completed within a few days.

Question Alderman Downey Re: Boarded-Up Building - Barrington Street

Responding to Alderman Downey's question regarding the status of negotiations with the owner of the property adjacent to the boarded-up building in question, the City Manager asked that the Alderman request the individual in question to contact City staff with regard to this matter.

Question Alderman Jeffrey Re: Billboards

Alderman Jeffrey advised that he had received a number of complaints from residents living near the corners of Titus and Main Avenue, and Titus and Alma Crescent concerning the billboards in these locations which block the view from their properties.

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Alderman Jeffrey asked for staff comments as to whether billboards could be better controlled and, in particular, whether they could be prohibited from areas in C-2 Zones which abut residential neighbourhoods.

Question Alderman Jeffrey Re: Garbage Container - 21 McPatridge Road

Alderman Jeffrey referred to numerous complaints received from residents of McPatridge Road concerning a large BFI garbage container located on a City-owned parking lot in that area.

Alderman Jeffrey noted that this garbage receptacle is continuously overflowing and asked that it be removed as quickly as possible.

Question Alderman Jeffrey Re: No Parking Signs - Dutch Village Road

Alderman Jeffrey referred to the no parking signs previously installed on one side of Dutch Village Road across from the White Cross Pharmacy. The Alderman advised that, as sidewalks have recently been installed in this vicinity, the No Parking signs are no longer required and should therefore be removed to allow increased on-street parking.

Question Alderman Hamshaw Re: Closure of Post Office Facilities - Lawton's Drug Store, Rockingham

Alderman Hamshaw advised members of Council of concerns raised by Rockingham residents regarding the closure of the post office facilities presently located in the Lawton's Drug Store, Rockingham. Alderman Hamshaw noted that, in his opinion, post office personnel would be willing to relocate in other premises if space became available.

The Deputy Mayor advised that staff would be asked to contact post office officials and submit their findings to the Alderman.

Question Alderman Walker Re: Red Light - Intersection of Herring Cove Road and Purcell's Cove Road

Alderman Walker requested that staff investigate the feasibility of eliminating the red light at the intersection of Herring Cove Road and Purcell's Cove Road, noting that, in his opinion, the light constitutes a considerable traffic hazard, particularly during the winter months.

Question Alderman Walker Re: Construction Activity - Bay Road

With reference to a question from Alderman Walker, the City Manager advised that the construction work currently underway on both sides of the Bay Road near the boundary of Ward 8 pertains to the installation of a storm sewer relevant to the City's new industrial park in this vicinity.

Question Alderman R. Grant Re: Captain William Spry Centre

Alderman R. Grant referred to a motion approved by Council on February 12, 1976 which required that all Council-appointed boards, committees, commissions and corporations submit copies of their minutes to the City Manager. The Alderman noted that this motion had recently been revised to request that such minutes be also distributed to members of Council.

Alderman Grant stated that this request had not been made to the Board of the Captain William Spry Centre and asked that the Deputy City Clerk convey this request to the Centre. In addition, Alderman Grant asked that the Deputy City Clerk reaffirm this request will all other City boards and commissions.

Alderman Grant also referred to the legislation relevant to the establishment of the Captain William Spry Centre, and asked the City Solicitor to comment on whether Council has authority over the resolutions and bylaws passed by the Centre's Board.

Question Alderman R. Grant Re: Elizabeth Sutherland School

Alderman R. Grant requested information as to whether the installation of steps for the Elizabeth Sutherland School has been retained as an item in the School Board's 1986 Operating Budget.

Question Alderman R. Grant Re: Stop Sign - Pinegrove and Theakston

Alderman R. Grant referred to requests from area residents concerning the installation of a stop sign at the intersection of Pinegrove and Theakston outside the entrance to the B.C. Silver Junior High School, and asked that the Traffic Authority investigate the matter.

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Question Alderman R. Grant Re: Asphalt Installation - Alvina Nursery

Alderman R. Grant referred to problems with the recently installed asphalt adjacent to the Alvina Nursery, and asked that staff investigate methods of rectifying these difficulties.

Question Alderman D. Grant Re: Relocation of the Halifax Herald

Alderman D. Grant asked for a report from the Halifax Industrial Commission as to what steps had been taken in attempting to entice the Halifax Herald to relocate in the Bayers Lake Industrial Park.

The Deputy Mayor noted that a request would be made to the Commission that this information be made available to all members of Council.

Question Alderman O'Malley Re: Monuments - Seaview Park

Alderman O'Malley requested a status report from staff concerning the design of two monuments proposed to honor the Africville community and the Merchant Marine. In addition, Alderman O'Malley asked for information as to whether Rev. Donald Skier has been contacted for his comments on the Africville cairn.

Question Alderman O'Malley Re: Queen Elizabeth High School

Alderman O'Malley reported that he had been advised of several traffic accidents on the hill leading to the Queen Elizabeth High School off Bell Road owing to the School Board's financial restraints concerning the provision of sand.

Alderman O'Malley asked that the School Board be requested to comment on this matter.

11:55 p.m. - Mayor Wallace returns to the meeting and Deputy Mayor Flynn assumes his normal seat on Council.

Question Alderman O'Malley Re: City Council Christmas Party

Alderman O'Malley expressed concern that the format of the traditional Christmas party for staff sponsored by members of Council has been replaced this year by the Mayor's levee and requested a report pertaining to this change and the reason why members of Council had not been consulted.

Mayor Wallace advised that, owing to the City's involvement with the Safe Driving Campaign and the fact that this year all members of City staff have been extended invitations, a decision was made to hold a levee in Halifax Hall during the afternoon of December 24.

Question Alderman O'Malley Re: Advertising Committee

Alderman O'Malley requested information as to when the report from the Advertising Committee will be coming back to Council, and further asked that the matter be placed on the agenda for the next regular meeting of Committee of the Whole Council scheduled for January 8, 1986.

Question Alderman O'Malley Re: Use of Halifax Hall

Alderman O'Malley requested a report on the policy regarding the use of Halifax Hall.

Question Alderman Meagher Re: Nova Scotia Planning Act

Alderman Meagher expressed concern regarding various aspects of municipal planning over which, as a result of revisions to the Act, Council now has no authority. Noting that these changes have proved beneficial to the Province's small towns and rural municipalities, Alderman Meagher indicated that, in his opinion, such policies were inappropriate to the City of Halifax, and asked that the City Solicitor undertake a review of the Act so that any necessary reforms could be made available for the next sitting of the Provincial Legislature.

Alderman Meagher asked for a report from the City Solicitor on this matter at his earliest convenience.

Question Alderman Meagher Re: Surveying - Seaforth Street

Alderman Meagher requested a report from the Engineering and Works Department as to whether surveying work had been recently undertaken in the Seaforth Street area between Oxford and Connolly Streets.

ADDED ITEMS

Sale - 341 Herring Cove Road

This item was added to the agenda at the request of the Deputy City Clerk.

A confidential staff report, dated December 6, 1985, was submitted.

MOVED by Alderman R. Grant, seconded by Alderman Walker that the property known as Civic No. 341 Herring Cove Road be sold to Marcan Investment Corporation Limited for the sum of \$38,605.00 with the proceeds to be deposited in the Sale of Land Account.

Motion passed.

Sale - 355 Herring Cove Road

This item was added to the agenda at the request of the Deputy City Clerk.

A confidential staff report, dated December 6, 1985, was submitted.

MOVED by Alderman R. Grant, seconded by Alderman Walker that the property known as Civic No. 355 Herring Cove Road be sold to Kenneth and Sandra Martin for the sum of \$75,519.00 with the proceeds to be deposited in the Sale of Land Account.

Motion passed.

Improvements - Halifax Metro Centre

This item was added to the agenda at the request of the Deputy City Clerk.

A staff report, dated December 6, 1985, was submitted.

MOVED by Alderman O'Malley, seconded by Alderman Downey that Council approve an addition to the Metro Centre budget in an amount of \$97,500 to permit the improvements identified in the December 6, 1985 staff report.

Motion passed.

Cummings v. Halifax Housing Authority et. al.

This item was added to the agenda at the request of the Deputy City Clerk.

A confidential report, dated December 10, 1985, was submitted from the City Solicitor.

Alderman Jeffrey expressed concern that a member of Council, representing the City's taxpayers, does not serve on the Board of the Halifax Housing Authority, and indicated that he will introduce a motion to that effect at the next regular meeting of Committee of the Whole Council.

Alderman O'Malley emphasized that, in his opinion, all matters relevant to the Housing Authority should be open to public debate. The Alderman further noted that a meeting called for on two previous occasions between representatives of the Housing Authority and members of Council had not yet been held.

Appointments

This matter was added to the agenda at the request of the Deputy City Clerk.

A report from His Worship the Mayor, dated December 12, 1985, was submitted.

MOVED by Alderman Meagher, seconded by Alderman Leiper that the following appointments be made to the Committee on the Concerns of Ageing:

Archie MacKenzie (Ward 1)  
Alexander J. Krieger (Ward 3)  
Doris Longard (Ward 4)

Motion passed.

Herald/Mail Building - Alderman Hamshaw

This item was added to the agenda at the request of Alderman Hamshaw.

Alderman Hamshaw expressed disappointment that the management of the Halifax Herald/Mail Star had opted to relocate in the Bedford Industrial Park, rather than at the City's own facilities in the Bayers Lake Industrial Park.

After some further discussion, it was agreed that a letter be forwarded from the Office of the Mayor to the newspaper's owner expressing Council's extreme disappointment with the move.

Public Hearing: Properties at 2872, 2878 and 2894 Barrington Street - Alderman O'Malley

This matter was added to the agenda at the request of Alderman O'Malley who, referring to the proposed Peninsula North Secondary Planning Strategy, advised that a portion of land at the corner of Russell and Barrington Streets is intended to be zoned for R-1 purposes.

After some discussion, it was moved by Alderman O'Malley, seconded by Alderman Meagher that the matter be placed on the agenda of the next regular meeting of Committee of the Whole Council, and that a staff report be made available in the interim.

Alderman O'Malley further indicated that, in his opinion, a public hearing should be scheduled as quickly as possible to consider the matter.

1986 Non-Union Salary Increases - Deputy Mayor Flynn

This matter was added to the agenda at the request of Deputy Mayor Flynn.

MOVED by Deputy Mayor Flynn, seconded by Alderman Hamshaw that Halifax City Council approve a four percent increase on the salary ranges of all non-union employees effective January 1, 1986.

Motion passed.

12:30 a.m. - The meeting adjourned.

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HIS WORSHIP MAYOR RON WALLACE  
AND  
DEPUTY MAYOR A. FLYNN  
CHAIRMEN

E. A. KERR  
DEPUTY CITY CLERK

DATE APPROVED BY COUNCIL: \_\_\_\_\_

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