

CITY COUNCIL
MINUTES

Council Chamber
City Hall
Halifax, Nova Scotia
July 31, 1986
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 joined the Acting City Clerk in the recitation of the Lord's Prayer.

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

ALSO PRESENT: City Manager; W. Anstey, Acting City Solicitor; Mr. E. A. Kerr, Acting City Clerk; and other members of City staff.

MINUTES

With reference to the Minutes from the July 23, 1986 Special Meeting of City Council, and, in particular, to the motion regarding the Mainland South Secondary Planning Strategy, Alderman R. Grant referred to a typographical error relating to Part II, Section (iii), and asked that "Environmental Uses - Purcell's Cove Road" be amended to read "Commercial Uses - Purcell's Cove Road."

Minutes of the regular meeting of City Council held on July 17, 1986, as well as two Special Meetings held on July 23 (as amended) and July 28, 1986, were subsequently approved on a motion by Alderman Cromwell, seconded by Alderman Walker.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

- 20.1 Halifax-Dartmouth Real Estate Board
(Alderman Jeffrey)
- 20.2 Request for Use of Coat of Arms - Halifax
Rifles Armoury Association

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20.3 Waterfront Development Corporation
(Alderman Cromwell)

20.4 Discharge of Agreement - 1546 Dresden Row

Alderman Downey made reference to the proposal to add consideration of the Peninsula North Secondary Planning Strategy to the meeting's agenda, and emphasized that, in his opinion, there were certain matters pertaining to Ward 3 which had not been finalized by the Planning Advisory Committee. Alderman Downey therefore asked that the matter not be added to tonight's agenda, but that the PAC be requested to consider these issues as quickly as possible.

Alderman Meagher expressed the opinion that the public hearing process on the Peninsula North SPS should be initiated promptly, and MOVED, seconded by Alderman D. Grant that the Peninsula North Secondary Planning Strategy be included on this evening's agenda as an added item.

The motion was put and lost.

Responding to a question from the Chairman, Alderman Meagher urged that members of Council familiarize themselves with the implications of the proposed Plan prior to the next meeting of the Planning Advisory Committee.

DEFERRED ITEMS

Case No. 5839 - Contract Development: 1601 Lower Water Street

A public hearing on the above matter was held on July 23, 1986.

MOVED by Alderman Downey, seconded by Alderman Cromwell that:

- a) Council give Stage I and Stage II approvals to the proposed commercial building at 1601 Lower Water Street under Sections 86 and 87, Schedule "J" of the Land Use Bylaw (Peninsula Area), as shown on Plans No. P200/14982-83, 14985-88, and 14134-37 for development of a seven-storey commercial building with parking;
- b) Page 2 of the proposed agreement attached to the staff report dated July 2, 1986 be amended to require that the developer provide 45 underground vehicle spaces, and that these spaces be made available for short-term use outside regular business hours;
- c) the contract shall be signed within 120 days or any extension thereof by Council on request of the applicant from the date of final approval by Halifax

22.3 Waterfront Development Corporation
Agreement

22.4 Waiver of Agreement - 1985 Transfer Act

Municipal Council, in its meeting on July 23, 1986, considered the proposed agreement between the Waterfront Development Corporation and the City of Halifax, Nova Scotia, regarding the development of the waterfront area. The Council discussed the details of the agreement, including the proposed commercial building at 1501 Lower Water Street. The Council noted that the agreement provides for the development of a seven-storey commercial building with parking. The Council also discussed the proposed agreement regarding the waiver of the agreement under the 1985 Transfer Act. The Council noted that the agreement provides for the development of a seven-storey commercial building with parking. The Council also discussed the proposed agreement regarding the waiver of the agreement under the 1985 Transfer Act. The Council noted that the agreement provides for the development of a seven-storey commercial building with parking.

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The motion was carried.

Responding to a question from the Chairman, Alderman Meagher stated that he was not familiar with the implications of the proposed plan until the next meeting of the Planning Advisory Committee.

DEFERRED ITEMS

Case No. 5839 - Contract Development: 1501 Lower Water Street

A public hearing on the above matter was held on July 23, 1986.

MOVED by Alderman Power, seconded by Alderman Frowell that:

- a) Council give Stage I and Stage II approvals to the proposed commercial building at 1501 Lower Water Street under Sections 26 and 27, Schedule "C" of the Land Use Bylaw (Peninsula Area), as shown on plans No. P200/14982-83, 14985-88, and 14134-87 for development of a seven-storey commercial building with parking;
- b) Page 2 of the proposed agreement attached to the staff report dated July 2, 1986 be amended to require that the developer provide 45 underground vehicle spaces, and that these spaces may be made available for short-term use outside regular business hours;
- c) the contract shall be signed within 120 days or any extension thereof by Council on request of the applicant from the date of final approval by Halifax

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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.

Motion passed.

- (A) Quinpool Road Commercial Area Plan;
- (B) Peninsula Centre Secondary Planning Strategy; and
- (C) Rezoning - Two Properties, North Side of Pepperell Street

A public hearing into these matters was held on July 23, 1986.

Correspondence, dated July 31, 1986, was submitted from Mr. F. B. Wickwire, Q.C., on behalf of Eastland Developments Limited Partnership.

(A) Quinpool Road Commercial Area Plan

MOVED by Alderman Meagher, seconded by Alderman Cromwell that Council adopt the Quinpool Road Commercial Area Plan as amendments to the Municipal Planning Strategy and Land Use Bylaw, as follows:

- 1) adopt the policy section of the Quinpool Road Commercial Area Plan, dated March, 1986, as Part XII of the Municipal Planning Strategy, subject to the following amendment:
 - (a) that Policy 2.2.1 be amended by adding the words, "and the property known as Eastland Centre shall be zoned for major commercial uses" immediately at the end of line 5.
- 2) adopt Part IV of that document as an amendment to the Land Use Bylaw (Peninsula Area), subject to the following amendments:
 - (a) that those changes recommended under Part B of the supplementary staff report of July 14, 1986, be adopted; and
 - (b) that the zoning of the property known as the Eastland Centre (6112 Quinpool Road) remain C-2 (General Business Zone).
- 3) adopt the other amendments to the Municipal Planning Strategy and Land Use Bylaw contained in Appendix I of

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the Planning Advisory Committee report of April 11, 1986;

- 4) adopt the Quinpool Road Commercial Area Plan, dated March, 1986, as an official City report, subject to the following amendments:
 - (a) that no change be made to the present traffic pattern at Quingate Place and Vernon Street, by deleting Recommendation 1 of the Programs and Procedures;
 - (b) that the Eastland Centre continue to retain its present C-2 zoning by deleting Recommendation 12 of the Programs and Procedures.

Motion passed.

- (B) Peninsula Centre Secondary Planning Strategy
- (C) Rezoning - Two Properties on the North Side
of Pepperell Street

MOVED by Alderman Cromwell, seconded by Alderman Meagher that Council adopt the amendments to the Peninsula Centre Secondary Planning Strategy as amendments to the Municipal Planning Strategy and Land Use Bylaw as follows:

- 1) adopt the amendments concerning the Pepperell Street area to Part II, Section VI (Peninsula Centre) of the Municipal Planning Strategy, as set out in Appendix II of the Planning Advisory Committee report of April 11, 1986, subject to the following:
 - (a) that in Policy 8.3.7 the word "discourage" be replaced with the word "prohibit."
- 2) adopt the amendment to Policy 3.11 of the Implementation Policy Set of the Municipal Planning Strategy as set out in Part A of the supplementary staff report of July 14, 1986;
- 3) adopt the amendments to the Land Use Bylaw (Peninsula Area) as set out in Appendix II and Map 1 of the Planning Advisory Committee Report of April 11, 1986; and

and further, that Council leave the zoning of the lands used for McDonald's parking lot (Pepperell Street) and the lands at the rear of 1981 Oxford Street (Shaar Shalom Synagogue) as C-2 (General Business Zone).

Deputy Mayor Flynn expressed concern that the boundary lines for the Quinpool Road commercial planning area do not

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encompass the commercial properties on the north side of Pepperell Street, and MOVED that the matter of the proposed amendments to the Peninsula Centre Secondary Planning Strategy be deferred to provide the aldermen of the wards in question an opportunity to consult with staff and the Planning Advisory Committee on this matter.

There was no seconder for this motion of deferral.

Responding to a question from Alderman R. Grant who asked why the boundaries of the Quinpool Road planning area were not drawn along the rear property lines of the commercial uses fronting on Quinpool Road, Mr. Angus Schaffenburg of the Development and Planning Department indicated that the lines were originally drawn to delineate those properties previously considered under the Peninsula Centre Secondary Planning Strategy (adopted in 1982) from those under discussion in the Quinpool Road planning process.

Alderman O'Malley indicated that, in his opinion, it would be more advantageous to both residential and commercial property owners to amend the planning boundaries so that all commercial uses were included in the Quinpool Road Plan, with residential uses being identified as part of the Peninsula Centre Plan.

After some further discussion and questioning of staff, the motion was put and lost, with the Chairman subsequently ruling the motion out of order.

9:15 p.m. - The meeting was adjourned for a brief recess.

9:45 p.m. - The meeting reconvened with the same members being present.

Discussion continued on the matter of the proposed amendments to the Peninsula Centre Secondary Planning Strategy and the rezoning of two properties on the north side of Pepperell Street.

The Chairman ruled that the previous motion relating specifically to the adoption of the Quinpool Road Commercial Area Plan would stand, but that there were no other motions on the floor.

MOVED by Alderman Cromwell, seconded by Alderman Meagher that Council adopt the amendments to the Peninsula Centre Secondary Planning Strategy as amendments to the Municipal Planning Strategy and Land Use Bylaw as follows:

- 1) adopt the amendments concerning the Pepperell Street area to Part II, Section VI (Peninsula Centre) of the Municipal Planning Strategy, as set out in Appendix II

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of the Planning Advisory Committee report of April 11, 1986, subject to the following:

- (a) that in Policy 8.3.7 the word "discourage" be replaced with the word "prohibit."
- 2) adopt the amendment to Policy 3.11 of the Implementation Policy Set of the Municipal Planning Strategy as set out in Part A of the supplementary staff report of July 14, 1986;
- 3) adopt the amendments to the Land Use Bylaw (Peninsula Area) as set out in Appendix II and Map 1 of the Planning Advisory Committee report of April 11, 1986;
- 4) leave the zoning of the lands used for McDonald's parking lot (Pepperell Street) and the lands at the rear of 1981 Oxford Street (Shaar Shalom Synagogue) as C-2 (General Business Zone);

and further, that the matter of the commercial property lines on Pepperell Street, as noted in the above motion, be referred to the Planning Advisory Committee for consideration.

The motion was put and passed.

Case No. 5896 - Contract Development: 2155-57 Barrington Street

A public hearing into the above matter was held on July 28, 1986.

MOVED by Alderman Downey, seconded by Alderman R. Grant that the application to extend Schedule "C" to include 2155-57 Barrington Street, and the application for contract development to permit a night shelter and activity centre for homeless men at 2155-57 Barrington Street be approved by City Council.

Motion passed, with Aldermen Meagher, O'Malley, Dewell, and Jeffrey abstaining owing to non-attendance at the July 28 public hearing.

Case No. 5871 - Rezoning: 1279 Queen Street

A public hearing to consider this matter was held on July 28, 1986.

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MOVED by Alderman D. Grant, seconded by Alderman R. Grant that the City Council rezone the property at 1279 Queen Street from Park and Institutional (P) Zone to General Residential Conversion and Townhouse (R-2A) Zone to permit the conversion of and addition to the existing building to create five dwelling units.

Motion passed with Aldermen Meagher, O'Malley, Dewell and Jeffrey abstaining owing to non-attendance at the July 28 public hearing.

Case No. 4964 - Contract Development: Lot C-1A Kelly Street

The above matter was last discussed during the Special Meeting of City Council held on July 23, 1986, at which time it was deferred to the July 31 Council meeting.

MOVED by Alderman Walker, seconded by Alderman R. Grant that the contract application for Case No. 4964 - Lot C-1A Kelly Street be refused for the following reasons:

- 1) the density of this project is too high and beyond the Schedule I Guideline Number 5;
- 2) there is not an adequate transition between building form as required by Guideline Number 5; and
- 3) the access to arterial collector streets will add too much traffic to existing residential streets.

Motion passed.

Use of City Flag

This matter was deferred from the July 17 regular meeting of City Council, pending receipt of a report from the City Solicitor's Department.

A staff report, dated July 24, 1986, was submitted from the Acting City Solicitor.

MOVED by Alderman O'Malley, seconded by Alderman Dewell that the matter be deferred to the next regular meeting of Committee of the Whole Council scheduled for August 20, 1986 (or until the pertinent information is received) to afford staff an opportunity to determine the practise employed by other Canadian municipalities concerning the use of their respective flags.

Motion passed.

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Alderman R. Grant also requested that information as to whether the proceeds from the sale of these flags could be directed to the Halifax Foundation be included in the forthcoming supplementary report.

PETITIONS AND DELEGATIONS

Petition Alderman Dewell Re: Chebucto Road Development Proposal

Alderman Dewell indicated that there are several letters on file from residents of the Chebucto Road, Swaine and Summit Street area concerning the development proposal for Chebucto Road.

The Alderman requested that these letters be forwarded to the City Clerk's Office from the Development Department, and circulated to members of Council as a petition.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on July 23, 1986, as follows:

Capital Campaign - New Grace Hospital

MOVED by Alderman O'Malley, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, the request from the New Grace Hospital Capital Campaign for a gift from the City of the building site in question, together with a cash donation of \$250,000 over a period of years, be referred to staff for review and recommendation.

Motion passed.

Supply and Installation of Eleven Motorcycle Radios - Halifax Police Department (Tender #84656-0)

MOVED by Alderman Dewell, seconded by Alderman Jeffrey that, as recommended by the Finance and Executive Committee, Council grant authority to award Tender #84656-0 to the only bidder, Motorola Limited, in the amount of \$45,696.00 and to instruct the vendor to deliver these radios on March 1, 1987; and further, that monies to acquire these radios and equipment be made available from the Equipment Reserve Fund at the rate of 10 percent per annum which will result in a cost per month to the Police Department of \$970.71 for a 60-month period, which compares to Motorola's lease rate of \$1,070 per month for 60 months and a balloon payment of \$6,824.00.

Motion passed.

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Design Competition - Spring Garden Road Parking Lots

MOVED by Alderman Downey, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, Council instruct that Terms of Reference be prepared for a design competition for the development of the City-owned lands, bounded by Brenton Street, Clyde Street, Queen Street, and the rear of the properties on Spring Garden Road, and that the guidelines be returned to Council for approval prior to advertisement of the competition.

Motion passed.

Sale of Lands - Nova Scotia Department of Housing

An Information Report, dated July 28, 1986, was submitted.

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, and subject to final approval of price by the Department of Housing, receipt of successful tenders, and pre-tender review of design by the City, the lands at 395 to 401 Herring Cove Road be sold to the Department of Housing for \$65,000.00 for the construction of 15 seniors' housing units.

Motion carried.

MOVED by Deputy Mayor Flynn, seconded by Alderman Jeffrey that a decision regarding the possible sale of lands at 12 Pinewood Terrace to the N.S. Department of Housing be deferred, pending the outcome of a public hearing to consider an application to rezone the lands in question from R-2 to R-1.

Motion passed.

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, and subject to final approval of price by the Department of Housing, receipt of successful tenders, and pre-tender review of design by the City, the lands at Lot 11, Mansion Road, be sold to the Department of Housing for \$13,500.00 for the construction of two semi-detached family units.

Motion passed.

MOVED by Alderman Walker, seconded by Alderman R. Grant that consideration of the possible sale of lands at Lots 1 and 3, Williams Lake Road to the Nova Scotia Department of Housing be deferred to the next regular meeting of Committee of the Whole Council scheduled for August 20, 1986, pending

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receipt of a letter from the Department of Housing clarifying their position on the matter.

Motion passed.

Renaming of Portion of Bright Street - Lady Hammond
to Bright Place

This matter was forwarded without recommendation from the July 23 meeting of the Finance and Executive Committee.

MOVED by Alderman Dewell, seconded by Alderman Walker that City Council authorize the renaming of Bright Street - Lady Hammond Road (to approximately 180' northwestwardly) to Bright Place.

Motion passed.

Lease - 2330 Göttingen Street (Club 55)

The above matter was forwarded without recommendation from the July 23 meeting of the Finance and Executive Committee.

MOVED by Alderman Downey, seconded by Alderman Cromwell that:

- 1) Council authorize the Mayor and City Clerk to execute a lease on behalf of the City with Club 55, in the form attached to the staff report, dated July 8, 1986;
- 2) a reserve account be established for future repairs to the fabric and systems of the building and capital replacements; and that the portion of the rental in excess of monthly operating costs be allocated to the account.

Motion passed.

Closure and Sale - Portion of Kempt Road (Parcel "P")

The above matter was forwarded without recommendation from the July 23 meeting of the Finance and Executive Committee.

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

- 1) the land shown as Parcel P on the sketch attached to the confidential staff report, dated July 14, 1986, be sold to E. J. Holdings Limited for the sum of \$14,360, subject to the Company becoming the owner of the

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abutting land by September 30, 1986, and final approval of street closure (proceeds from the sale to be deposited in the Sale of Land Account); and

- 2) that, in accordance with Section 350 of the City Charter, a public hearing be scheduled to close that portion of Kempt Road shown as Parcel "P" on the sketch attached to the July 14, 1986 staff report.

Motion passed

The Acting City Clerk advised that a public hearing on this matter will be scheduled for WEDNESDAY, SEPTEMBER 3, 1986.

Acquisition of 160 Parking Meters

This matter was forwarded without recommendation from the July 23 meeting of the Finance and Executive Committee.

MOVED by Alderman Jeffrey, seconded by Alderman Walker that authority be granted to purchase 160 reconditioned and guaranteed Model ML60 meters at a total cost of \$48,000 (160 meters x \$300.00 each) from J. J. MacKay Canada Limited, New Glasgow, Nova Scotia.

Motion passed.

Deputy Mayor Flynn requested a staff report regarding the tendering process, both current and proposed, for the City's acquisition of parking meters, expressing concern that there had been only one eligible bidder for this most recent tender.

Alderman Jeffrey asked that a comparison of parking meter Model ML60 and ML76 be included in the staff report previously requested by the Deputy Mayor.

Statement of Revenue and Expenditure - TO BE TABLED

MOVED by Deputy Mayor Flynn, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, the Statement of Revenue and Expenditure for the six months ended June 30, 1986 be tabled.

Motion passed.

City Hall Renovation Program

This matter was forwarded without recommendation from the July 23 meeting of the Finance and Executive Committee.

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After some discussion, it was moved by Alderman O'Malley, seconded by Alderman Meagher that Council authorize expenditure of those funds required to complete the current phase of the City Hall renovation project, but that the matter of the project's next phase and required expenditures be forwarded for consideration during the next regular meeting of Committee of the Whole Council scheduled for August 20, 1986.

Motion passed.

Street Vendors

This matter was forwarded without recommendation from the July 23 meeting of the Finance and Executive Committee.

Deputy Mayor Flynn suggested that discussion of the proposed amendments to the Ordinance be deferred to the next regular meeting of Committee of the Whole Council, since it was his understanding that there are several individuals wishing to make representation on the matter. He also added that, even if Council were shortly to approve those amendments, there would be no impact on the 1986 licensing fees, and indicated that since the summer season is almost past, it was his opinion that the matter could be discussed at a later meeting.

Referring to the Deputy Mayor's remarks, the Acting Solicitor advised that the normal approval process for Ordinance amendments of this nature would entail First and Second Reading, thereby prolonging final approval until some time in late September.

MOVED by Deputy Mayor Flynn, seconded by Alderman Jeffrey that the matter be deferred to the next regular meeting of Committee of the Whole Council scheduled for August 20, 1986.

Motion passed with Alderman O'Malley voting in opposition.

Alderman O'Malley referred to the representations made in the past on this matter, and questioned whether it was intended that Council would go through that process again. Deputy Mayor Flynn suggested that the deferral would provide an opportunity only for those interested in making written representations or in contacting members of Council on an individual basis.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on July 23, 1986, as follows:

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Stormwater Management Study

MOVED by Alderman R. Grant, seconded by Deputy Mayor Flynn that Council accept the staff report on this matter, and that a Special Meeting of City Council be scheduled to consider the Stormwater Management Study as well as the staff report dated July 16, 1986.

Motion carried.

River Road - Local Improvement Charges

This matter was forwarded without recommendation from the July 23 meeting of the Committee on Works.

MOVED by Alderman R. Grant, seconded by Alderman Walker that Council adopt the system and proposed rates contained in the report prepared by the Local Improvements Committee, dated June 20, 1986, as follows:

- 1) where a local improvement project is proposed in an area where some of the benefiting properties contain apartment buildings having more than four (4) units, that local improvement rates be imposed on the basis of uniform rates per lineal foot of frontage, and that the properties be charged up to \$150.00 for each unit exceeding four (4) determined on the basis of:
 - (a) paving, including curb and gutter - \$100.00
 - (b) sidewalk - \$25.00 per side
- 2) that the dwelling unit charge be adjusted yearly by Council during the approval of local improvement tax rates.

Motion passed.

Alderman R. Grant requested to be informed by staff when the plans for improvements to River Road are finalized so that he can, in turn, advise area residents.

Responding to a question from Deputy Mayor Flynn, the City Manager advised that this new system for imposing local improvement charges will have no impact on the City's Capital Budget, but merely represents changes to the method in which such charges are apportioned among property owners. Mr. Calda also emphasized that this revised policy pertains not only to the River Road project, but to the City as a whole.

Integrated Utility Information System

This matter was forwarded without recommendation from the July 23 meeting of the Committee on Works.

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MOVED by Deputy Mayor Flynn, seconded by Alderman O'Malley that City Council authorize the Mayor and City Clerk to sign the Agreement, attached to the staff report dated July 15, 1986, on behalf of the City.

Motion passed.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on July 23, 1986, as follows:

User Fees - Halifax Commons Re: Scotia Branch Legion

MOVED by Alderman O'Malley, seconded by Alderman Jeffrey that, as recommended by the Safety Committee, Council refer the request made by the Scotia Branch, Royal Canadian Legion, to the Recreation Committee, and that the Recreation Committee be given the latitude to waive the charging of user fees where the Committee deems appropriate.

Motion passed.

Gutted House - Quinpool Road and Connaught Avenue

This matter was forwarded without recommendation from the July 23 meeting of the Safety Committee.

An Information Report, dated July 29, 1986, was submitted from the Acting City Solicitor.

Alderman Meagher referred to the building at the corner of Quinpool Road and Connaught Avenue which was gutted by fire several months ago, and emphasized that, in his opinion, insufficient action is being taken both by the property owner in question and by the City to remove the debris from the property. He referred specifically to debris on the second storey and hanging from the roof, indicating that neighboring residents are extremely upset that this situation has been allowed to persist. Alderman Meagher added that the problem is being exacerbated by frequent reports of individuals vandalising the property.

Responding to a question from Alderman Meagher, the Acting City Solicitor advised that, in his opinion, it would be inadvisable to prosecute the owner under Section 438 of the City Charter pertaining to dilapidated buildings, primarily because this section normally pertains to buildings which have been deliberately allowed to deteriorate over a prolonged period of time. Mr. Anstey emphasized that the City is of the understanding that the property owner in question is currently waiting for the settlement of his insurance claim, and, as a

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result, it is staff's opinion that a prosecution should not be initiated.

After some further discussion and questioning of staff, it was agreed that a staff member of the Building Inspection Division would be instructed to contact the property owner in question immediately to attempt to arrange some short-term removal of debris from the property as referred to by Alderman Meagher. It was further agreed that a report on the matter would be forwarded to Alderman Meagher subsequent to that discussion.

11:10 p.m. - Alderman Jeffrey retires from the meeting.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Recommendation - Task Force on the Ageing Population Re:
Halifax Civic Hospital

A report, dated July 25, 1986, was submitted from Alderman G. O'Malley, Chairman, Task Force on the Ageing Population.

MOVED by Alderman O'Malley, seconded by Alderman Walker that the standing committee of Council be requested to negotiate with the Board of the Halifax Civic Hospital to undertake the reallocation of all 30 beds for long-term geriatric purposes (as recently agreed upon by the Minister of Health) as quickly as possible. In carrying out this mandate, the committee will ensure appropriate utilization of beds for these patients through professional assessment, as well as the provision of comprehensive social services, in accordance with the criteria established by the Task Force on the Ageing Population.

Motion passed.

Proposed Amendment to the Residential Parking Permit Ordinance
No. 179 - SECOND READING

This matter was given First Reading at a regular meeting of City Council held on July 17, 1986.

MOVED by Alderman Cromwell, seconded by Alderman D. Grant that the following amendments to Ordinance No. 179, the Residential Parking Permit Ordinance, be read and passed a SECOND TIME:

Section 6 is amended by deleting the words "front windshield" in line 3 thereof and substituting therefor the words "rear window;"

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Section 6 is further amended by adding the words "except motorcycles in which case the permit shall be located on the forks or rear mud guard" immediately following the word "exterior" in line 4 thereof;

Section 4, subsection (7) shall be amended to read ". . . a residential parking permit shall only be issued to a resident of a building containing not more than four dwelling units."

Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on July 23, 1986, as follows:

Amendment to Mainland South Secondary Planning Strategy
- Kelly Street

MOVED by Alderman Walker, seconded by Alderman R. Grant that, as recommended by the City Planning Committee, the matter of a proposed amendment to the Mainland South Secondary Planning Strategy for the area shown on Map 1 of the staff report, dated June 27, 1986, to change the Residential Development District designation and zoning to Low-Density Residential and R-1, be referred to the Planning Advisory Committee for advice and report.

Motion passed.

Alderman R. Grant asked that the Planning Advisory Committee be encouraged to submit their recommendation on this matter as quickly as possible so that Council may then consider the scheduling of a public hearing.

Peninsula Area Land Use Bylaw: R-2A Uses in R-3 Zones
- SET DATE FOR PUBLIC HEARING

MOVED by Alderman Downey, seconded by Alderman O'Malley that, as recommended by the City Planning Committee, Council set a date for a public hearing to consider amending the Land Use Bylaw to clarify that R-2A uses are permitted in R-3 Zones only in the South End area of the City (Option (ii) of the staff report dated July 18, 1986), and further, that the matter be referred to the Planning Advisory Committee for report.

Motion passed.

The Acting City Clerk advised that a public hearing on this matter would be scheduled for WEDNESDAY, SEPTEMBER 3, 1986.

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Case No. 4950 - Contract Development: 2162-64 Robie Street

This matter was forwarded without recommendation from the July 23, 1986 meeting of the City Planning Committee.

MOVED by Alderman Meagher, seconded by Alderman O'Malley that a public hearing be scheduled to consider an application for contract development to permit the addition of two units to the existing two-unit building at 2162-64 Robie Street.

Motion passed.

The Acting City Clerk advised that a public hearing to consider this matter would be scheduled for WEDNESDAY, SEPTEMBER 3, 1986.

Case No. 4586 - Contract Development Agreement:
Melville Ridge

A supplementary staff report, dated July 29, 1986, was submitted, as requested during the meeting of the City Planning Committee held on July 23.

MOVED by Alderman R. Grant, seconded by Alderman O'Malley that City Council:

- a) authorize the Mayor and City Clerk to execute the contract development agreement for 243 dwelling units, a 100-bed nursing home, and a referral centre/day care centre, as shown on Plan No. P200/13392-99;
- b) approve cost-sharing for service construction as part of the 1987 capital budget, subject to the following conditions:
 - (i) the City's portion of the cost-sharing shall not exceed \$160,000.00;
 - (ii) the developer shall design the services, call public tender, and award the tender, subject to City approval;
- c) the contract shall be signed within 120 days or any extension thereof 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.

Motion passed with Alderman Meagher voting in opposition.

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Case No. 4747 - Lots A-2 and A-3: Knightsridge Subdivision
- SET DATE FOR PUBLIC HEARING

MOVED by Alderman Dewell, seconded by Alderman O'Malley that, as recommended by the City Planning Committee, Council set a date for a public hearing to consider the application by Clayton Developments Limited for an amendment to Stage II, Schedule "K" development agreement for the Knightsridge - Phases One and Two development to allow a 144-unit, 12-storey building on Lot A-2, and a 72-unit, 3-storey building on Lot A-3.

Motion passed.

The Acting City Clerk advised that the public hearing to consider this matter will be scheduled for WEDNESDAY, OCTOBER 8, 1986.

Case No. 4786 - Cost-Sharing: Langbrae Gardens Subdivision

MOVED by Alderman Leiper, seconded by Deputy Mayor Flynn that, as recommended by the City Planning Committee, City Council confirm that cost-sharing is available for the construction of services within Phase One of the Langbrae Gardens Subdivision in the estimated amounts of \$61,000.00 for the oversized street, and \$28,000.00 for the oversized sewer services, subject to final billings based on the quantities and unit prices of the tender.

Motion passed.

Amendment to the Land Use Bylaw - C-2A Zone:
- SET DATE FOR PUBLIC HEARING

MOVED by Alderman Leiper, seconded by Deputy Mayor Flynn that, as recommended by the City Planning Committee, a public hearing date be set by City Council to consider the proposed amendment to the Land Use Bylaw regarding the C-2A Zone, as set out in Appendix "A" of the staff report dated July 3, 1986.

Motion passed.

The Acting City Clerk advised that a public hearing to consider this matter would be scheduled for WEDNESDAY, OCTOBER 8, 1986.

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Case No. 4941 - Rezoning: 7187 A and B Andrew Street
- SET DATE FOR PUBLIC HEARING

MOVED by Alderman Leiper, seconded by Alderman Walker that, as recommended by the City Planning Committee, Council set a date for a public hearing to consider approval of the application to rezone 7187 A and B Andrew Street, lands of Gursharan Singh Toor and Ram Nath Mago (Lot 16) from R-2P, General Residential Zone, to C-2A, Minor Commercial Zone (decision of this application is to be deferred pending the outcome of the application to amend the C-2A Zone, Case No. 4980).

Motion passed.

The Acting City Clerk advised that a public hearing to consider this matter would be scheduled for WEDNESDAY, OCTOBER 8, 1986.

Case No. 5066 - Rezoning: C-5 to C-3 - Bayne, MacKintosh
and Forrester Streets - SET DATE FOR PUBLIC HEARING

MOVED by Alderman Dewell, seconded by Alderman O'Malley that, as recommended by the City Planning Committee, Council schedule a public hearing to consider an application to rezone Lot J, Bayne Street and Forrester Street, and Lots 6 to 8 inclusive, MacKintosh Street (lands of John W. Lindsay and Commercial Park Leaseholds Limited) from C-5, Harbour-Related Industrial Zone, to C-3, Industrial Zone.

Motion passed.

The Acting City Clerk advised that a public hearing to consider this matter would be scheduled for WEDNESDAY, OCTOBER 8, 1986.

Case No. 5125 - Rezoning: 12 Pinewood Terrace (Lot B-C)
From R-2 to R-1 - SET DATE FOR PUBLIC HEARING

MOVED by Deputy Mayor Flynn, seconded by Alderman Leiper that, as recommended by the City Planning Committee, Council set a public hearing date to consider the rezoning of the properties known as Civic Nos. 6, 8, 10 and 12 (Lot B-C) Pinewood Terrace, from R-2 (Two-Family Dwelling Zone) to R-1 (Single-Family Dwelling Zone); and, in its decision, consider its housing policy and its May 15, 1986 resolution regarding 12 Pinewood Terrace.

Motion passed.

The Acting City Clerk advised that a public hearing to consider this matter would be scheduled for WEDNESDAY, SEPTEMBER 3, 1986.

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Taxi Bays - Central Business District

MOVED by Alderman Downey, seconded by Alderman O'Malley that, as recommended by the City Planning Committee, Council accept the report from the Planning Advisory Committee, dated July 18, 1986, and further, that the report be forwarded to the Halifax Taxi Commission for recommendation regarding taxi accommodation in the downtown area.

Motion passed.

Land Use Bylaw Amendments (Mainland Area) - SET DATE FOR PUBLIC HEARING

MOVED by Deputy Mayor Flynn, seconded by Alderman Leiper that, as recommended by the City Planning Committee, Council schedule a public hearing to consider amendments to the Land Use Bylaw (Mainland Area) as contained in the staff report of July 3, 1986, and to take no further action on the matter of open space requirements.

Motion passed.

The Acting City Clerk advised that a public hearing to consider this matter would be scheduled for WEDNESDAY, SEPTEMBER 3, 1986.

Municipal Development Plan Review: Recommendations of the Residential Environments and Economic Development Subcommittee

This matter was forwarded without recommendation from the July 23 meeting of the City Planning Committee.

MOVED by Alderman O'Malley, seconded by Alderman Dewell that, for clarification of the proposed amendments contained in the staff report of May 13, 1986, Council approve for consideration at the September 17 Public Hearing the amendments contained in Appendix I of the staff report dated July 21, 1986.

Motion passed.

MISCELLANEOUS BUSINESS

Appointment of Voting Delegates - U.N.S.M. Annual Conference: September 10-13, 1986

A report, dated July 25, 1986, was submitted from the Acting City Clerk.

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Responding to a request from Deputy Mayor Flynn, the following indicated their interest in serving as voting delegates at the Annual Conference of the Union of Nova Scotia Municipalities scheduled for September 10-13, 1986: Aldermen D. Grant, Cromwell, Leiper, and Dewell.

It was further noted that Alderman Hamshaw had expressed an interest in serving in this capacity.

QUESTIONS

Question Deputy Mayor Flynn Re: Amendments - Lot Frontage and Area Requirements

Deputy Mayor Flynn indicated it was his understanding that staff of the Development and Planning Department are proposing to investigate the feasibility of creating lots with a 10 percent less lot frontage and area requirement than what is currently required under the Land Use Bylaw.

The Deputy Mayor indicated that he would like to have this matter considered by Council as quickly as possible, and asked to be advised by staff as to when a report could be submitted for Council's perusal.

11:50 p.m. - Mayor Wallace retires from the meeting, with Deputy Mayor Flynn assuming the Chair.

Question Alderman Meagher Re: Sidewalk Renewal and Paving Projects

Alderman Meagher requested a report from the Director of Engineering and Works concerning the status (i.e., projects completed or outstanding) of sidewalk renewal and paving projects previously approved during the 1986 Capital Budget process. The Alderman also asked that, with reference to those projects still outstanding, he be supplied with information as to whether or not they have yet gone out to tender.

Question Alderman Meagher Re: Bus Stop - Corner of North and Dublin Streets

Alderman Meagher indicated that he had submitted letters of objection from area residents, the pastor of St. Theresa's Church, the Home and School Association, and the principal of the Oxford School in opposition to the relocation of the bus stop at the corner of North and Dublin Streets.

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The Alderman noted that an overhead safety walk sign has now been installed in this location, and asked for a report from the Traffic Division as to any safety hazards which may continue to exist.

Question Alderman Leiper Re: Randall Park

Alderman Leiper advised that a meeting has been scheduled during the latter part of August with staff and residents concerning drainage problems and the need for general upgrading in Randall Park, and requested that staff submit a report prior to that meeting date containing their recommendations as to how this upgrading may be achieved.

ADDED ITEMS

Halifax-Dartmouth Real Estate Board - Alderman Jeffrey

This item had been added to the agenda at the request of Alderman Jeffrey.

In Alderman Jeffrey's absence, Alderman O'Malley noted that complaints have been received from various members of the Halifax-Dartmouth Real Estate Board to the effect that City crews have been removing real estate advertising signs from City property.

The Chairman advised that this action is being taken in conjunction with the City's annual clean-up campaign and in response to complaints received from residents.

Request for Use of Coat of Arms - Halifax Rifles
Armoury Association

This matter was added to the agenda at the request of the Acting City Clerk, who submitted a memorandum, dated July 30, 1986 from His Worship Mayor Wallace.

MOVED by Alderman Downey, seconded by Alderman R. Grant that City Council authorize the Halifax Rifles Armoury Association to use the Halifax Coat of Arms as part of a proposed flag for their Cadet Corps.

Motion carried.

Waterfront Development Corporation - Alderman Cromwell

This matter was added to the agenda at the request of Alderman Cromwell who referred to recent reports that the

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Waterfront Development Corporation is preparing to lease the Foundation Building to a local television retail firm. The Alderman expressed his concern regarding these reports, noting that this, in his opinion, was not the type of use which the City wished to see occupying space on its waterfront.

Alderman Cromwell further noted that the WDC has not discussed this or other future plans with Council, and suggested that, in order to alleviate this lack of communication, a member of Council or a senior staff member be appointed to the Corporation's Board.

MOVED by Alderman Cromwell, seconded by Alderman Meagher that the Mayor, on behalf of Halifax City Council, forward a letter to the President of the Waterfront Development Corporation, as well as to the Minister of Development, expressing Council's displeasure with the proposed lease of the Foundation Building by Whacky Wheatley's.

12:05 a.m. - Mayor Wallace returns to the meeting, with Deputy Mayor Flynn assuming his usual seat on Council.

A discussion ensued, and the motion was put and lost.

Alderman O'Malley suggested that His Worship forward a letter to the President of the Waterfront Development Corporation requesting information regarding this proposal for the Foundation Building and any similar proposals, so that Council may participate in the planning process.

His Worship indicated that this would be done.

Alderman Cromwell also recommended that His Worship approach the Minister of Development with the objective of appointing a member of Council or a senior staff member to the Board of the Waterfront Development Corporation.

Discharge of Agreement - 1546 Dresden Row

This matter was added to the agenda at the request of the Acting City Clerk.

A staff report, dated July 29, 1986, was submitted.

MOVED by Alderman Downey, seconded by Alderman Leiper that City Council approve the discharge of the contract development agreement registered at the Registry of Deeds in Book 3295 at Pages 1082-1086 for the property at 1546 Dresden Row, subject to the demolition of the building on the site.

Motion passed.

There being no further business to be discussed, the meeting was adjourned at 12:15 p.m.

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HIS WORSHIP MAYOR RON WALLACE
AND
DEPUTY MAYOR A. FLYNN
CHAIRMEN

E. A. KERR
ACTING CITY CLERK

*k

SPECIAL CITY COUNCIL
PUBLIC HEARINGS
MINUTES

Council Chamber
City Hall
Halifax, Nova Scotia
August 20, 1986
7:30 p.m.

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

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

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

Also Present: City Manager, Mr. W. Anstey, City Solicitor, Mr. E. A. Kerr, Acting City Clerk and other members of city staff.

ADDED ITEMS

At the request of the Acting City Clerk Council agreed the following items, which were dealt with at the Committee of the Whole Council held earlier today, be added to the agenda:

1. Request for Parachute Jump - Stadacona
2. Alterations - 5683 Inglis Street - Registered Heritage Property

MOVED by Alderman Meagher that the following matter be added to the agenda of this evening's meeting:

Amendment to the MPS - Peninsula North Secondary Planning Strategy - SET DATE FOR A PUBLIC HEARING

There was no seconder to the motion.

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that the agenda, as amended, be accepted.

Motion passed.

Request for Parachute Jump - Stadacona

This matter was added to the agenda at the request of the Acting City Clerk from the Committee of the Whole Council meeting held earlier today.

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MOVED by Alderman Cromwell, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, City Council approve the request from J. B. Elson, Captain(N), Base Commander CFB Halifax to permit the Canadian Forces Parachute Demonstrations Team, 'The Skyhawks', to put on a parachute jumping display on Friday, September 19, 1986 between 12 Noon and 1:00 P.M. with the proposed jumping site being Porteous Field located within the confines of Stadacona.

Motion passed.

Alterations - 5683 Inglis Street - Registered Heritage Property

This matter was added to the agenda at the request of the City Clerk from the Committee of the Whole Council meeting held earlier today.

MOVED by Alderman Cromwell, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, the alterations to the rear of the building at 5683 Inglis Street as shown on plans submitted with building permit application No. 21621 dated June 20, 1986, be approved by City Council.

Motion passed.

Street Closure - Southernmost Portion of Fern Lane

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

Ms. C. Bradley, Supervisor, Real Estate, addressed Council and with the aid of maps and sketches outlined the application for closure of a portion of Fern Lane between its southernmost boundary to approximately 25 feet north, as found in the staff report dated June 17, 1986.

Ms. Bradley indicated that staff was not recommending approval of the street closure due to possible difficulties with snowplowing, access to the manhole located within the section of the street requested to be closed and the loss of virtually the only mature vegetation on this section of the street.

Ms. Bradley then responded to questions from members of Council.

Mr. D. Megaffin, the applicant, addressed Council referring to Ms. Bradley's comments regarding snow removal and indicated that he did not feel that the present snow removal practices on that street would be altered in any way. Mr. Megaffin went on to note that he had no objection to the retention of the trees providing they were groomed and indicated that the manhole in question would be located outside the proposed gates.

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Mr. Megaffin indicated that this street closure was being requested to facilitate traffic around his property and noted that he had been trying to work on this problem for the last 20 years. In closing, Mr. Megaffin noted that only a small percentage of customer traffic used the Fern Lane entrance as most used the Robie Street entrance. Mr. Megaffin also submitted his written comments dated August 20, 1986.

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

Mrs. Deborah Gillis, Solicitor, representing Ron McIsaac, 2670 Fern Street, addressed Council and referred to her letter dated August 14, 1986 which was previously distributed to members of Council. Mrs. Gillis indicated that this letter outlined her clients concerns. Mrs. Gillis further submitted the original of a petition in opposition to the street closure from residents of Fern Street which was also previously distributed to members of Council and noted that three additional signatures had been affixed to the petition since its distribution to Council.

In closing, Mrs. Gillis indicated that she could not see how a street closure would facilitate the flow of traffic as it was reasonable that the area of street in question was being utilized for that purpose at present.

Mr. Levy, 2671 Fern Street, addressed Council in opposition to the proposed street closure indicating that he felt the street closure would result in difficulties with snow removal and access and egress from his driveway. Mr. Levy also noted that the trees mentioned previously were the only mature trees on the street.

Mr. R. McIsaac, 2670 Fern Street, addressed the matter indicating that virtually all the residents on the street had signed the submitted petition. Mr. McIsaac indicated that he saw no valid reason for the closure of this street. Mr. McIsaac noted possible difficulties which would occur in relation to snow removal, access and egress to the driveways located on that end of the street, and possible difficulties with the maneuverability of fire vehicles and equipment.

Alderman Cromwell referred to Mr. McIsaac's concern regarding difficulties which might be encountered in relation to the maneuverability of fire vehicles and equipment and requested that the Fire Department report with regard to any such difficulties they could foresee as a result of this street closure.

Mr. John Prince, 2681 Fern Street, addressed the matter noting that although he had not had an opportunity to sign the petition he did have concerns regarding a loss of parking should this street closure be approved. Mr. Prince noted that parking in the area was difficult and the approval of this street closure would result in the loss of one parking space. Mr.

Prince noted that this would only add to the parking problem which presently exists.

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

Correspondence dated July 29, 1986 from D. G. Millett-Executrix, Estate of Hans Olsen, 2725 Fern Street, in opposition to the proposal has been received.

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

Motion passed.

Rezoning - Lot 6 - Birmingham Street

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

Mr. S. MacLeod, Development and Planning Department, with the aid of maps and sketches, outlined the application for the rezoning of Lot 6 Birmingham Street from RC-2 (General Residential-Minor Commercial Mix) zone to C-2 (General Commercial) zone. Mr. MacLeod noted that this lot and the lot adjacent were owned by one person; however, under the Spring Garden Road Commercial Area plan this lot had been zoned RC-2 while the adjacent lot was zoned C-2. Mr. MacLeod indicated that this was in effect split zoning of one persons property.

Mr. MacLeod indicated that staff was recommending approval of this application and that the Planning Advisory Committee has also recommended approval.

Mr. Peter Andrewes, the applicant, addressed Council indicating that at the time he purchased this lot it had been zoned C-2. Mr. Andrewes referred to the Spring Garden Road Commercial Area Plan process and noted that he had attended a public meeting in relation to this Plan. Mr. Andrewes indicated that he had expressed concern with regard to the split zoning of his property at that time and had met with Mr. Matthews of the Planning Department to outline his concerns. Mr. Andrewes noted that he had not made representation at the Public Hearing dealing with the Spring Garden Road Commercial Plan as he understood that his difficulties had been addressed.

Mr. Andrewes noted that the effect of the zoning under the Spring Garden Road Commercial Plan was to split and down zone his property. Mr. Andrewes suggested that Council consider this application as a rezoning to a previously existing zone.

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

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

Motion passed.

Contract Development - Case No. 5043 - 2186 Windsor Street

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

Mr. B. Algee, Development and Planning Department, with the aid of maps and sketches, outlined the application for contract development to permit the construction of 125.4 sq. ft. addition at the rear of the existing building at 2186 Windsor Street, as found in the staff report dated July 2, 1986.

Mr. Algee indicated that staff was recommending approval of this application.

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

Mr. George Davis, Solicitor, representing the applicant, addressed Council indicating that the laundromat use at this location had existed for a number of years. Mr. Davis noted that the proposed expansion would not change this use nor the character of the property. Mr. Davis referred to concerns expressed regarding the entrance to the laundromat from Duncan Street and noted that it was possible that the improvements proposed to the property would increase the value of surrounding properties rather than devalue them as he suspected was the concern.

Mr. Davis further noted that the laundromat closes at 8:00 p.m. and therefore does not create a nuisance late at night. Mr. Davis noted that the laundromat serves, as it has for a number of years, a useful purpose in the neighbourhood.

In closing, Mr. Davis requested that Council give favourable consideration to this application and submitted a petition bearing the signatures of owner occupied premises on Duncan Street in support of the application.

Mr. John Hoar, abutting property owner, addressed Council and advised that he owned two residential properties which abut the property in question. Mr. Hoar indicated that one of his properties abutted the present entrance to the laundromat and in the past he had some problems with regard to loitering and littering by persons making use of the laundromat.

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Mr. Hoar noted that a second entrance to the laundromat was proposed on Duncan Street and indicated that this entrance would be quite near his property. Mr. Hoar expressed concern that a similar problem of litter and loitering would result from this new entrance. Mr. Hoar further noted the residential character of Duncan Street and indicated that he did not agree with placing an entrance to a commercial establishment on this residential street.

Mrs. Deborah Morrissey, 6128 Duncan Street, addressed Council and submitted a petition signed by residents of Duncan in opposition to the proposal. Mrs. Morrissey indicated that her prime concern was the location of the entrance to the laundromat on Duncan Street. Mrs. Morrissey indicated that this would cause further parking difficulties and increase the traffic on Duncan Street. Mrs. Morrissey indicated that she had no objection to the expansion being carried out but did not feel a second entrance on Duncan Street should be permitted.

Mr. Curtis Parsons, 6134 Duncan Street, addressed Council indicating that he opposed the expansion as it would result in an increase of traffic on Duncan Street.

Andre Moore, 6133 Duncan Street, addressed Council in opposition to the application indicating that a commercial entrance on Duncan Street would result in additional parking and traffic difficulties.

Mr. John Hoar, a tenant of an adjacent apartment building, addressed Council and referred to the nuisance caused by the operation of the laundromat at present and suggested that an expansion would increase this nuisance. Mr. Hoar also expressed concern regarding the possibility that the already difficult parking situation would be made more so.

Mr. Rob Legg, 6135 Duncan Street, addressed Council reiterating the comments of the previous speakers and expressing concern over the possible loss of the residential character of Duncan Street.

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

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

Motion passed.

Contract Development - Case 4993 - 2020 Maynard Street

A public hearing into the above matter was held at this time. A report from Mr. J. M. Gatien, Chairman, Planning Advisory Committee dated August 6, 1986 was submitted.

Mr. B. Algee, Development and Planning Department, with the aid of maps and sketches, outlined the application for contract development to permit the construction of a building containing first apartment units at 2020 Maynard Street, as found in the staff report dated June 30, 1986.

Mr. Algee indicated that staff was recommending approval of the application providing the height of the proposal is reduced to 35 ft. Mr. Algee noted that the architect had proposed a rounded roof to meet the 35 ft. restriction; however, staff had not felt this was appropriate for the area. Mr. Algee further indicated that he believed the architect for the project had developed a design which would meet the 35 ft. restriction.

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

Mr. Brian MacKay-Lyons, architect for the proposal, addressed Council referring to the 35 ft. height restriction and his previous attempt to meet this restriction. Mr. MacKay-Lyons, with the use of a conceptual drawing, described to Council his second attempt to meet the 35 ft. height restriction noting that this design also reduced the mass of the building and introduced dormer windows. Mr. MacKay-Lyons indicated that the proposed cladding and trim were traditional and in fact the whole character of the proposal was traditional.

In closing, Mr. Brian MacKay-Lyons noted that there were some buildings of similar height in the neighbourhood and certainly some of greater density in the neighbourhood.

Ms. Cathy Meillette, Non Profit Housing, addressed Council in support of the application noting that this proposal would provide four affordable housing units within the City. Ms. Meillette indicated that these units would be two and three bedroom units and rent for \$475-550 unheated.

Ms. Meillette briefly commented on the design of the proposal and noted that it attempted to address the concerns of the neighbourhood.

Mrs. Catherine Morrissey, 5659 Cogswell Street, addressed Council and read a petition outlining the concerns of the area residents including the height of the building, the density, and the recreational space available to the future tenants of the building. Mrs. Morrissey then submitted the petition to the Acting City Clerk for distribution. In closing, Mrs. Morrissey noted that the lot in question was undersized for a single family dwelling.

Mr. Larry Lamont, 2033 Maynard Street, addressed Council indicating that he was pleased that the City was taking the initiative in providing affordable housing in the City; however he felt that the submitted proposal was too large in size and density.

Mr. Lamont stressed the uniqueness of the neighbourhood noting that most of the dwellings had been constructed in the 1840's and 50's. Mr. Lamont noted that the essential character of these dwellings had been retained.

Mr. Lamont noted that the design presented this evening was dramatically improved; however, he still felt that the proposal was still too high and large and not in character with the neighbourhood. Mr. Lamont noted that there were no buildings of that height in the immediate neighbourhood. Mr. Lamont further expressed concern regarding the parking which was to be provided and noted that a parking problem existed in the neighbourhood at present.

Ms. Margaret MacDonald, 2033 Maynard Street, addressed Council in opposition to the proposal noting that she felt the density of this proposal was too great for the neighbourhood. Ms. MacDonald then pointed out inaccuracies in the sketch attached to the staff report designating density and requested that Council keep this in mind when considering this matter.

Mr. Nick Antoff, 5661 Cogswell Street, addressed Council in opposition to the proposal and noted that in May of 1985 this lot was given approval for a single family dwelling with minor variances. Mr. Antoff indicated that he felt a single family dwelling was a reasonable use for this land. Mr. Antoff indicated that he had not realized at that time that this property would be before Council for a different use and indicated that he felt this was unfair.

Mr. Antoff indicated that the density of this building was greater than one he owned in the area and further noted that the lot coverage was not as great. Mr. Antoff then noted he was pro-development; however, he felt this proposal was unsuitable. Mr. Antoff referred to a development he was carrying out adjacent to the property and suggested that, due to the proximity of this project to his, certain structural matters should be addressed.

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

Mr. Robert Benz, Clifton Street, addressed Council in support of the application referring to the peninsula nature of the downtown area of Halifax. Mr. Benz indicated that he felt consideration should be given to the lack of land available for development in the downtown area in considering the density required.

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

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

Motion passed.

Contract Development - Case No. 5004 - 2098 Creighton Street

A public hearing into the above matter was held at this
time. A report from Mr. J. M. Gatien, Chairman, Planning
Advisory Committee, dated August 12, 1986 was submitted.

Mr. B. Algee, Development and Planning Department, with
the aid of maps and sketches, outlined the application for
contract development to permit the construction of a building
containing three apartment units at 2098 Creighton Street, as
found in the staff report dated June 26, 1986.

Mr. Algee indicated that staff was recommending
approval of the application providing that the height of the
proposal is reduced to 35 feet.

Mr. Brian MacKay-Lyons, architect and developer,
addressed Council indicating that he intended on living in this
proposed apartment dwelling. Mr. MacKay-Lyons indicated that
this proposal was consistent with the neighbourhood and in fact
gave more sideyards and parking and had a lower density than
many of the dwellings in the area. Mr. Brian MacKay-Lyons
indicated that this lot size was common to the area and
suggested that amendments should be made to the requirements to
facilitate the infilling of similar lots.

Mr. MacKay-Lyons indicated that he was working on a
design to bring the height of the proposal to the 35 feet
required.

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

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

Motion passed.

Contract Development - Case No. 5053 - 3055 Agricola Street

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

Mr. B. Algee, Development and Planning Department, with
the aid of maps and sketches, outlined the application for
contract development at 3055 Agricola Street to permit a 20,000

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sq. ft., 32 ft. high automatic bottle sorting plant (between the existing fermenting tower and existing warehouse along Isleville Street), and a 43 ft. high pallet elevator connected to the existing bottling building, as found in the staff report dated July 13, 1986.

Mr. Algee indicated that staff was recommending approval of this application.

Mr. Peter McDonough, representing the applicant, addressed Council indicating that the project was a 5.5 million dollar project and the location of the bottle sorting plant in the City would create 12 permanent jobs. Mr. McDonough indicated that he was available for any questions Council might have.

Alderman O'Malley referred to the proposed cladding of the new structures and asked Mr. McDonough if his client would consider the continuation of the pre-cast siding as opposed to the metal siding. Mr. McDonough indicated that he would consult with his client in this regard.

Mr. Graham Hicks, 5035 Young Street, addressed the matter indicating that he agreed with Alderman O'Malley and felt the pre-cast siding should be continued or at least the brick in which the original buildings are clad. Mr. Hicks further noted that he felt some effort should be made to reduce the effect of the wall of buildings which would be created as a result of this expansion.

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

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

Motion passed.

9:30 p.m. The meeting adjourned.

DEPUTY MAYOR A. FLYNN
CHAIRMAN

E. A. KERR
ACTING CITY CLERK

/sg

HEADLINES FOR CITY COUNCIL MINUTES
of 08/20/86

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