

**CITY COUNCIL  
M I N U T E S**

Council Chamber  
City Hall  
Halifax, Nova Scotia  
August 28, 1986  
8:00 P. M.

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

The meeting was called to order, with members of Council joining 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, Leiper, and Hamshaw.

**ALSO PRESENT:** City Manager; B. Allen, Acting City Solicitor; E. A. Kerr, Acting City Clerk; and other members of City staff.

**Presentation - Dr. W. Andrew MacKay**

On behalf of the members of City Council, Mayor Wallace presented Dr. W. Andrew MacKay, retiring President of Dalhousie University, with tokens of appreciation in recognition of his contribution to the University and to the City of Halifax. A bouquet of flowers was presented to Mrs. MacKay by Alderman Moira Leiper.

**Introduction - Miss Patricia Newman (Miss Halifax)**

On behalf of the members of City Council, Alderman Hamshaw presented Miss Patricia Newman (Miss Halifax 1986-87) with a bouquet of flowers, wishing her every success in the coming months of her reign.

8:15 p.m. - Mayor Wallace and Alderman Dewell retire from the meeting, with Deputy Mayor Flynn assuming the Chair.

**MINUTES**

Minutes of the regular meeting of City Council held on July 31, 1986 and of a Special Council held on August 28, 1986 were approved on a motion by Alderman Cromwell, seconded by Alderman R. Grant.

Council  
August 28, 1986

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

20.1 Maritime Formless Limited - Tender Nos. 86-86, 86-89, and 86-18

20.2 Statement of Revenue and Expenditure

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

20.3 Bus Stop on North Street

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

20.4 Town Clock

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

20.5 Status of Specific Sidewalk Renewals

DEFERRED ITEMS

Street Closure - Portion of Fern Lane

A public hearing into the above matter was held on August 20, 1986.

Information reports, dated August 25 and August 27, 1986, were submitted, together with a petition signed by approximately 30 owners/occupiers of Fern Lane properties in opposition to the proposed street closure.

In addressing this matter, Alderman O'Malley referred to the residential character of the Fern Lane neighbourhood, stating that residents are most concerned that it be protected from all unnecessary industrial and commercial encroachments. However, Alderman O'Malley also expressed sympathy with the request made by Colonial Honda and indicated his concern that assistance should be offered to a reputable business citizen of the community. The Alderman emphasized that, in his opinion, staff had not sufficiently explored all available options, other than that of closing a portion of the street, and, as an example, suggested that alternate configurations for the Colonial Honda fence and gates could be investigated. As well, he suggested that greater attention could be paid to snow removal and the planting of trees in this area.

In particular, Alderman O'Malley referred to a lack of enforcement with regard to the "no parking" provisions on Fern Lane, and requested that this matter be brought to the attention of the Police Department as quickly as possible.

Council  
August 28, 1986

MOVED by Alderman O'Malley, seconded by Alderman Jeffrey that the matter be deferred to the next regular meeting of City Council scheduled for September 11, 1986, pending staff discussions with Fern Lane residents and representatives of Colonial Honda regarding the configuration of the proposed fencing and gates.

The Acting City Clerk advised that Aldermen D. Grant and Dewell had not been present during the August 28 public hearing.

The motion to defer was put and passed with Alderman D. Grant abstaining.

Rezoning - Lot 6: Birmingham Street

A public hearing into this matter was held on August 28, 1986.

MOVED by Alderman Downey, seconded by Alderman R. Grant that Lot 6, Birmingham Street, be rezoned from RC-2 (General Residential-Minor Commercial Mix) to C-2 (General Commercial Zone).

The Acting City Clerk advised that Aldermen D. Grant and Dewell had not been present during the August 28 public hearing.

Motion passed with Alderman D. Grant abstaining.

8:25 p.m. - Mayor Wallace returns to the meeting, with Deputy Mayor Flynn assuming his usual seat on Council.

Case No. 5843 - Contract Development: 2186 Windsor Street

A public hearing into this matter was held on August 28, 1986.

A letter, dated August 25, 1986, was submitted from Mr. George W. Davis, Q.C., Solicitor for the applicant, Mr. Nick Kapetanakis.

MOVED by Alderman Meagher, seconded by Alderman O'Malley that the contract development application to permit an addition to 2186 Windsor Street for the purpose of expanding the laundromat (as shown on Plan No. P288/14996 of Case No. 5843) be denied.

Alderman Meagher cited the following reasons for his motion of refusal:

- a) residents of the area are disturbed with the proposed addition to a business on Duncan Street;

Council  
August 28, 1986

- b) the addition will include entrance/exit doors to the laundromat facility accessible from Duncan Street, effectively refocusing the business away from Windsor Street to a residential neighbourhood;
- c) Duncan Street will be used as parking for the laundromat facility;
- d) while Duncan Street was once characterized by a mix of residential/commercial uses, it has now become almost completely residential with a number of properties having been renovated and restored at considerable cost for this purpose;
- e) although the applicant has suggested that laundromat customers would be permitted to use the parking facilities at a nearby Green Gables outlet, it cannot be guaranteed that those customers would not occupy on-street parking located on Duncan Street, which could prove disruptive to Duncan Street residents, particularly during the winter months when snow removal is a priority;
- f) Duncan Street is a narrow street and a family street; complaints have already been received relating to the amount of traffic in the area.

The Acting City Clerk advised that Aldermen D. Grant and Dewell were absent during the August 20 public hearing.

Motion passed with Alderman D. Grant abstaining.

Case No. 4993 - Contract Development: 2020 Maynard Street

A public hearing into this matter was held on August 20, 1986.

An Information Report, dated August 26, 1986, was submitted.

MOVED by Alderman Downey, seconded by Alderman Jeffrey  
that:

- 1) the application by the City of Halifax Non-Profit Housing Society for approval of a contract development under Schedule "C," Section 83 of the Land Use Bylaw (Peninsula Area), to permit a four-unit apartment building on the property known as Civic No. 2020 Maynard Street (as shown on Plans No. P200/14813-816 and 14923-926 of Case No. 4993, be approved by City Council, subject to the height being reduced to 35 feet maximum;

Council  
August 28, 1986

- 2) 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.

The Acting City Clerk advised that Aldermen D. Grant and Dewell were not present during the August 20 public hearing.

Motion passed with Alderman D. Grant abstaining.

Case No. 5004 - Contract Development: 2098 Creighton Street

A public hearing into the above matter was held on August 20, 1986.

MOVED by Alderman Downey, seconded by Alderman Hamshaw  
that:

- 1) the application by Brian MacKay-Lyons for approval of a contract development under Schedule "C," Section 83 of the Land Use Bylaw (Peninsula Area), to permit a three-unit partment building on the property known as Civic No. 2098 Creighton Street (as shown on Plans No. P200/14861-863 and 15010-011 of Case No. 5004), be approved by City Council, subject to the height being reduced to 35 feet maximum;
- 2) 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 D. Grant abstaining.

Case No. 5053 - Contract Development: 3055 Agricola Street

A public hearing into this matter was held on August 20, 1986.

MOVED by Alderman O'Malley, seconded by Alderman  
Downey that:

- a) the application for contract development, lands of Oland Breweries Limited, 3055 Agricola Street, to permit a bottle sorting plant and pallet elevator (as

Council  
August 28, 1986

shown on Plans P200/15030, 15032 and 15033 of Case No. 5053) be approved by City Council;

- b) 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.

The Acting City Clerk advised that Aldermen D. Grant and Dewell were absent from the August 20 public hearing.

Motion passed, with Alderman D. Grant abstaining.

8:35 p.m. - Alderman Dewell returns to the meeting.

PUBLIC HEARINGS, HEARING, ETC.

Appeal of Variance Approval - 6278 Duncan Street

A staff report, dated August 14, 1986, was submitted from W. D. Campbell, Acting Development Officer.

Using a diagram of the site in question, Mr. W. D. Campbell, Acting Development Officer, described the rear addition proposed for Civic No. 6278 Duncan Street, and advised Council of his concerns relating to side yard and lot coverage requirements.

Mr. Scott Moulton, owner of the property at 6278 Duncan Street, addressed members of Council, emphasizing that the addition is needed as a laundry facility and that, to his knowledge, none of the abutting property owners object to this proposal.

MOVED by Alderman Meagher, seconded by Alderman O'Malley that the decision of the Development Officer be overturned, and the appeal for a minor variance at 6278 Duncan 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 August 20, 1986, as follows:

Acorn Road

The above matter was forwarded to this meeting of City Council, pending receipt of staff reports from the City Solicitor's and Engineering and Works Department.

The City Manager advised that information on this matter had not yet been received from the staff members in question.

MOVED by Alderman R. Grant, seconded by Alderman Walker that this matter be deferred to the next regular meeting of City Council scheduled for September 11, 1986, pending receipt of staff reports from the City Solicitor's and Engineering and Works Departments.

Motion passed.

Report from Council's Committee on Tax Concessions

MOVED by Alderman O'Malley, seconded by Deputy Mayor Flynn that, as recommended by the Finance and Executive Committee, Council adopt the report submitted by the Committee on Tax Concessions including the following policy guidelines:

- a) as a general position we realize that motivation is essential on the part of municipalities. Most others practice it under one guise or another. We therefore believe that tax concessions in one form or another are essential motivators for survival;
- b) we believe that there are other forms of motivation such as land deals, etc.;
- c) we recommend that a general rule applicable to all situations is desirable but impossible, and therefore every case must be considered by Council to be a singular case;
- d) we recommend that such cases being considered for tax concessions must bring to the City (or retain within the City) a certain level of taxation and/or employment. This amount is to be established by Council;
- e) we recommend that the amount and format of tax concessions given should be set on individual cases by Council;
- f) we recommend that tax concessions (be they outright forgiveness or deferral) have application in every part of the City for every type of business including the residential business, if the minimums of tax and employment are met.

Motion passed.

Proposed Tax Concessions

The City Manager, referring to a request made at the August 20 meeting of the Finance and Executive Committee concerning the distribution of additional information, advised that this material was not yet available.

MOVED by Alderman O'Malley, seconded by Deputy Mayor Flynn that the matter be deferred, pending receipt of the requested information.

Motion passed.

Call for Proposals - Heliport (Upper Water Street)

The following motion was put and lost during the August 20 meeting of the Finance and Executive Committee:

- 1) a Call for Proposals for the construction and operation of a licensed Heliport to Transport Canada Standards be issued per the draft proposal attached as Schedule "B" to the staff report, dated July 11, 1986;
- 2) the development concept plan for Area "P" be approved, and that the amount of \$195,000 be placed in the Capital Budget for 1987 to construct the City's portion of the proposed improvements in Area "P."

Referring to requests for information made during the Finance and Executive Committee meeting held on August 20, it was moved by Alderman O'Malley, seconded by Alderman Crowell that the matter be deferred pending receipt of staff comment regarding long-term planning objectives for this property in terms of harbor-related uses, and Alderman O'Malley's suggestion of a marina adjacent to this site.

The motion to defer was put and passed.

Street Vendors

A report, dated August 25, 1986, was submitted by His Worship Mayor Wallace, together with a supplementary staff report, dated August 22, 1986, from D. P. Murphy, City Solicitor.

Alderman Crowell referred to the current practice of allowing street vendors to position themselves in such a way as to obstruct pedestrian traffic on the City's sidewalks. As a solution to this problem, the Alderman suggested that an amendment be made to the Ordinance to provide that such vendors be allowed to locate in a single file along the curb side of the sidewalk only.



Proposed Tax Concessions

The City Manager, referring to a request made at the August 20 meeting of the Finance and Executive Committee concerning the distribution of additional information, advised that this material was not yet available.

MOVED by Alderman O'Malley, seconded by Deputy Mayor Flynn that the matter be deferred, pending receipt of the requested information.

Motion passed.

Call for Proposals - Heliport (Upper Water Street)

The following motion was put and lost during the August 20 meeting of the Finance and Executive Committee:

- 1) a Call for Proposals for the construction and operation of a licensed Heliport to Transport Canada Standards be issued per the draft proposal attached as Schedule "B" to the staff report, dated July 11, 1986;
- 2) the development concept plan for Area "P" be approved, and that the amount of \$195,000 be placed in the Capital Budget for 1987 to construct the City's portion of the proposed improvements in Area "P."

Referring to requests for information made during the Finance and Executive Committee meeting held on August 20, it was moved by Alderman O'Malley, seconded by Alderman Cromwell that the matter be deferred pending receipt of staff comment regarding long-term planning objectives for this property in terms of harbor-related uses, and Alderman O'Malley's suggestion of a marina adjacent to this site.

The motion to defer was put and passed.

Street Vendors

A report, dated August 25, 1986, was submitted by His Worship Mayor Wallace, together with a supplementary staff report, dated August 22, 1986, from D. P. Murphy, City Solicitor.

Alderman Cromwell referred to the current practice of allowing street vendors to position themselves in such a way as to obstruct pedestrian traffic on the City's sidewalks. As a solution to this problem, the Alderman suggested that an amendment be made to the Ordinance to provide that such vendors be allowed to locate in a single file along the curb side of the sidewalk only.

Council  
August 28, 1986

Alderman Cromwell made reference to the problem of street vendors blocking entrances/exits to various premises, and suggested that the Ordinance be amended to prohibit street vendors from locating within 40 feet of such entrances/exits.

With reference to the August 25 report, Alderman Cromwell asked for clarification as to why street vendors were being prevented from locating on Argyle Street between Duke and Prince Streets.

Responding to Alderman Cromwell's question, Alderman O'Malley noted a typographical error, stating that the proposed amendment to Section 53(1)(b) should actually read "vend on Argyle Street between George and Duke Streets." He added that this restriction had been suggested because of the nature of events frequently scheduled at the World Trade and Convention Centre.

After some discussion, it was moved by Alderman O'Malley, seconded by Deputy Mayor Flynn that Council adopt the amendments proposed in Appendix "C" of the Supplementary Staff Report, dated August 22, 1986, together with the following additions:

- 1) that street vendors be prohibited from locating on Argyle Street between Duke and George Streets; and
- 2) that street vendors be prohibited from locating within 40 feet of an entrance/exit to a building;

and further, that these amendments be referred to the City Solicitor's Department for preparation of the appropriate legal resolutions necessary to amend Ordinance 180.

Motion passed.

Alderman R. Grant requested information as to whether, under the provisions of the proposed Ordinance amendments, street vendors will still be permitted to locate on Cogswell Street adjacent to the Canada Games Diamond.

#### City Hall Renovations

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

1. Council approve the continuing renovation program as outlined in the July 21, 1986 staff report and the August 13, 1986 information report such that the crews working on the project can continue without interruption;

Council  
August 28, 1986

2. application to the Minister of Municipal Affairs for the use of \$1,045,000 from the Sale of Land account be authorized; and
3. the balance of funds in Account CK056 (the ramp account) be transferred to Account EH021 (the renovation account).

Alderman Meagher indicated his opposition to this motion, stating that, in his opinion, further renovations should be suspended for a twelve-month period until conditions may prove more economically viable.

Responding to a question from Alderman R. Grant, the City Manager advised that, if Council so wishes, a final floor plan for the Third Floor will be submitted for Council's review within the next 2-3 months.

Alderman O'Malley, while supporting the motion in principle, requested that a comprehensive report be submitted showing the total amount proposed to be expended on the City Hall renovations project, where this money will be spent, and what will be obtained as a result.

The motion was put and passed, with Alderman Meagher voting in opposition.

#### Waterfront - Temporary Harbour Walk

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

1. the City reimburse the Waterfront Development Corporation for its share of the waterfront works to be done by Edmonds Brothers Landscape Services (1979) Limited, up to the amount of \$16,000; funds to be made available under Section 201.1 of the City Charter to Account A0830 EM122 (Improvements, Rear of Fisherman's Market), and offset by the amount available from Account 115325 (Waterfront Rates) and surplus in regular accounts;
2. negotiations be authorized with the Waterfront Development Corporation and Fisherman's Market Limited towards the Chebucto Landing concept;
3. planning and negotiations be authorized for the Waterfront Development Corporation on ownership and maintenance of the sections of Harbour Walk to the south of the Maritime Museum; and

Council  
August 28, 1986

4. staff be authorized to plan for coordination of waterfront commercial and festival activities in the 1987 season.

Motion passed.

#### Grosvenor School Lands

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

1. a survey plan be prepared to subdivide a portion of the former Grosvenor School lands into nine lots for single-family residences, and to offer the lots for sale by public tender, with a minimum acceptable bid of \$35,000 per lot;
2. that negotiations be authorized with Ryco Holdings Limited, B. Vaughan and Imperial Oil Limited for possible land transactions which will enhance the developability of lands within the block bordered by Kearney Lake Road, Castle Hill Drive and the southern boundary of the City's Grosvenor holdings.

Motion passed.

#### Devonshire Centre

MOVED by Alderman Leiper, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, staff be authorized to carry out the necessary repairs, and that such expenditures be charged against Account Number J0178-NA708-122401, not to exceed seven thousand five hundred dollars (\$7,500.00).

Motion passed.

#### Homes for Special Care - Provincial Cost-Sharing

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

1. the provision of long term care by Homes for Special Care under the Department of Social Services be transferred to the Department of Health through the development of a co-payment system with the user contributing towards the cost of their care by paying a fee based on his fixed monthly income and the remainder of the costs being provided universally through the current health care system. Revenue to

Council  
August 28, 1986

cover these additional costs could be raised by increasing health tax on current taxable items by one or two percent; and

2. the Department of Health establish immediately a network of assessment units across the Province, particularly in the City of Halifax, which would have competent geriatricians and other associated professional persons necessary to assess those who would be the recipients of such care under the Department of Health.

Motion passed.

It was further moved by Alderman O'Malley, seconded by Alderman Walker that this recommendation be forwarded on behalf of City Council to the Premier of Nova Scotia for consideration at the Cabinet level.

Sale of Lot 7C - Ragged Lake Area (Halifax Industrial Park)

MOVED by Alderman Hamshaw, seconded by Deputy Mayor Flynn that, as recommended by the Finance and Executive Committee, Council accept the proposal from the Nova Scotia Power Corporation to purchase Lot 7C, Ragged Lake Area, for the amount of one dollar (\$1.00), and to authorize the City Clerk and the Mayor to sign both a Purchase & Sale Agreement and the Deed conveying the title to the property.

Motion passed.

No Smoking in the Workplace

At the Finance and Executive Committee meeting held on August 28, the following motion was put and lost:

That Council authorize staff to seek amendments to the City Charter which would specifically authorize such legislation.

Following a lengthy discussion, it was moved by Alderman R. Grant, seconded by Deputy Mayor Flynn that the matter of the recommendations submitted by the the Board of Health pertaining to no smoking in the workplace be tabled, and that the City Solicitor's Department be asked to report with respect to where council could implement such provisions if it wished to do so.

9:40 p.m. - Mayor Wallace retires from the meeting, with Deputy Mayor Flynn assuming the Chair.

Council  
August 28, 1986

Moved in amendment by Alderman O'Malley, seconded by Alderman R. Grant that the motion be amended by adding, "and that Council endorse the position of those in the medical profession who condemn smoking as an inappropriate and unhealthy habit."

The amendment was put and passed.

The motion, as amended, was put and passed.

City of Halifax v. Revenue Hotels and Director of Assessment

MOVED by Alderman Dewell, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, the appeal by the City of Halifax against a decision of the Regional Assessment Appeal Court go forward, and that the expenditure of up to \$20,000 be approved for expert appraisal evidence.

Motion passed.

Banking Services - City of Halifax, and Its Boards and Commissions

MOVED by Alderman R. Grant, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, the Bank of Nova Scotia be reappointed as the City's banker for the three-year period commencing September 1, 1986.

Motion passed.

47 Coronation Avenue

The above matter was forwarded to City Council without recommendation.

Alderman Jeffrey brought to Council's attention the matter of a building located at 47 Coronation Avenue on a lot measuring approximately 50' x 100'. He noted that originally the building had contained three units, although it was necessary to enter through the kitchen of one unit to reach another, a situation which is, in the Alderman's opinion, illegal.

Alderman Jeffrey added that the owners of the property in question had applied for a building permit, supposedly to effect repairs to the roof of a garage located at the back of the property. However, he emphasized that in reality the garage itself has been considerably expanded to provide room for another two housing units, to the point where the eaves are encroaching on the abutting property located on Rufus Avenue.

Council  
August 28, 1986

Alderman Jeffrey noted that a stop-work order had been issued by the Building Inspection Division, but ignored. He added that the owners had been given until August 15 to dismantle the addition, but to date nothing has been done.

Responding to Alderman Jeffrey's comments, the Acting City Solicitor stated that he would advise the Alderman in writing as to what action can be taken by the City to enforce the provisions of the Ordinances in questions, and to have the illegal addition at 47 Coronation Avenue dealt with.

#### Residents of Andrews Street

Alderman Jeffrey brought to Council's attention a variety of difficulties on Andrews Street which are in direct contravention of City ordinances and which are causing neighboring property owners considerable concern. In particular, the Alderman referred to excessive noise resulting from a party recently held outside a residence on that street which persisted for a three-day period. He added that while one side of the street had been designated by the City as a no-parking zone, cars are consistently allowed to park there often pointing in the wrong direction. Alderman Jeffrey further noted the presence of a bottle exchange business which, in his opinion, is illegal under the zoning requirements for the area, and which causes its neighbours concern due to the cases of bottles strewn about the property and onto the sidewalk. He also indicated that Andrews Street was the site of an "after hours bar" as well as illegal gambling, and emphasized that, despite repeated complaints from area residents, such matters have been allowed to persist for a considerable period of time.

Alderman Jeffrey requested that the situation on Andrews Street be brought to the attention of the Halifax Police Department, and that the ordinance violations be dealt with as quickly as possible.

Council  
August 28, 1986

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on August 20, 1986 as follows:

Award of Tender #86-11 - Sidewalk Renewal

MOVED by Alderman Meagher, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, Council award Tender #86-11 for sidewalk renewals for the unit prices quoted to Sun Construction Limited for:

- 1) Southwood Drive North (Tower Road to Young Avenue) and Young Avenue (Ogilvie to Point Pleasant Drive) for a total project cost of \$97,000 (funds to be made available from Account Numbers CB109 and CB131 respectively);
- 2) Edward Street East (Bliss to Binney); Henry Street East (Bliss to Binney) and Vernon Street East (Cedar to Cherry) for a total project cost of \$79,000 (funds to be made available from Account Numbers CB048, CB056 and CB117 respectively, with a total of \$18,000 being transferred from Account Number CB109 to Account Number CB048); and
- 3) Vernon Street East (Shirley to Pepperell) and Pepperell Street North (Vernon to Preston) for a total project cost of \$111,000 (funds to be made available from Account Numbers CB119 and CB094 respectively, with \$12,000 being transferred from Account Number CB109 to Account Number CB119).

Motion passed.

Award of Tender #86-19 - Sidewalk Renewal

MOVED by Alderman Meagher, seconded by Alderman Dewell that, as recommended by the Committee on Works, Council award Tender #86-19 to Armdale Construction Limited for sidewalk renewals at the unit prices quoted for:

- 1) Seaforth Street (Connolly Street to Oxford) and Edinburgh Street (Dublin to Oxford) for a total project cost of \$72,000 (funds to be made available from Account Numbers CB107 and CB046 respectively);
- 2) Connolly Street West (Liverpool to London); Connolly Street East (Liverpool to London); Young Street South (Connolly to Connaught); and Edgewood Avenue South (Connaught to Glendale) for a total project cost of \$88,000 (funds to be made available from Account Numbers CB029, CB032, CB134 and CB044 respectively);



Council  
August 28, 1986

- 3) Liverpool Street South (Dublin to Windsor) and Bayers Road South (Dublin to Oxford) for a total project cost of \$65,000 (funds to be made available from Account Numbers CB071 and CB014 respectively).

Motion passed.

Award of Tender #86-15 - Sidewalk Renewal

MOVED by Alderman Leiper, seconded by Alderman Walker that, as recommended by the Committee on Works, Council award Tender #86-15 to Armdale Construction Limited for sidewalk renewals at the unit prices quoted for:

- 1) Allen Street South (Windsor Street to Monastery); Allan Street North (Windsor Street to Monastery); and Windsor Street West (Quinpool Road to Allan Street) for a total project cost of \$160,000 (funds to be made available from Account Numbers CB011, CB010 and CB127 respectively, with funds being transferred from Account Number CB023 to Account Number CB011);
- 2) Chebucto Road South (Windsor to Chebucto); Chebucto Road North (St. Matthias to Dublin) and Compton Avenue South (Windsor to Robie) for a total project cost of \$92,000 (funds to be made available from Account Numbers CB025, CB023, and CB027 respectively).

Motion passed.

Award of Tender #86-18 - Traffic Improvements

MOVED by Alderman Downey, seconded by Alderman D. Grant that, Council award Tender #86-18 for the following traffic improvements at the unit prices quoted to:

- 1) Sun Construction Limited (Summer/Sackville Streets - right hand by-pass) for a total bid price of \$21,320 and a total project cost of \$26,000 (funds to be made available from Account Number CJ003); and
- 2) G & R Kelly Limited (Bell Road - bus bay) for a total bid price of \$26,203.75 and a total project cost of \$32,000 (funds to be made available from Account Number CJ002).

Motion passed.

Council  
August 28, 1986

Gutted House - Connaught Avenue/Quinpool Road

At the Committee on Works meeting held on August 20, 1986 Alderman Meagher requested that a report from the Building Inspection Division be made available to Council prior to the next regular meeting of Halifax City Council scheduled for August 28, 1986 as to whether the owner has in fact applied for the necessary building permits and also whether that Division has information as to the status of the repairs.

Alderman Meagher addressed the matter and referred to a memo submitted to members of Council this evening dated August 28, 1986. Alderman Meagher indicated that the memo indicated that a settlement was being worked out and a Building permit will be applied for within seven days. Alderman Meagher indicated that hopefully the next time Council meets this matter will be on the way to resolution however; if it is not, the matter will be placed on the agenda once again.

City Ordinance Enforcement Program

An information report from D. F. Murphy, City Solicitor, dated August 26, 1986 was submitted.

Following is the resolution approved at the August 20, 1986 meeting of the Works Committee:

"That Council instruct staff to review all City ordinances with a view to bringing about more immediate settlement of violations."

Alderman O'Malley addressed the matter indicating that at the Committee of the Whole he had requested the City Solicitor's Department to investigate the possibility of authority being granted to inspectors to issue tickets in relation to City Ordinances.

Alderman Grant addressed the matter and in referring to the submitted Information Report MOVED, seconded by Alderman O'Malley that the Legal Department request the Province that a voluntary payment of fines system be authorized by an amendment to the Halifax City Charter or that appropriate amendments be made to the regulations under the Summary Proceeding Act to incorporate specific offences against the City's law as Summary Offence Ticket offenses.

The motion was put and passed.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on August 20, 1986 as follows:

Speeding Zones - School Areas

An information report from D. F. Murphy, City Solicitor, dated August 26, 1986 was submitted.

MOVED by Alderman Jeffrey, seconded by Alderman Meagher that:

WHEREAS there are in the City of Halifax portions of highways near schools which are regularly crossed by children and upon which it is unsafe for vehicles to travel at more than 40 kilometers an hour given the proximity of children.

IT IS THEREFORE RESOLVED that the Council of the City of Halifax request the Provincial Traffic Authority to approve requests of the local traffic authority for Halifax to erect signs fixing a maximum rate of speed of 40 kilometers per hour in school areas.

A discussion ensued with the City Manager indicating that Council in effect would be seeking the approval of the Department of Transport and in order to make a strong case staff should be permitted to prepare traffic engineering studies in this regard. The City Manager further noted that Halifax had one of the best pedestrian safety records in the Canada due in part to the education of both driver and pedestrian.

A further short discussion ensued with Alderman Jeffrey noting that if traffic engineering reports would strengthen Council's recommendation to the Department of Transport, then staff should prepare the necessary reports.

The motion was put and passed.

10:20 p.m. The meeting adjourned for a short recess.

10:30 p.m. The meeting reconvened with all the same members being present except Alderman Meagher.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Peninsula North Secondary Planning Strategy - Planning Advisory Committee

A report from Mr. J. M. Gatien, Chairman, Planning Advisory Committee, dated August 20, 1986 was submitted. A report from A. C. McMillan, Chairman, Heritage Advisory Committee, dated August 27, 1986 was also submitted.

His Worship suggested that this matter be deferred until such time as Alderman Meagher was present, to which Council agreed.

Council  
August 28, 1986

Quinpool Road Commercial Area & Amendments to Peninsula Centre  
Secondary Planning Strategy - Planning Advisory Committee

A report from Mr. J. M. Gatién, Chairman, Planning Advisory Committee, dated August 21, 1986 was submitted.

MOVED by Alderman Cromwell, seconded by Alderman Meagher that Council direct the Planning Advisory Committee to not review the commercial property lines on the north side of Pepperell Street until after the Minister of Municipal Affairs has approved the Quinpool Road Commercial Area Plan and Amendments to the Peninsula Centre Secondary Planning Strategy.

Motion passed.

Peninsula North Secondary Planning Strategy - Planning Advisory  
Committee

MOVED by Alderman Meagher, seconded by Alderman D. Grant that a date be set for a public hearing on the proposed July 1986 Peninsula North Secondary Planning Strategy which was submitted to City Council on July 31, 1986.

Alderman O'Malley addressed the matter indicating that he had some difficulty with certain components of the Plan and would like an opportunity to address these concerns with the Planning Advisory Committee.

MOVED by Alderman O'Malley, seconded by Alderman Jeffrey that this matter be referred back to the Planning Advisory Committee to allow an opportunity for Alderman O'Malley to address his concerns to the Committee.

Motion passed.

Alderman Meagher indicated that he felt this matter should go to the next meeting of the Planning Advisory Committee and those persons having concerns should be invited to attend that meeting.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on August 28, 1986 was submitted.

Permits for Regatta Point

This matter was forwarded to City Council without recommendation.

Alderman Walker addressed the matter referring to a complaint he had received regarding work being carried out at the Regatta Point development site at 4:30 on August 14th. Alderman Walker indicated that he had conveyed this complaint to city offices at that time. Alderman Walker briefly outlined a further incident regarding the opening of the street in conjunction with this same project. Alderman Walker noted that upon investigation he had ascertained that the permit to open the street had not been issued until August 20th. Alderman Walker indicated that it was apparent legislation to enable the City to enforce their Bylaws was required.

Alderman Walker indicated that these incidents were an annoyance to the area residents and in a memo staff had advised that they were not aware that construction had commenced on the site previous to the developer obtaining the permits.

Alderman Walker then referred to an incident at the Chocolate Lake Recreation Centre where a bulldozer had travelled over a sidewalk to access the construction site in that area. Alderman Walker indicated that this had resulted in damage to the sidewalk. Alderman Walker noted that he had brought this matter to the attention of staff and had been advised that the sidewalk was to be renewed in any case.

Alderman Walker indicated that these sidewalks would not be renewed immediately and residents of the area would have to use the sidewalk as it is. Alderman Walker asked if there was any way such incidents as these could be stopped or the persons penalized.

Alderman Walker noted that he had contacted staff in regard to the Regatta Point development incident and asked why staff had not been aware that construction was being carried out at that site.

#### Time of Development Permits

This matter was forwarded to City Council without recommendation.

Alderman Walker referred a situation at the corner of Bryden Street and Circle Drive in which the street and sidewalk has been opened for two to three months. Alderman Walker noted that during weekends this area was left unattended without even signage to denote the street was open. Alderman Walker noted that this was causing traffic difficulties and inconveniencing area residents.

Alderman Walker suggested that a time limit should be placed on these permits. Alderman Walker suggested that staff look into placing a time limit on permits issued for the purpose of opening streets and sidewalks which affect both pedestrian and vehicular traffic.

MISCELLANEOUS BUSINESS

Award of Tender #86-34 - Sidewalk Renewals

A staff report dated August 25, 1986 was submitted.

MOVED by Alderman O'Malley, seconded by Alderman Dewell that Council Award Items # 1 and 2 of Tender 86-34 to G. & R. Kelly Enterprises Ltd. for:

1. Windsor Street East (Windsor Terrace to Almon Street and Summit to Windsor Terrace); Windsor Terrace North (Pacific to Gladstone); and Windsor Terrace South (Windsor to Gladstone Street) for a total project cost of \$89,000 (funds to be made available from Account Numbers CB124, CB125, CB128 and CB129);
2. Charles Street South (Hunter to Clifton Street and John to Davis Street) and Agricola Street West (Charles to Willow Street and McCully to May Street) for a total project cost of \$69,000 (funds to be made available from Account Numbers CB020, CB021, CB008, and CB006);

AND FURTHER THAT

Council award Item #3 of Tender #86-34 to Armdale Construction Limited for:

3. Cunard Street North (Creighton to Gottingen Street and Maynard to Agricola Street); Cunard Street South (Creighton to Maynard Street); and Agricola Street West (Sarah to Cunard Street) for a total project cost of \$81,000 (funds to be made available from Account Numbers CB034, CB036, CB033 and CB007).

Motion passed.

Financial Request - Nova Scotia Tattoo

Correspondence dated August 19, 1986 from J. A. Pulton, Chairman, The Nova Scotia Tattoo Committee, was submitted. A staff report dated August 27, 1986 was also submitted.

MOVED by Deputy Mayor Flynn, seconded by Alderman D. Grant that Council make a \$10,000 contribution towards the cost of staging the Nova Scotia Tattoo in 1986, and that this be charged to the 1986 Grants Budget.

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

Consideration of Administrative Order for Executive Services -  
SET DATE FOR MEETING - Alderman O'Malley

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

Alderman O'Malley addressed the matter noting that the date for the meeting had been set and voicing his objection that this matter was to be discussed in private rather than in a public forum.

QUESTIONS

Question Deputy Mayor Flynn re: Mumford Road Widening

Deputy Mayor Flynn referred to correspondence received from Mr. Joseph Yazebek of 3183 Ashburn Avenue and indicated that he would like a staff report for the next meeting of the Committee of the Whole Council, if possible, in relation to the costs involved with the proposed Mumford Road widening. Deputy Mayor Flynn indicated that he would like included the cost of the necessary expropriations and further that the report address the need for this widening in light of the proposed 1/4 million dollar upgrading of Mumford Road.

Question Alderman Walker re: Meeting with Minister of Highways  
and Premier re St. Margaret's Bay Road

Alderman Walker referred to previous requests he had made regarding a meeting with the Minister of Highways and the Premier in relation to the ramp on St. Margaret's Bay Road and asked if any response had been received in relation to this meeting. Alderman Walker asked when this meeting could be arranged and indicated that he would like to be present at the meeting.

Question Alderman Walker re: Heavy Traffic - Armshore Drive re  
Regatta Point Development

Alderman Walker referred to complaints of trucks using Armshore Drive to access the Regatta Point Development and indicated that it was his understanding that the Contract Development agreement directed that machinery accessing this site use Purcell's Cove Road. Alderman Walker asked if the Contract Development agreement did indeed contain such a clause.

Question Alderman R. Grant re: Rodent Problem - Thornhill Drive

Alderman R. Grant referred to a rodent problem in the Thornhill Drive area and noted that the Board of Health had dealt with this matter some time ago. Alderman R. Grant indicated that it was his understanding that a baiting program was to be undertaken in the area. Alderman R. Grant noted that he was not aware of any baiting in the area and requested that

the Board of Health and staff report with respect to the status of this matter.

Question Alderman R. Grant re: Investment League Savings and Mortgage

Alderman R. Grant indicated that he had recently reviewed the city's investment program and, referring to correspondence received from League Savings and Mortgage, voiced concern that the City was not investing with League Savings and Mortgage. Alderman R. Grant noted that investment with this organization would remain in the City and noted that many other groups do invest with League Savings and Mortgage.

His Worship noted that Mr. Smith had responded to the correspondence from League Savings and Mortgage and asked if Alderman R. Grant had seen this reply.

Alderman R. Grant indicated that he had not and requested a copy of the response be forwarded to him for his consideration.

Question Alderman R. Grant re: Tenders - City Hall Elevator and Computer Enhancements and Upgrade

Alderman R. Grant referred to two information reports distributed to Council regarding the awarding of tenders for the City Hall Elevator and Computer Enhancements and Upgrading and noted that he was concerned that these tenders had not been approved by City Council. Alderman R. Grant indicated that the amounts involved far exceeded the City Manager's approval level and requested that the City Auditor General report with regard to both of these tender awards.

Alderman R. Grant further requested that the City Auditor General include in his report whether or not he had been advised of the proposed computer enhancements and upgrading as has been directed.

Question Alderman R. Grant re: Request to Province Rezoning to Park - Chocolate Lake

Alderman R. Grant referred to information that Chocolate Lake was owned by the Nova Scotia Housing Commission and noted that this land was leased for \$1.00 per year for the next 20 years to be used as recreational land. Alderman R. Grant requested that staff approach the Province with the view to receiving permission to rezone this land to Park.

Question Alderman R. Grant re: Alvina Nursery, Herring Cove Road

Alderman R. Grant referred to difficulties experienced by the Alvina Nursery on the Herring Cove Road which have been



discussed by Council previously and requested that staff report with regard to the status of this matter. Alderman R. Grant asked if the matters of concern had been addressed totally and if not, what can be done to alleviate this situation.

Question Alderman Dewell re: Sidewalk Renewals

Alderman Dewell referred to the number of sidewalk renewals taking place in the City and noted that concern was being expressed about the length of time sidewalk were dug up. Alderman Dewell noted that he was aware that the weather has caused some difficulty in this area; however, residents and businesses were being inconvenienced due to a loss of access to their properties. Alderman Dewell suggested that one sidewalk be completed before another is dug up and asked if it would be possible to have the concrete poured soon after the sidewalk was dug up. Alderman Dewell noted that this was related to Alderman Walker's comments regarding a time limit being put on permits.

Question Alderman Dewell re: Zoning Bylaw Education - Real Estate Agents

Alderman Dewell referred to the lack of training given to Real Estate Agents in relation to the Zoning and Land Use Bylaws of the City of Halifax and noted that he had requested on a previous occasion that a letter go to the Halifax/Dartmouth Real Estate Board recommending that Zoning and Land Use Bylaw information be included in their education program. Alderman Dewell indicated that it did not appear that this information was being included in their education program. Alderman Dewell requested that His Worship check into this matter and ascertain if this letter had been forwarded to the Halifax/Dartmouth Real Estate Board.

Question Alderman Dewell re: 24 Hour Stores

Alderman Dewell referred to certain stores within his Ward that were remaining open for 24 hours and asked under what authority they remained open. Alderman Dewell indicated that he understood that all stores within the City must close at 12 midnight.

The Acting City Solicitor indicated that he was not certain under what authority the stores were remaining open 24 hours and indicated that he would review the matter and respond in writing.

His Worship leaves the meeting and Deputy Mayor Flynn takes the Chair.

Council  
August 28, 1986

Question Alderman O'Malley re: Minister of Development -  
Procedure for Advising of Proposed Development within  
an Area

Alderman O'Malley referred to the development of the two industrial parks within the City and noted that it appeared that Halifax was not receiving information regarding proposed industry for the area until after the fact..

Alderman O'Malley asked that correspondence be forwarded to the Minister of Development requesting that he provide the City with the procedure followed by the Department of Development, IEL or any Federal body relating to development in ensuring that information with regard to proposed industry coming into the area is given to all competing municipalities interested in establishing new industry in their area.

Alderman O'Malley indicated that he would like to know if there is a procedure which provides municipalities with an equal opportunity to make a presentation before the industry establishes a location.

The Chairman advised that His Worship would write a letter on Council's behalf.

Question Alderman O'Malley re: Halifax Likes Company

Alderman O'Malley requested a report from the Department of Tourism regarding what success the Halifax Likes Company program had enjoyed. Alderman O'Malley requested that the report include the areas in which the approved \$80,000 had been spent, whether the program had received a positive response and was the program a successful venture. Alderman O'Malley requested a comprehensive report in relation to the Halifax Likes Company program.

Question Alderman Meagher re: Real Estate Signs

Alderman Meagher referred to correspondence he had received from a homeowner on Princess Place which is located off Cunard Street between the MacDonald Apartments and the Royal Canadian Legion. Alderman Meagher indicated that there were two homes on Princess Street which were up for sale and noted that the City had recently advised the Halifax/Dartmouth Real Estate Board that Real Estate Signs, to locate home for sale, were no longer permitted on City streets.

Alderman Meagher indicated that he had never had any difficulties with the location of such signs noting however; he was aware that many other Aldermen have had difficulties. Alderman Meagher stressed the importance of locating homes which are for sale on out of the way streets and requested that staff look into this matter with a view to permitting these signs in certain circumstances.

Council  
August 28, 1986

The Chairman indicated that an Ordinance restricted the placement of these signs on City streets and suggested that no exceptions could be made in this regard. The Chairman indicated that perhaps Alderman Meagher should suggest that the Real Estate company make arrangements to place the signs on private property.

Question Alderman Meagher re: Decision Supreme Court of Quebec  
re Sunday Closings

Alderman Meagher indicated that it was his understanding that the Supreme Court of Quebec had brought down a decision in relation to Sunday Closings and asked the Acting City Solicitor if he had any information in this regard.

The City Solicitor indicated that he was not aware of any such decision and noted that the Supreme Court of Canada decision regarding the Ontario legislation was of most interest to the City. The Solicitor noted that the Ontario legislation was closest to the City's legislation. The City Solicitor noted that the matter had been before the Supreme Court; however, a decision has not been handed down.

Question Alderman Downey re: Uniacke Square

Alderman Downey referred to the presence of Mr. Allard, General Manager of the Halifax Housing Authority and asked if work required to the walkways and entrances in Uniacke Square was to be carried out in the near future.

Mr. Allard responded briefly outlining difficulties with regard to budgeting due to the late approval of the City's budget and noting that he approved some \$78,000 of concrete work at Uniacke Square recently.

Alderman Downey asked if this included work to the damaged entrance way and Mr. Allard indicated that this work was budgeted for 1987.

Question Alderman Cromwell re: Woodside Ferry - Bus Routes

Alderman Cromwell referred to comments made by the Deputy Mayor in the newspaper regarding the possibility that transit service to parts of the City would be cut as a result of the establishment of the Woodside Ferry and indicated that he was greatly concerned with this possibility. Alderman Cromwell requested that Council be kept up to date with regard to the bus service in relation to the implementation of the Ferry. Alderman Cromwell indicated that he did not think bus routes within the City should be depleted to provide service from the new ferry.

The Chairman advised that such concerns would be addressed through the Metropolitan Authority.

Council  
August 28, 1986

Question Alderman Cromwell re: Status - Seniors Housing

Alderman Cromwell referred to a request made previously to Council regarding land to be used for the development of seniors housing on Bayers Road and indicated that it was his understanding that staff was going to attempt to secure land for use by the group. Alderman Cromwell requested that staff report with regard to the status of this matter.

Question Alderman Cromwell re: City Clerk's Position

Alderman Cromwell referred to the supposition that the City Clerk's Office was to be amalgamated with the Legal Department and asked if the office of the City Clerk would disappear as a result of the proposed amalgamation noting that all municipalities have a City Clerk.

The City Manager advised that the office of the City Clerk would not disappear as it is provided for in the City Charter and noted that there will be a City Clerk which will remain in place until Council changes it.

Alderman Cromwell then referred to the employment of a Consultant to interview applicants for the position of City Clerk and asked why a consultant had been employed suggesting the matter should have been processed through the City's Personnel Department.

The City Manager advised that he had felt that outside expertise was required to carry out an objective assessment of the candidates.

Alderman O'Malley asked if the appointment of the City Clerk was a responsibility of Council, to which the Manager indicated that Council did appoint the City Clerk.

ADDED ITEMS

Maritime Formless Ltd. - Tender Nos. 86-06, 86-09 and 86-10

A staff report dated August 25, 1986 was submitted.

MOVED by Alderman Dewell, seconded by Deputy Mayor Flynn that Council authorize staff to negotiate the implementation of outstanding works under Tender No. 86-10 with valid bidders previously identified in the Tender Award report dated July 17, 1986.

A short questioning ensued and the motion was put and passed.

Statement of Revenue and Expenditure

A staff report dated August 26, 1986 was submitted.

MOVED by Alderman Dewell, seconded by Alderman Hamshaw  
that the Statement of Revenue and Expenditure for the seven  
months ended July 31, 1986 be tabled.

Alderman Grant referred to the overexpenditure in the  
Employee Relations budget and requested that staff prepare a  
detailed report why and where this overexpenditure occurred.

The motion was put and passed.

Bus Stop - North Street - Alderman Meagher

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

Alderman Meagher addressed the matter requesting that  
this matter be referred to staff for a report for the next  
meeting of the Committee of the Whole Council. Alderman  
Meagher indicated that he had advised staff previously of the  
situation.

Town Clock - Alderman Walker

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

Alderman Walker addressed the matter indicating that  
he had recently visited the Town Clock and had noted that the  
building required painting. Alderman Walker indicated that as  
this was a major tourist attraction he felt a letter should go  
to Parks Canada suggesting that they paint the building.  
Alderman Walker requested that His Worship forward such a  
letter to Parks Canada.

Alderman R. Grant noted that the Friends of the  
Citadel were planning a complete restoration of the Clock and  
were presently raising funds for this purpose.

Status of Specific Sidewalk Renewals - Alderman O'Malley

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

Alderman O'Malley noted that he had received the  
report regarding this matter and indicated that he appreciated  
staff's fine effort in this regard.

Council  
August 28, 1986

11:30 p.m. The meeting adjourned.

HIS WORSHIP MAYOR RON WALLACE  
DEPUTY MAYOR A. FLYNN  
CHAIRMEN

E. A. KERR  
ACTING CITY CLERK

\*K/sg

HEADLINES FOR CITY COUNCIL MINUTES  
of 08/28/86

Presentation - Dr. Andrew W. MacKay	.... 474
Introduction - Miss Patricia Newman (Miss Halifax)	.... 474
<b>MINUTES</b>	.... 474
<b>APPROVAL OF ORDER OF BUSINESS</b>	.... 475
<b>DEFERRED ITEMS</b>	
Street Closure - Portion of Fern Lane	.... 475
Rezoning - Lot 6: Birmingham Street	.... 476
Case No. 5043 - Contract Development: 2186 Windsor Street	.... 476
Case No. 4993 - Contract Development: 2020 Maynard Street	.... 477
Case No. 5004 - Contract Development: 2098 Creighton Street	.... 478
Case No. 5053 - Contract Development: 3055 Agricola Street	.... 478
<b>PUBLIC HEARINGS, HEARINGS, ETC</b>	
Appeal of Variance Approval - 6278 Duncan Street	.... 479
<b>REPORT - FINANCE AND EXEC COMM</b>	
Report from Council's Committee on Tax Concessions	.... 480
Acorn Road	.... 480
Street Vendors	.... 481
Proposed Tax Concessions	.... 481
Call for Proposals - Heliport (Upper Water Street)	.... 481
Waterfront - Temporary Harbour Walk	.... 483
Grosvenor School Lands	.... 484
Devonshire Centre	.... 484
Homes for Special Care - Provincial Cost-Sharing	.... 484
No Smoking in the Workplace	.... 485
Sale of Lot 7C - Ragged Lake Area (Halifax Industrial Park)	.... 485

HEADLINES FOR CITY COUNCIL MINUTES  
of 08/28/86

47 Coronation Avenue	.... 486
City of Halifax v. Revenue Hotes and Director of Assessment	.... 486
Banking Services - City of Halifax, and Its Boards and Commissions	.... 486
Residents of Andrews Street	.... 487
REPORT - COMMITTEE ON WORKS	
Award of Tender #86-19 - Sidewalk Renewal	.... 488
Award of Tender #86-11 - Sidewalk Renewal	.... 488
Award of Tender #86-18 - Traffic Improvements	.... 489
Award of Tender #86-15 - Sidewalk Renewal	.... 489
Gutted House - Connaught Avenue/Quinpool Road	.... 490
City Ordinance Enforcment Program	.... 490
REPORT - SAFETY COMMITTEE	
Speeding Zones - School Areas	.... 491
REP.- COMM. OF WHOLE COUNCIL	
Peninsula North Secondary Planning Strategy - Planning Advisory Committee	.... 491
Peninsula North Secondary Planning Strategy - Planning Advisory Committee	.... 492
Quinpool Road Commercial Area & Amendments to Peninsula Centre Secondary Planning Strategy - PAC	.... 492
REPORT - CITY PLANNING COMM.	
Permits for Regatta Point	.... 492
Time of Development Permits	.... 493
MISCELLANEOUS BUSINESS	
Financial Request - Nova Scotia Tattoo	.... 494
Award of Tender #86-34 - Sidewalk Renewals	.... 494
Consideration of Administrative Order for Executive Services	.... 495
SET DATE FOR MEETING - Alderman O'Malley	.... 495
Question Alderman R. Grant re: Request to Province Rezoning to Park - Chocolate Lake	.... 496



HEADLINES FOR CITY COUNCIL MINUTES  
of 08/28/86

QUESTIONS

Question Alderman Walker re: Heavy Traffic - Armshore Drive re Regatta Point Development	.... 495
Question Alderman R. Grant re: Rodent Problem - Thornhill Drive	.... 495
Question Deputy Mayor Flynn re: Mumford Road Widening	.... 495
Question Alderman Walker re: Meeting with Minister of Highways and Premier re St. Margaret's Bay Road	.... 495
Question Alderman R. Grant re: Tenders - City Hall Elevator and Compute Enhancements and Upgrade	.... 496
Question Alderman R. Grant re: Investment League Savings and Mortgage	.... 496
Question Alderman R. Grant re: Alvina Nursery, Herring Cove Road	.... 496
Question Alderman Dewell re: Zoning Bylaw Education - Real Estate Agents	.... 497
Question Alderman Dewell re: 24 Hour Stores	.... 497
Question Alderman Dewell re: Sidewalk Renewals	.... 497
Question Alderman O'Malley re: Halifax Likes Company	.... 498
Question Alderman Meagher re: Real Estate Signs	.... 498
Question Alderman O'Malley re: Minister of Development - Procedure for Advising of Proposed Dev. within an Area	.... 498
Question Alderman Downey re: Uniacke Square	.... 499
Question Alderman Cromwell re: Woodside Perry - Bus Routes	.... 499
Question Alderman Meagher re: Decision Supreme Court of Quebec re Sunday Closings	.... 499
Question Alderman Cromwell re: City Clerk's Position	.... 500
Question Alderman Cromwell re: Status - Seniors Housing	.... 500

ADDED ITEMS

Maritime Formless Ltd. - Tender Nos. 85-06, 86-09 and 86-10	.... 500
Bus Stop - North Street - Alderman Meagher	.... 501
Status of Specific Sidewalk Renewals - Alderman O'Malley	.... 501
Town Clock - Alderman Walker	.... 501
Statement of Revenue and Expenditure	.... 501

SPECIAL CITY COUNCIL  
PUBLIC HEARINGS  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
September 3, 1986  
7:30 P. M.

A Special Meeting of Halifax City Council (Public Hearings) was held on the above date.

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

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

ALSO PRESENT: City Manager; B. Allen, Acting City Solicitor; E. A. Kerr, Acting City Clerk; and other members of City staff.

ADDED ITEMS

Tender #86-27: Drainage Improvements - St. Francis School Sportsfield

The above-mentioned item was added to the agenda from a meeting of the Committee on Works held earlier this date.

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

1. Council award Tender #86-27 for Drainage Improvements (St. Francis School Sportsfield) to Sun Construction for \$47,350.00 and with a total project cost of \$60,000 which includes recommended tender price, engineering, inspection, testing, T. V. inspection and administration at 20%;
2. funding authorized from Account Numbers PA826 and PA885; and
3. The following funding transfer be approved:

<u>Account #</u>	<u>Description</u>	<u>Amount</u>
PA826 to PA885	Recreation	\$15,000

Motion PASSED.

SPECIAL CITY COUNCIL  
PUBLIC HEARINGS  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
September 3, 1986  
7:30 P. M.

A Special Meeting of Halifax City Council (Public Hearings) was held on the above date.

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

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

ALSO PRESENT: City Manager; B. Allen, Acting City Solicitor; E. A. Kerr, Acting City Clerk; and other members of City staff.

ADDED ITEMS

Tender #86-27: Drainage Improvements - St. Francis School Sportsfield

The above-mentioned item was added to the agenda from a meeting of the Committee on Works held earlier this date.

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

1. Council award Tender #86-27 for Drainage Improvements (St. Francis School Sportsfield) to Sun Construction for \$47,350.00 and with a total project cost of \$60,000 which includes recommended tender price, engineering, inspection, testing, T. V. inspection and administration at 20%;
2. funding authorized from Account Numbers PA026 and PA085; and
3. The following funding transfer be approved:

<u>Account #</u>	<u>Description</u>	<u>Amount</u>
PA026 to PA085	Recreation	\$15,000

Motion passed.

Tender #86-36: Sidewalk Renewals

The above-mentioned matter was added to the agenda from a meeting of the Committee on Works held earlier this date.

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

1. Council award Item #1 of Tender #86-36 for sidewalk renewals as follows: (a) Kaye Street (North) - Gottingen to Albert; and (b) Lynch Street (West) - Vestry to Glebe to G. & R. Kelly for \$93,295.00, and with a total project cost of \$112,000 which includes recommended tender price, engineering, inspection, testing, T. V. inspection and administration at 20%;
2. Council award Item #2 of Tender #86-36 for sidewalk renewals as follows: (a) Novalea Drive (West) - Livingstone to Stairs Streets; (b) Isleville Street (East) - Cabot Place to Sebastian Place; (c) Roome Street (North) - Acadia to Dartmouth Avenue; (d) Acadia Street (East) - Duffus to Rector; and (e) Acadia St. (West) - Duffus to Rector, to Gael General Contracting Ltd. for \$75,855.00 and with a total project cost of \$92,000 which includes recommended tender price, engineering, inspection, testing, T. V. inspection and administration at 20%; and
3. funding authorized from Account Numbers CB066, CB075, CB085, CB059, CB101, CB001, CB002.

Motion passed.

Tender #86-39: New Paving - Seaview Drive

The above-mentioned matter was added to the agenda from a meeting of the Committee on Works held earlier this date.

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

1. Council award Tender #86-39 for New Paving (Seaview Avenue - Circle Drive to Aurora Avenue) to Lakeport Contracting Ltd. for \$135,323.60 and with a total project cost of \$163,000 which includes recommended tender price, engineering, inspection, testing, T. V. inspection and administration at 20%;
2. funding authorized from Account Numbers CD002 and CE039; and

3. the following funding transfer be approved:

<u>Account #</u>	<u>Description</u>	<u>Amount</u>
CE839 to CD882	New Paving	\$58,000

Motion passed.

Award of Tender #85-150: Alexandra Centre - Window Replacements

The above-mentioned matter was added to the agenda from a meeting of the Committee on Works held earlier this date.

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

1. Council award Tender #85-150 for Alexandra Centre window replacements to Nu-Wall Construction Co. Ltd., P.O. Box 7087N, Halifax, NS for \$164,385.000; and
2. funds are available from Account Numbers:

222423.20100.AA002	-	\$143,546.89
222423.20100.AA003	-	432.21
222423.20100.AA004	-	20,405.90

Motion passed.

7:40 p.m. - Alderman O'Malley retires from the meeting.

Case No. 4991 - Discharge of Contract Development Agreement and Rezoning: (Lot B-1 Bedford Highway)

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

Mr. W. D. Campbell of the Development and Planning Department, using maps and diagrams, reviewed the application under Case No. 4991 to discharge the existing contract development agreement registered against Lot B-1, Bedford Highway and to rezone the property in question from C-2B (Highway Commercial) to R-4 (Multiple Dwelling), to permit the construction of two multiple-unit buildings containing 38 and 200 units respectively.

In his remarks, Mr. Campbell noted that, in staff's opinion, the site in question is adequately serviced to permit the proposed intensity of use and further, that the increase in traffic generated by the proposed development will not adversely affect the principal street network (in particular, traffic flow along the Bedford Highway). He added that the design of both buildings in question is compatible with the character of existing developments in the area, particularly

3. the following funding transfer be approved:

<u>Account #</u>	<u>Description</u>	<u>Amount</u>
CE039 to CD002	New Paving	\$58,000

Motion passed.

Award of Tender #85-150; Alexandra Centre - Window Replacements

The above-mentioned matter was added to the agenda from a meeting of the Committee on Works held earlier this date.

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

1. Council award Tender #85-150 for Alexandra Centre window replacements to Nu-Wall Construction Co. Ltd., P.O. Box 7087N, Halifax, NS for \$164,385.000; and
2. funds are available from Account Numbers:

222423.Z0100.AA002	-	\$143,546.89
222423.Z0100.AA003	-	432.21
222423.Z0100.AA004	-	20,405.90

Motion passed.

Case No. 4991 - Discharge of Contract Development Agreement and Rezoning; Lot B-1 Bedford Highway

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

Mr. W. D. Campbell of the Development and Planning Department, using maps and diagrams, reviewed the application under Case No. 4991 to discharge the existing contract development agreement registered against Lot B-1, Bedford Highway and to rezone the property in question from C-2B (Highway Commercial) to R-4 (Multiple Dwelling), to permit the construction of two multiple-unit buildings containing 38 and 200 units respectively.

In his remarks, Mr. Campbell noted that, in staff's opinion, the site in question is adequately serviced to permit the proposed intensity of use and further, that the increase in traffic generated by the proposed development will not adversely affect the principal street network (in particular, traffic flow along the Bedford Highway). He added that the design of both buildings in question is compatible with the character of existing developments in the area, particularly

3. the following funding transfer be approved:

<u>Account #</u>	<u>Description</u>	<u>Amount</u>
CE039 to CD002	New Paving	\$58,000

Motion passed.

Award of Tender #85-150: Alexandra Centre - Window Replacements

The above-mentioned matter was added to the agenda from a meeting of the Committee on Works held earlier this date.

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

1. Council award Tender #85-150 for Alexandra Centre window replacements to Nu-Wall Construction Co. Ltd., P.O. Box 7087N, Halifax, NS for \$164,385.000; and
2. funds are available from Account Numbers:

222423.20100.AA002 - \$143,546.89  
222423.20100.AA003 - 432.21  
222423.20100.AA004 - 20,405.90

Motion passed.

Case No. 4991 - Discharge of Contract Development Agreement and  
Rezoning: Lot B-1 Bedford Highway

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

Mr. W. D. Campbell of the Development and Planning Department, using maps and diagrams, reviewed the application under Case No. 4991 to discharge the existing contract development agreement registered against Lot B-1, Bedford Highway and to rezone the property in question from C-2B (Highway Commercial) to R-4 (Multiple Dwelling), to permit the construction of two multiple-unit buildings containing 38 and 200 units respectively.

In his remarks, Mr. Campbell noted that, in staff's opinion, the site in question is adequately serviced to permit the proposed intensity of use and further, that the increase in traffic generated by the proposed development will not adversely affect the principal street network (in particular, traffic flow along the Bedford Highway). He added that the design of both buildings in question is compatible with the character of existing developments in the area, particularly

with regard to Stoneybrook Manor and the 30-unit building at 25 Vimy Avenue.

7:45 p.m. - Alderman D. Grant enters the meeting.

Alderman Jeffrey requested that a copy of the traffic study previously prepared in conjunction with the proposal to widen Dutch Village Road be submitted to members of Council prior to its next regular meeting.

Mr. Ross Stinson, solicitor for Granbury Developments, addressed Council in support of the application. Using a scale model of the proposed development, Mr. Stinson noted that the buildings have been designed in close consultation with members of City staff, and that efforts have been made to conform to the size and scale of existing development in the immediate area. Referring to the policies of the Municipal Planning Strategy which encourage the development of residential units in this area, Mr. Stinson noted that the larger of the two buildings contains a mixture of one, two, and three-bedroom units and is therefore extremely suitable for family accommodation. While acknowledging that any development on the site in question will generate increased traffic, Mr. Stinson referred members of Council to projections pertaining to traffic volumes prepared for the developer by Fenco Shawinigan Engineering.

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

The following materials were submitted on behalf of the applicant, Granbury Developments:

- Information package, dated August 27, 1986, entitled "Contract Development Lot B1, Bedford Highway," from Mr. R. J. Ross Stinson (Chandler, Moore), 3476 Dutch Village Road, Halifax, Nova Scotia, B3N 2R9.

- Correspondence, dated September 3, 1986, from Mr. Bruce Higgins, P.Eng., Fenco Shawinigan Engineering, 1959 Upper Water Street, Halifax, Nova Scotia, B3J 3N2.

MOVED by Alderman Leiper, seconded by Deputy Mayor Flynn that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for September 11, 1986.

Motion passed.



with regard to Stoneybrook Manor and the 30-unit building at 25 Vimy Avenue.

7:45 p.m. - Alderman D. Grant enters the meeting.

Alderman Jeffrey requested that a copy of the traffic study previously prepared in conjunction with the proposal to widen Dutch Village Road be submitted to members of Council prior to its next regular meeting.

Mr. Ross Stinson, solicitor for Granbury Developments, addressed Council in support of the application. Using a scale model of the proposed development, Mr. Stinson noted that the buildings have been designed in close consultation with members of City staff, and that efforts have been made to conform to the size and scale of existing development in the immediate area. Referring to the policies of the Municipal Planning Strategy which encourage the development of residential units in this area, Mr. Stinson noted that the larger of the two buildings contains a mixture of one, two, and three-bedroom units and is therefore extremely suitable for family accommodation. While acknowledging that any development on the site in question will generate increased traffic, Mr. Stinson referred members of Council to projections pertaining to traffic volumes prepared for the developer by Fenco Shawinigan Engineering.

Alderman O'Malley leaves the meeting.

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

The following materials were submitted on behalf of the applicant, Granbury Developments:

- Information package, dated August 27, 1986, entitled "Contract Development Lot B1, Bedford Highway," from Mr. R. J. Ross Stinson (Chandler, Moore), 3476 Dutch Village Road, Halifax, Nova Scotia, B3N 2R9.

- Correspondence, dated September 3, 1986, from Mr. Bruce Higgins, P.Eng., Fenco Shawinigan Engineering, 1959 Upper Water Street, Halifax, Nova Scotia, B3J 3N2.

MOVED by Alderman Leiper, seconded by Deputy Mayor Elynn that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for September 11, 1986.

Motion passed.

Street Closure - Portion of Kempt Road (Parcel "P")  
Between Commission Street and the CN Underpass

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

Mrs. Carol Bradley, Supervisor, Real Estate Division, reviewed the proposed closure of a portion of Kempt Road, noting that the narrow strip of land known as Parcel "P" (belonging to the City of Halifax) resulted from the realignment of Kempt Road in 1973 and is considered to be surplus. Mrs. Bradley added that, after investigating the matter in detail, staff find no reason to recommend against the proposed closure of this portion of Kempt Road.

There were no persons present wishing to address Council on this matter, and no written submissions received.

MOVED by Alderman Dewell, seconded by Alderman R. Grant that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for September 11, 1986.

Motion passed.

Land Use Bylaw Amendment (Mainland Area) - R-3 (Multiple-Dwelling) Zone

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

Mr. John Heseltine, Planner II with the Development and Planning Department, presented members of Council with a brief overview of the proposed amendments to the R-3 (Multiple-Dwelling) Zone currently in use in a portion of the Mainland Area.

In his remarks, Mr. Heseltine noted that because the R-3 Zone (initially applied to only one location within the Bedford Highway secondary planning area) is now being proposed for a broader application in the Mainland, staff, in consultation with the Planning Advisory Committee, are recommending that certain of the existing R-3 provisions, such as density, open space, and landscaping requirements, be further refined. He emphasized that, in staff's opinion, the proposed amendments will render the R-3 zone more consistent with the requirements of the R-4 zoning classification.

Mr. Heseltine then responded to questions from various members of City Council.

There were no persons present in the public gallery wishing to address Council on this matter, and no written submissions were received.

MOVED by Alderman R. Grant, seconded by Alderman Jeffrey that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for September 11, 1986.

Motion passed.

8:10 p.m. - Mayor Wallace retires from the meeting, with Deputy Mayor Flynn assuming the Chair.

Case No. 495B - Contract Development: 2162-64 Robie Street

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

Mr. W. D. Campbell of the Development and Planning Department, using diagrams of the property in question, reviewed the application for contract development to construct a three-storey, two-unit addition to an existing two-unit building located at 2162-64 Robie Street.

Mr. Campbell, referring to the staff report dated May 26, 1986, emphasized that the proposed addition does not meet the standards of either the existing Land Use Bylaw or the requirements proposed under the draft Peninsula North Secondary Planning Strategy, particularly in terms of lot coverage. He added that, because the lot at 2162-64 Robie Street is well below the existing minimum standards for a four-unit building, staff have recommended refusal of the contract development application.

Mr. Michael Simmons, owner and resident of 2164 Robie Street, addressed Council in support of his application, emphasizing that, in his opinion, the proposed addition meets the objectives of the proposed Peninsula North Secondary Planning Strategy in that it represents the addition of small-scale, low-rise infill housing. He added that the proposed three-storey addition is in keeping with other three-storey developments in the area, and noted that none of the owners of property abutting 2162-64 Robie Street have expressed any objection to his application.

There were no further persons wishing to address Council on this matter, and no written submissions were received.

MOVED by Alderman Meagher, seconded by Alderman Downey that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for September 11, 1986.

Motion passed.

Land Use Bylaw Amendment - R-2A (General Residential Conversion  
and Townhouse) Uses in R-3 (Multiple Dwelling) Zones - South  
End Area

A report, dated August 21, 1986, was submitted from Mr. J. M. Gatien, Chairman of the Planning Advisory Committee.

Mr. R. W. Robertson, Planner II with the Development and Planning Department, reviewed the implications of the proposed Land Use Bylaw amendment, noting that when the R-2A Zone was originally introduced in 1982, it had been intended to apply only to the South End portion of the Peninsula. He emphasized, however, that owing to an oversight during the advertising of the public hearing at that time, R-2A uses since 1982 have been permitted in R-3 zones throughout the Peninsula. Mr. Robertson added that, on the advice of the City Solicitor's Department, staff are now recommending that amendments be made to the Land Use Bylaw to restrict R-2A uses in R-3 zones to the South End Area of the City.

Responding to a question from Alderman Dewell, the Acting City Solicitor advised that, should Council resolve to accept staff's recommendation in this matter, it does not have the authority to revoke any R-2A designations in R-3 zones outside the South End Area which may have occurred since 1982; instead, those properties will become non-conforming with all the restrictions normally adhering to such uses.

With reference to a question from Alderman Downey, Mr. Robertson advised that, prior to the next regular meeting of City Council, he would provide information regarding the number of permits issued for R-2A uses in R-3 zones since 1982.

Ms. Mary Dykstra, a resident of 2024 Creighton Street, speaking on behalf of area residents, addressed Council in support of the proposed amendments, noting that in many areas of Peninsula North, lot sizes are considerably smaller than is generally the case in the South End. She noted, that, in her opinion, the R-2A zoning classification promotes expansion of existing premises, with the result that where R-2A uses are approved in Peninsula North, densities and lot coverages are considerably increased, often to the detriment of the abutting property owners.

Mr. Gerald Blackmore, a resident of 3587 Connaught Avenue, addressed Council in opposition to the proposed amendments. Speaking as a property owner and one who had invested in property in Peninsula North, Mr. Blackmore emphasized that he had purchased those sites with the understanding that R-2A uses would be permitted. He emphasized that he and other similar property owners would be severely disadvantaged should the R-2A classification be restricted to the South End Area of the City.

Special Council  
Public Hearings  
September 3, 1986

Mr. Wayne M. Kelsie, solicitor for Mr. S. Rajendram and partners (owners of lands and premises known as 2948 Windsor Street), addressed Council in opposition to the proposed Land Use Bylaw amendments. Mr. Kelsie expressed concern that his clients had purchased property on Windsor Street with the intention of converting the existing single-family dwelling into a multi-unit duplex as is permitted under the R-2A zoning provisions, but which will be prohibited, should the proposed amendments be approved.

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

Correspondence, dated September 4, 1986, from Mr. Wayne M. Kelsie, Barrister, Solicitor, Notary Public, P. O. Box 25, Halifax, Nova Scotia, B3J 2L4.

MOVED by Alderman Jeffrey, seconded by Alderman D. Grant that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for September 11, 1986.

Motion passed.

8:48 p.m. - Mayor Wallace returns to the meeting with Deputy Mayor Flynn assuming his usual seat in Council. Alderman Dewell retires from the meeting.

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

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

Mr. W. D. Campbell of the Development and Planning Department briefly reviewed the implications of the proposed rezoning, noting that the matter had been brought before Council as a result of a petition submitted by property owners on Kearney Lake Road and Pinewood Terrace.

Mr. Campbell commented that, in terms of land use, the proposed rezoning to R-1 would be consistent with the policies of the Residential Environments section of the Municipal Planning Strategy. However, he noted that should the rezoning be approved, the Provincial Department of Housing, which is currently reviewing the site in terms of the possible construction of two housing units, will withdraw its interest in the property.

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

Mr. Colin Spinney, 48 Kearney Lake Road, speaking on behalf of residents of the Pinewood Terrace area, addressed Council in support of the rezoning, noting that, in his opinion, a rezoning to R-1 would be more consistent with other development in the immediate neighbourhood.

There were no further persons wishing to address Council on the matter, and no written submissions were received.

MOVED by Alderman Hamshaw, seconded by Alderman Jeffrey that the matter be forwarded without recommendation to the next regular meeting of City Council scheduled for September 11, 1986.

Motion passed.

There being no further business to be discussed, the meeting was adjourned at 8:50 p.m.

#### HEADLINES

Tender #86-27: Drainage Improvements - St. Francis School Sportsfield .....	506
Tender #86-36: Sidewalk Renewals .....	507
Tender #86-39: New Paving - Seaview Drive .....	507
Award of Tender #85-150: Alexandra Centre - Window Replacements .....	508
Case No. 4991 - Discharge of Contract Development Agreement and Rezoning: Lot B-1 (Bedford Highway) .....	508
Street Closure - Portion of Kempt Road (Parcel "P") Between Commission Street and the CN Underpass .....	510
Land Use Bylaw Amendmentg (Mainland Area) - R-3 (Multiple-Dwelling) Zone .....	510
Case No. 4950 - Contract Development: 2162-64 Robie Street .....	511
Land Use Bylaw Amendment - R-2A (General Residential Conversion and Townhouse) Uses in R-3 (Multiple-Dwelling) Zones - South End Area .....	512
Case No. 5125 - Rezoning: 12 Pinewood Terrace (Lot B-C) from R-2 to R-1 .....	513

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

\*K

E. A. KERR, ACTING CITY CLERK

CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
September 11, 1986  
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 Acting 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, Meagher, O'Malley, Dewell, Richard Grant, Jeffrey, Leiper, and Hamshaw.

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

Presentations: to Raymond Downey and Billy Downey

His Worship addressed Council indicating that this evening presentations were to be made to two fine Halifax and Canadian athletes, Raymond and Billy Downey. His Worship then outlined the athletic achievements of both young men.

Deputy Mayor Flynn and Alderman Meagher then presented the boys with a plaque on behalf of City Council and the citizens of Halifax.

MINUTES

Minutes of the regular meeting of City Council held on August 28, 1986 and of Special Council held on September 3, 1986 were approved on a motion by Deputy Mayor Flynn, seconded by Alderman Hamshaw.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

- 20.1 Award of Tender #86-108 - Restoration and Landscaping - Fairview Junior High School Sports Field
- 20.2 Guttled House - Connaught Avenue/Quinpool Road - Alderman Meagher

20.3 Award of Tender #86-36 - Sidewalk Renewals

At the request of Alderman Leiper Council agreed to add:

20.4 Score Board at Wanderers Grounds

At the request of Alderman Dewell Council agreed to add:

20.5 Windsor and Hood Intersection

At the request of Alderman Meagher Council agreed to add:

20.6 Laundromat - Corner of Duncan and Windsor Streets

At the request of Alderman Downey Council agreed to add:

20.7 Gottingen Street Revitalization

MOVED by Deputy Mayor Flynn, seconded by Alderman Harshaw that the agenda, as amended, be accepted.

Motion passed.

His Worship leaves the meeting and Deputy Mayor Flynn takes the Chair.

DEFERRED ITEMS

Street Closure - Portion of Fern Lane

This matter was deferred to this meeting pending staff discussions with Fern Lane residents and representatives of Colonial Honda regarding the configuration of the proposed fencing and gates.

An information report dated September 8, 1986 was submitted. Correspondence in opposition to any portion of Fern Street being closed dated September 11, 1986 from Ronald A. MacIsaac was also submitted.

Alderman O'Malley addressed the matter noting that he was unable at the last meeting to support the proposed street closure as submitted, however; he felt that a compromise could be reached between the residents and Colonial Honda. Alderman O'Malley then referred to the suggestion in the submitted information report that a smaller street closure might be acceptable. Alderman O'Malley indicated that the report did not indicate whether this would be of any value to Colonial Honda.

MOVED by Alderman O'Malley, seconded by Alderman Meagher that this matter be deferred to the next regular meeting of Halifax City Council pending confirmation as to whether or not the five foot closure proposal would be of any value to Colonial Honda. Motion passed.



Case No. 4991 - Discharge of Contract Development Agreement -  
Rezoning - Lot B-1 Bedford Highway

A public hearing into the above matter was held on September 3, 1986. A supplementary staff report dated September 10, 1986 was submitted.

MOVED by Alderman Leiper, seconded by Alderman Hamshaw that City Council discharge the contract development agreement for Lots B1-A and B1-D, Bedford Highway, as shown on Plan No. P200/14932, and rezone these lots from C-2B Zone to R-4 Zone to allow the development of a 200-unit and 38-unit residential building respectively.

Alderman Jeffrey addressed the matter indicating that he would not support the motion and noted that this development would result in additional traffic difficulties on Dutch Village Road.

The Acting City Clerk advised that Aldermen Crowwell and O'Malley were not present at the hearing.

Alderman O'Malley addressed the matter indicating that he believed he had been present for the full presentation by the developer and asked if any further speakers had been heard at the meeting.

The Acting City Clerk indicated there were no further speakers and the minutes indicated that Alderman O'Malley had left previous to the item.

A short discussion ensued with His Worship indicating that in light of Alderman O'Malley's comments the minutes should be amended prior to the motion on this matter.

It was agreed by members of Council that the minutes be amended to record that in relation to the hearing respecting Case No. 4991, Discharge of Contract Development Agreement and Rezoning, Lot B-1 Bedford Highway, Alderman O'Malley left the chamber upon completion of the presentation by the developer.

The motion was put and passed with Alderman Crowwell abstaining and Alderman Jeffrey and O'Malley voting against the motion.

His Worship returns to the meeting and Deputy Mayor Flynn takes his seat in Council.

Street Closure - Portion of Kerpt Road (Parcel "P")

A public hearing into the above matter was held on September 3, 1986.

MOVED by Alderman Dewell, seconded by Alderman R. Grant  
that Council approve the closure of a portion of Kempt Road  
between Commission Street and the C. N. underpass as shown on  
City Plan No. TT-38-28779.

The Acting City Clerk advised that Aldermen Cromwell  
and O'Malley were not present at the public hearing.

Motion passed with Aldermen Cromwell and O'Malley  
abstaining.

Land Use Bylaw Amendment - (Mainland Area) - R-3 (Multiple  
Dwelling) Zone

A public hearing into the above matter was held on  
September 3, 1986.

MOVED by Alderman R. Grant, seconded by Alderman Leiper  
that Council approve the proposed amendments to the Land Use  
Bylaw as follows:

1. Amend Section 7 as follows: Renumber (a), (b), and  
(c) as 1, 2, and 3, and amend Section 7(3) by including a  
reference to R-3, renumbering subsection 7(3)(a) as  
7(3)(b), and inserting a new subsection 7(3)(a) so that  
the whole of 7(3) reads:

7(3) Notwithstanding the provisions of  
subsections (1) and (2) hereof, more than  
one residential building, excluding  
single-family, semi-detached and duplex  
buildings, may be constructed on a lot in an  
R-3 or R-4 Zone, provided that:

(a) for R-3 uses

(i) Sections 28CA to 28CP inclusive shall  
apply to each building except that the  
minimum lot frontage and lot area  
shall be 60 ft. and 6,000 sq. ft.  
respectively; and

(ii) Section 28CP shall be applied as if  
the occupancy is the combined  
occupancy of all buildings on the lot.

(b) for R-4 uses

(i) Sections 29 to 33 inclusive shall  
apply to each building except that the  
minimum lot frontage and lot area  
shall be 60 ft. and 6,000 sq. ft.  
respectively; and

- (ii) Section 34 shall be applied as if the occupancy is the combined occupancy of all the buildings on the lot.

2. Amend the R-3, General Residential and Low-Rise Apartment, Zone by inserting the following:

28CF A lot on which there is a building used as a boarding house, lodging house, rooming house, or apartment house shall comply with the following requirements:

- (1) The population density of such building on the lot shall not exceed 75 persons per acre.
- (2) Open space on such lot shall be provided as follows:
  - (a) 150 sq. ft. for each bachelor unit  
275 sq. ft. for each one-bedroom unit  
575 sq. ft. for each two-bedroom unit  
950 sq. ft. for each three-bedroom unit  
1,525 sq. ft. for each unit containing four or more bedrooms;
  - (b) At least 80 percent of the open space required in clause (a) shall be landscaped open space, and the roof or any portion therefor of any part of such building that has no residential accommodation included below such roof or portion thereof may be calculated as landscaped open space, provided that:
    - (i) no part of such roof is more than 5 feet above the ground level of at least one lot line of such lot; and
    - (ii) such roof or portion thereof is capable of being used as landscaped open space.
  - (c) Section 28CF shall be applied to the combined occupancy of all the buildings on the lot.

and renumbering existing Section 28CF and 28CG as 28CG and 28CH respectively.

Amend 9(a)(iv) as follows:

9(a)(iv) Parking space for R-3 and R-4 uses shall be exclusive of the area of the entrance or driveway leading to such parking space provided, however, that such parking space shall not be situated within 5 feet of any official street line nor within 5 feet of any door or window serving a habitable room;

Amend 28CE(5) as follows:

28CE(5) BALCONIES, CORNICES, EAVES AND CANOPIES

(a) Notwithstanding the provisions of subsection (3) and (4) of this section, separate individual balconies, which are open on three sides, cornices, eaves and canopies may project through the angular planes as determined in such subsections provided, however, that any part of such balcony, cornices, or eaves shall be not less than 10 feet from any lot line on such lot;

(b) Notwithstanding clause (a) of subsection (5), canopies may project to within 5 feet of the street line.

Deputy Mayor Flynn addressed the matter indicating that he was concerned with the zoning designations within the City. Deputy Mayor Flynn noted that Peninsula and Mainland zoning requirements differed for same or similar zones. Deputy Mayor Flynn indicated that he found this confusing and could not support this motion.

The Acting City Clerk advised that Aldermen Cromwell and O'Malley were not present at the meeting.

The motion was put and passed with Alderman Cromwell and O'Malley abstaining.

Case No. 4958 - Contract Development - 2162-64 Robie Street

A public hearing into the above matter was held on September 3, 1986.

MOVED by Alderman Meagher, seconded by Alderman Leiper that the application for contract development at 2162-2164 Robie Street to permit the construction of a three-storey, two-unit addition to an existing two unit building be refused by City Council.

Alderman Meagher advised that the reasons for the refusal were that in considering this contract development he felt that Council must adhere to the Peninsula North Bylaw and the proposed Peninsula North Secondary Plan. Alderman Meagher indicated that the lot was being over used and that the proposal was deficient in a number of areas under the Bylaw. Alderman Meagher indicated that no persons spoke at the public hearing in

Council  
September 11, 1986

opposition to the proposal, however; he felt that once the addition has been constructed residents in the area would have concerns at which time it would be too late to take any action on the matter.

The Acting City Clerk advised that Alderman Crowwell and O'Malley were not present at the public hearing.

The motion was put and passed with Aldermen Crowwell and O'Malley abstaining.

Land Use Bylaw Amendment - R-2A (General Residential Conversion and Townhouse) Uses in R-3 (Multiple Dwelling) Zones - South End Area

A public hearing into the above matter was held on September 3, 1986. Correspondence dated September 4, 1986 with attached text of a submission made at the September 3, 1986, was submitted.

MOVED by Alderman D. Grant, seconded by Alderman Dewell that City Council approve an amendment to 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, as follows:

Restrict R-2A to South End Area by rewording 44(1)(a) and addition 45(2):

44(1) The following uses shall be permitted in any R-3 Zone:

Residential Uses:

- (a) R-1 and R-2 uses hereinbefore set out;
- (aa) R-2A uses in "South End" Area

45(2) Buildings erected, altered or used for R-2A uses in an R-3 zone in the South End Area as shown on ZM-16 shall comply with the requirements of the R-2A Zone.

Alderman Crowwell addressed the matter indicating that he agreed with the Deputy Mayor's previous comments with regard to the lack of uniformity within the City in relation to zoning. Alderman Crowwell indicated that he felt the differences in zoning requirements in different areas of the City was confusing and suggested that this matter should be reviewed.

A short discussion ensued and the Motion was put and passed with Alderman Downey, O'Malley and Flynn voting against the motion.

Case No. 5125 - Rezoning - 12 Pinewood Terrace (Lot B-C)  
From R-2 to R-1

A public hearing into the above matter was held on September 3, 1986.

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that City Council approve the application for 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).

The motion was put and passed with Aldermen Crowwell, Dewell and O'Malley abstaining due to non attendance at the public hearing.

#### Acorn Road

This matter was deferred to this meeting from the August 28, 1986 meeting of City Council pending receipt of staff reports from the City Solicitor's and Engineering and Work's Departments.

An information report dated September 5, 1986, was submitted.

Alderman R. Grant addressed the matter indicating that he believed staff had carried out the work in the area believing it would be a benefit to all residents in the area. Alderman R. Grant indicated that it was obvious, despite staff's efforts, that not all the concerns of residents had been met and suggested that as per the information report that the City Clerk be requested to forward a letter to the three concerned property owners indicating that they may, if they wish, make a claim for compensation based upon Injurious Affection.

A short discussion ensued with His Worship indicating that this would not be a proper action for Council to take as they should not be involved with advising persons to take action against the City.

A further discussion ensued with the City Solicitor suggesting that the action proposed by Alderman R. Grant would be improper and if the residents were not successful could leave the City open to further suit as they were involved with advising the residents as to what action to take.

MOVED by Alderman R. Grant, seconded by Alderman O'Malley that no further action be taken on this matter and further that the City Clerk be requested to forward a copy of the September 5, 1986 staff report to each of the three concerned residents.

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 September 3, 1986 as follows:

Case No. 4124 and 012/4 Tax Agreements - Sheraton Hotel

MOVED by Alderman Downey, seconded by Alderman Jeffrey that, as recommended by the Finance and Executive Committee, City Council enter into an agreement, as attached to the August 26, 1986 staff report, with Harbourfront Hotel Limited Partnership regarding tax concessions on the Halifax Sheraton parking garage.

A short discussion ensued with Alderman Meagher indicating that he would not support this resolution or the next which deals with a concession for the Bay Parking Garage.

The motion was put and passed with Alderman Meagher voting against the motion..

Tax Agreement - The Bay Parking Garage

Deputy Mayor Flynn addressed the matter indicating that this concession was of a different nature as no charge is made for parking at the Bay Parking Garage. Deputy Mayor Flynn referred to the development of the Industrial Park noting that no tax concessions, excepting Volvo, were given to encourage development or location within the Industrial Park. Deputy Mayor Flynn suggested that due to the financial restraint on the City at present some attempt should be made to eliminate tax concessions. Deputy Mayor Flynn asked if there was some way in which taxes on parking garages could be deferred.

The City Solicitor addressed the matter indicating that the two parking garage tax concessions before Council this evening were as a result of a policy which was established by Council. The City Solicitor indicated that those parking garages meeting the criteria of the policy should be granted tax concessions in order that all parking garages are handled fairly. The City Solicitor indicated that the policy had been developed to encourage private industry to establish parking garages in the downtown area as it had been noted that it would be very expensive for the City to develop and maintain such facilities.

The City Solicitor suggested that in light of this, Council should not view the tax concessions for parking garages merely on the basis of the present restrained financial situation of the City. The City Solicitor indicated that perhaps the parking garage policy was no longer valid and should be reviewed but suggested that Council should deal fairly with all parking garages until such time as the review has been

carried out. The City Solicitor noted that he did not know what legal problems might arise if Council did not adhere to its policy.

Alderman Cromwell addressed the matter indicating that he felt this particular concession differed from the previous one and noted that he did not agree that the Bay Parking Garage provided parking in the downtown. Alderman Cromwell further noted that there were a number of vacant lots in the downtown which could be developed as parking lots, however; the property owners were given no concession to encourage such development. Alderman Cromwell suggested that staff should look at this possibility.

A further discussion ensued and it was MOVED by Alderman Dewell, seconded by Alderman R. Grant that, as recommended by the Finance and Executive Committee:

1. Council enter into an agreement, as attached to the August 25, 1986 staff report, with Markborough Properties Limited regarding a tax concession for The Bay parkade and further that an immediate review begin of the tax concession as it relates to all parking garages.
2. This agreement shall continue in full force and effect from year to year until such time as the Council of the City revises or revokes its policy resolution of November 30, 1967.

A further discussion ensued and it was MOVED by Alderman Cromwell, seconded by Alderman O'Malley that consideration of the tax concession for the Bay Parking Garage be deferred pending a review of the tax concession policy.

The motion to defer was put and lost.

The main motion was put and passed.

#### Mainland North Fire Station - Phase II

MOVED by Alderman Hamshaw, seconded by Alderman Jeffrey that, as recommended by the Finance and Executive Committee, Council preauthorize the expenditure of the approved 1987 Capital Budget allocation of \$54,000 to complete Phase II of the Mainland North Fire Station.

Motion passed.

#### Encroachments - Grosvenor School

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee, Parcels "A", "B" and "C" as shown on Plan #P200/14316 be sold to respectively, Mabel Skarstad, Brenton Deal, and Wallace and Marilyn Turner, for \$.50 per sq. ft. (all as outlined in the supplementary staff report dated August 21, 1986).



Motion passed.

Acquisition of Parcel AB-1, 246 Bedford Highway

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee, Parcel AB-1 as shown on Plan P200/14885 be acquired from Templeton Place Limited for \$19,119.00 and funds are available in the Sale of Land Account subject to the approval of the Minister of Municipal Affairs.

Motion passed.

Phoenix House - Long Term Services for Youth Association

MOVED by Alderman Meagher, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, the City of Halifax, Social Planning Department be authorized to proceed with the agreed upon per diem rate of \$20.00 for residential services provided by the Long Term Services Youth Association at Phoenix House and further that consideration of the request for a \$10,000 start up grant be deferred until such time as Mr. Crowell, Director of Social Planning, is able to attend a meeting of the Committee and provide further information in this regard.

Motion passed.

Lots 1 and 3 Williams Lake Road

MOVED by Alderman R. Grant, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, Lots 1 and 3, Williams Lake Road be sold by public tender with a minimum acceptable bid to be determined by an independent accredited appraisal. Motion passed.

Recommendations - Tax Concessions and Grants Committee

MOVED by Alderman O'Malley, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, Council approve the following grants and tax concessions:

Metro Food Bank Society .....	\$1,000.00
Alexandra Children's Centre .....	\$9,092.67
Children's Co-op Nursery .....	\$5,186.49
South End Day Care Centre .....	\$7,376.05
Spryfield Day Care Centre .....	\$1,509.49
St. Joseph's Children's Centre .....	\$ 414.52
Children's Development Centre .....	\$2,508.92

Motion passed.

Proposed Tax Concessions

This matter was forwarded to this meeting without recommendation from the Finance and Executive Committee held on September 3, 1986.

MOVED by Deputy Mayor Flynn, seconded by Alderman D. Grant that Nosco Marine Industries Limited and Halifax-Dartmouth Industries Limited be granted an interest free tax deferral on Business Occupancy Tax for two years with repayment to be arranged with the City of Halifax Finance Department over the next five years and further that at the end of two years both Nosco Marine Industries Limited and Halifax-Dartmouth Industries Limited be billed for full taxes and the two years of deferred taxes be paid back over the next eight years.

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

MISCELLANEOUS BUSINESS

Appointments

A report dated September 11, 1986 from His Worship Mayor Ron Wallace was submitted.

MOVED by Deputy Mayor Flynn, seconded by Alderman Hamshaw that Council make the following appointments:

Management Appraisal Committee

Alderman N. Meagher  
Alderman R. Crowwell  
Alderman G. O'Malley  
Deputy Mayor A. Flynn  
Mayor Ron Wallace

Heritage Advisory Committee

Mary O. Hebb  
Term to expire September 11, 1989

Advisory Committee on Concerns of Ageing

Ida Zifkin - Ward 2  
Term to expire September 11, 1986

His Worship leaves the meeting and Deputy Mayor Flynn takes the Chair.

Proposed Tax Concessions

This matter was forwarded to this meeting without recommendation from the Finance and Executive Committee held on September 3, 1986.

MOVED by Deputy Mayor Flynn, seconded by Alderman D. Grant that Nosco Marine Industries Limited and Halifax-Dartmouth Industries Limited be granted an interest free tax deferral on Business Occupancy Tax for two years with repayment to be arranged with the City of Halifax Finance Department over the next five years and further that at the end of two years both Nosco Marine Industries Limited and Halifax-Dartmouth Industries Limited be billed for full taxes and the two years of deferred taxes be paid back over the next five years.

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

MISCELLANEOUS BUSINESS

Appointments

A report dated September 11, 1986 from His Worship Mayor Ron Wallace was submitted.

MOVED by Deputy Mayor Flynn, seconded by Alderman Hamshaw that Council make the following appointments:

Management Appraisal Committee

Alderman N. Meagher  
Alderman R. Cromwell  
Alderman G. O'Malley  
Deputy Mayor A. Flynn  
Mayor Ron Wallace

Heritage Advisory Committee

Mary O. Hebb  
Term to expire September 11, 1989

Advisory Committee on Concerns of Ageing

Ida Zifkin - Ward 2  
Term to expire September 11, 1986

His Worship leaves the meeting and Deputy Mayor Flynn takes the Chair.

QUESTIONS

Question Alderman Hamshaw re: Old Rockingham Fire Hall Use

Alderman Hamshaw referred to the work taking place at the old Rockingham Fire Hall and noted that a number of seniors had contacted him with regard to when the work would be completed. Alderman Hamshaw indicated that the seniors were eager to begin their fall program. Alderman Hamshaw further noted that the contractor had been unable to give him any information in this regard.

Alderman Hamshaw requested that staff look into the matter and report with regard to the status of the work.

Question Alderman Jeffrey re: Forum Commission Request - Establishment of an Equipment Reserve Account

Alderman Jeffrey referred to a memo which had been forwarded to the Mayor and members of Council from the Forum Commission regarding the establishment of an equipment reserve fund and noted that no response had been received in this regard. Alderman Jeffrey indicated that he would like the appropriate staff to contact the manager of the Forum to discuss the possibility of setting up this reserve.

The City Manager addressed the matter indicating that he did not feel this required any resolution of Council and suggested that Mr. Driscoll, General Manager of the Forum contact the Director of Finance in this regard.

Question Alderman Jeffrey re : Forum Commission - Six Month Report for 1986

Alderman Jeffrey referred to the six month report for 1986 submitted by the Forum Commission in relation to the operation of the Forum and noted that the Commission had not received a response from Council with regard to this report. Alderman Jeffrey noted that the Commission had requested at that time that Council comment with regard to the report noting whether they approved the report or had concerns.

Alderman Jeffrey indicated that he would like a report with regard to this matter in response to the request made by the Commission.

Question Alderman R. Grant re: North West Arm Path Use as Bicycle Path

Alderman R. Grant referred to the information report of July 7, 1986 regarding the North West Arm pathway and indicated that a number of area residents had contacted him with regard to the possibility of this path being used for both

walking and bicycling. Alderman R. Grant requested a report with regard to the possibility of converting the pathway for bicycle use as well as walking.

Question Alderman R. Grant re: Press Release - Pollution Control Fund

Alderman R. Grant referred to the press release regarding the Pollution Control Fund distributed to members of Council through the Mayor's Office and suggested there was not enough detail regarding the City's involvement in this area. Alderman R. Grant noted that the City has been involved in pollution control for 10 to 15 years and that there was no indication contained in the press release of the money allocated over that period of time.

Alderman R. Grant referred to the program proposed for pollution control in the 1970's and noted that although the City had been unable to proceed with the program in total much of the work carried out since that time was in line with the program. Alderman R. Grant suggested that a more detailed press release be prepared including the number of dollars spent over the last number of years including the funds allocated to pollution control out of other than the Pollution Control Fund.

Question Alderman R. Grant re: Industrial Zoning for Wrecked Car Depositories

Alderman R. Grant referred to his request to have wrecked car depositories zoned Industrial and noted that a number of these depositories located in Commercial zones were going out of business. Alderman R. Grant indicated concern that these depositories would locate in other commercial areas and be a nuisance to residents within the areas. Alderman R. Grant requested that staff carry out further investigation regarding the possibility of zoning wrecked car depositories Industrial.

Question Alderman Crowwell re: Garbage - South End of Halifax

Alderman Crowwell referred to problems occurring in the South End of the City as a result of residents putting their garbage out for pick up two or three days before garbage day. Alderman Crowwell indicated that it was his understanding that these residents were receiving warnings and noted this was not correcting the situation. Alderman Crowwell further noted that he believed that at one time tickets were issued in relation to this contravention of the Garbage Regulations.

Alderman Crowwell indicated that he would like to have tickets issued rather than warnings and noted that this problem was occurring more and more. Alderman Crowwell noted that the problems with mess and stench were increasing.

Question Alderman Cromwell re: Land for Seniors Housing

Alderman Cromwell referred to his previous question regarding land for seniors housing and noted that a piece of property has not been located to date. Alderman Cromwell indicated that the property requested by the Seniors group on Bayers Road had not been suitable and staff had indicated they would look into other possible sites.

Alderman Cromwell noted that the Seniors were hoping for funding in the coming year and requested that staff look into the matter.

His Worship indicated that a report would be forthcoming from staff in this regard.

Question Alderman Dewell re: Complaint - Vandalism

Alderman Dewell referred to a complaint received from a business owner located at the back of the Texpark Garage in relation to broken windows and patrons leaving the downtown drinking establishments. Alderman Dewell indicated that correspondence he had received from the proprietor of the Book Room indicated that under law each establishment must have someone at the door to ensure that minors do not enter the establishment and to ensure that patrons are not carrying out bottles and glasses.

Alderman Dewell requested that this matter be referred to the Police Department and that a report from the Legal Department be forthcoming as to whether or not this was in fact the law.

Question Alderman Meagher re: Speeding Quinpool Road

Alderman Meagher referred to complaints of speeding on Quinpool Road between 4:00 p.m. and 6:00 p.m. and other times during the day and requested that this matter be referred to the Police Commission for their consideration. Alderman Meagher requested that an attempt be made to slow the traffic on Quinpool Road. Alderman Meagher referred to a collision in the area on Sunday requested that a surveillance of the area be carried out in attempt to control the speeding situation.

Question Alderman O'Malley re: Fern Street Closure

Alderman O'Malley referred to the September 8, 1986 information report submitted this evening with regard to the Fern Street Closure and noted that in paragraph four staff address a number of items, however; the report does not indicate whether these would be feasible in light of the proposed five foot closure. Alderman O'Malley requested that staff report on whether these items would be feasible if the City proceeds with the five foot closure.

Council  
September 11, 1986

His Worship returns to the meeting and Deputy Mayor Flynn takes his seat in Council.

NOTICE OF MOTIONS

Notice of Motion Deputy Mayor Flynn re Amendment to Ordinance  
180 - The Streets Ordinance

Deputy Mayor Flynn gave notice of motion that at the next regular meeting of Halifax City Council he intends to move First Reading of amendments to Ordinance No. 180 the Streets Ordinance, the purpose of which is to enact regulations respect street vendors and to repeal Ordinance No. 175, the Mobile Canteen Ordinance.

Notice of Motion Alderman Meagher re: Reconsideration of Agenda  
Items 10.1 (Case No. 4124 and 812/4 Tax Agreements - Sheraton  
Hotel) and 10.2 (Tax Agreement - The Bay Parking Garage) -  
City Council meeting of September 11, 1986

Alderman Meagher gave Notice of Motion that at the next regular meeting of Halifax City Council to be held on September 25, 1986 he proposes a motion of reconsideration of September 11, 1986 City Council Agenda Items 10.1 and 10.2.

MOVED by Alderman Meagher, seconded by Alderman  
O'Malley that a stay of proceedings be placed upon  
September 11, 1986 City Council agenda items 10.1 and 10.2.

The motion was put and passed.

ADDED ITEMS

Award of Tender #86-108 - Restoration and Landscaping - Fairview  
Junior High School Sports Field

A staff report dated September 4, 1986 was submitted.

MOVED by Alderman Jeffrey, seconded by Alderman Leiper

that:

1. City Council award Tender #86-108 for Restoration and Landscaping - Fairview Junior High School Sports Field to Terra Nova Landscaping Ltd, 130 Bluewater Road, Bedford, NS, B4B 1G7 for a total project cost of \$44,895.00; and

2. Funds are available from Account Number:  
122201.20600.FA010.

Motion passed.

Gutted House - Connaught Avenue/Quinpool Road - Alderman Meagher

This item was added to the agenda at the request of Alderman Meagher. An Information Report dated September 11, 1986 was submitted.

Alderman Meagher addressed the matter referring to the information report and noting that no action had been taken with regard to the gutted house. Alderman Meagher indicated that the report noted that a contractor was drawing up plans for the restoration of the house and upon completion an application for a building permit will be made.

Alderman Meagher requested that this matter be referred to the next meeting of the Committee of the Whole Council and that a report with regard to whether application has been made for a building permit be submitted. Alderman Meagher indicated that he would like the report to include suggestions as to how the City could speed up the application for a building permit.

Award of Tender #86-38 - Sidewalk Renewals

A staff report dated September 8, 1986 was submitted.

MOVED by Alderman O'Malley, seconded by Alderman Jeffrey that:

1. Council award Tender #86-38 for sidewalk renewals, as follows, to Gael Contracting Ltd, for \$108,070.00 and a total project cost of \$130,000 which includes recommended Tender Price, Engineering, Inspection, Testing, T. V. Inspection and Administration at 20%:

(a) Chebucto Road (South) Connaught to 276' West of Newton; (b) Chebucto Road (South) Arcrescent to Quinn; (c) Chebucto Road (South) Westmount to MacDonald; (d) Chebucto Road (North) William Hunt to Mumford Road; and (e) Chebucto Road (North) Mumford Road to Philip; and

2. Funding authorized from Account No. CB024.

Motion passed.

Scoreboard at Wanderers Grounds - Alderman Leiper

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

Alderman Leiper addressed the matter indicating that she brought this matter before Council due to concern expressed by the Recreation Committee. Alderman Leiper indicated that the Recreation Committee was concerned that an advertising



Council  
September 11, 1986

score board had been erected at the Wanderers Grounds. Alderman Leiper indicated that some time ago the Recreation Committee had resolved that no sponsors would be allowed to advertise on recreation space within the City. Alderman Leiper noted that this was done in part to protect such areas as the commons from becoming cluttered.

Alderman Leiper advised that a score board had been received from a well known soft drink company within the City and was presently stored due to the policy set out by the Recreation Committee. Alderman Leiper indicated that the Committee felt if sponsors were to be used, they should be involved in where they were to be located and a tendering process should be established. Alderman Leiper noted that if Council decided these donations should be accepted, the Committee feels guidelines should be established for these donations and where they should be located.

Alderman Leiper requested a report regarding the history of the location of the present score board at the Wanderers Grounds.

Alderman Jeffrey voiced his concern over the location of the score board at the Wanderers Grounds and noted that it was his understanding that a press box was to be established at the Wanderers Grounds as well. Alderman Jeffrey asked under what authority the score board and press box had been located at the Wanderers Grounds, where this authority had originated and why a tendering process had not been utilized. Alderman Jeffrey further noted that the matter had not come before Council and asked why it had not.

Alderman O'Malley addressed the matter noting that he understood this to be an advertising sign and as such he agreed that the matter should have come before a policy body such as Council and a tendering process should have been utilized. Alderman O'Malley suggested that all activity in this regard should stop until such time as Council reviews the matter.

His Worship addressed the matter indicating that the score board had been a corporate donation which would amount to some \$50,000 and advised that the advertisement was to be submitted previous to being attached to the score board. His Worship noted that the advertisement was to make reference to a sport and the corporate body's product.

His Worship indicated that a report would be forthcoming with regard to this matter.

Windsor and Hood Intersection - Alderman Dewell

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

Alderman Dewell referred to the fatal accident which occurred recently on Windsor Street and indicated that he was greatly disturbed by this accident. Alderman Dewell noted that a newspaper article covering the matter indicated that City Hall warnings had been ignored and indicated two accidents had occurred previously at this intersection. Alderman Dewell advised that one of the accidents referred to in the report had been a 3 car collision which occurred to the south of the intersection and the other one had not be reported to the Police Department.

Alderman Dewell indicated that previous to the fatal accident he had responded to concerns from area residents and had contacted the City Manager who then contacted the Traffic Authority with these concerns. Alderman Dewell noted that presently a study on traffic signalization was being carried out and requested that a traffic volume study and the feasibility of erecting an overhead crosswalk sign at this intersection be investigated. Alderman Dewell further requested a report outlining the number and type of accidents which have occurred at this intersection in the last five years. Alderman Dewell further requested that the Police Department monitor speeding on Windsor Street during the morning and evening traffic peaks.

The City Manager addressed the matter noting that the residents of Halifax should be aware that crosswalks do not ensure safe passage across the street and that should take care in crossing streets.

Alderman Dewell indicated that he agreed with the comments of the City Manager and noted that motorists were being de-sensitized to crosswalk due to the proliferation of crosswalks in the City. Alderman Dewell suggested that a review of the location and number of crosswalks in the City be undertaken.

#### Laundromat - Corner of Duncan and Windsor Streets

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

Alderman Meagher referred to a recent public hearing regarding the extension of an existing laundromat on the corner of Windsor and Duncan Streets noting that Council had denied the application for contract development. Alderman Meagher indicated that it was his understanding that a permit to allow a door to exit on to Duncan Street was to be issued. Alderman Meagher indicated that he was of the opinion that the location of the door on Duncan Street had been denied with the Contract Development denial.

Council  
September 11, 1986

Alderman Meagher requested that this matter be referred to the next meeting of the Committee of the Whole Council and that a report from staff be available regarding this matter.

Alderman Meagher further referred to the round robin games to be played between the Capitols, New Brunswick, Newfoundland and Prince Edward Island and noted that a fee was to be charged. Alderman Meagher requested that by next Wednesday a report be submitted advising of the amount of the fee to be charged.

Gottingen Street Revitalization - Alderman Downey

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

Alderman Downey referred to the recent newspaper article quoting the Minister of Social Service regarding modernization of Ahern Manor and Uniacke Square and indicated that he was happy that the Province appeared to be interested in revitalizing Gottingen Street. Alderman Downey further noted that the Minister indicated that he hoped the Federal Government would go ahead with their plans for the federal site.

Alderman Downey requested that His Worship forward a letter to the Minister of Social Services indicating that Council was pleased to hear of the proposed upgrading of Ahern Manor and Uniacke Square. Alderman Downey further noted that people were sleeping in the buildings on the federal site at night and requested that a letter be forwarded to the federal government asking that they make these buildings secure.

His Worship referred to the Rick Henson reception to be held on September 18, 1986 and indicated that all members of Council should try to attend this meeting.

10:20 p.m. The meeting adjourned.

HIS WORSHIP MAYOR RON WALLACE  
DEPUTY MAYOR A. FLYNN  
CHAIRMEN

E. A. KERR  
ACTING CITY CLERK

/sg

HEADLINES FOR CITY COUNCIL MINUTES  
of 09/11/86

Presentations: to Raymond Downey and Billy Downey	.... 515
MINUTES	.... 515
APPROVAL OF ORDER OF BUSINESS	.... 515
DEFERRED ITEMS	
Street Closure - Portion of Fern Lane	.... 516
Street Closure - Portion of Kempt Road (Parcel "P")	.... 517
Case No. 4991 - Discharge of Contract Development Agreement Rezoning - Lot B-1 Bedford Highway	.... 517
Land Use Bylaw Amendment - (Mainland Area) - R-3 (Multiple Dwelling) Zone	.... 518
Case No. 4950 - Contract Development - 2162-2164 Robie Street	.... 520
Land Use Bylaw Amendment - R-2A Uses in R-3 Zones - South End Area	.... 521
Case No. 5125 - Rezoning - 12 Pinewood Terrace (Lot B-C) From R-2 to R-1	.... 522
Acorn Road	.... 522
REPORT - FINANCE AND EXEC COMM	
Tax Agreement - The Bay Parking Garage	.... 523
Case No. 4124 and 012/4 Tax Agreements - Sheraton Hotel	.... 523
Encroachments - Grosvenor School	.... 524
Mainland North Fire Station - Phase II	.... 524
Phoenix House - Long Term Services for Youth Association	.... 525
Recommendations - Tax Concessions and Grants Committee	.... 525
Lots 1 and 3 Williams Lake Road	.... 525
Acquisition of Parcel AB-1, 246 Bedford Highway	.... 525
Proposed Tax Concessions	.... 526

HEADLINES FOR CITY COUNCIL MINUTES  
of 09/11/86

MISCELLANEOUS BUSINESS  
Appointments

.... 526

QUESTIONS

Question Alderman Jeffrey re: Forum Commission Request Establishment of an Equipment Reserve Account	.... 527
Question Alderman R. Grant re: North West Arm Path Use as Bicycle	.... 527
Question Alderman Jeffrey re: Forum Commission - Six Month Report for 1986	.... 527
Question Alderman Hamshaw re: Old Rockingham Fire Hall Use	.... 527
Question Alderman R. Grant re: Press Release - Pollution Control Fund	.... 528
Question Alderman R. Grant re: Industrial Zoning for Wrecked Car Depositories	.... 528
Question Alderman Cromwell re: Garbage - South End of H Halifax	.... 528
Question Alderman Cromwell re: Land for Seniors Housing	.... 529
Question Alderman OMalley re: Fern Street Closure	.... 529
Question Alderman Dewell re: Complaint - Vandalism	.... 529
Question Alderman Meagher re: Speeding Quinpool Road	.... 529

NOTICE OF MOTIONS

Notice of Motion Deputy Mayor Flynn re Amendment to Ordinan Ordinance 180 - The Streets Ordinance	.... 530
Notice of Motion Alderman Meagher re: Reconsideration of Agenda Items 10.1 and 10.2 City Council - September 11/86	.... 530

ADDED ITEMS

Award of Tender #86-108 - Restoration and Landscaping - Fairview Junior High School Sports Field	.... 530
Gutted House - Connaught Avenue/Quinpool Road - Alderman Meagher	.... 531
Award of Tender #86-38 - Sidewalk Renewals	.... 531
Scoreboard at Wanderers Grounds - Alderman Leiper	.... 531
Windsor and Hood Intersection - Alderman Dewell	.... 532
Laundromat - Corner of Duncan and Windsor Streets	.... 533
Gottingen Street Revitalization - Alderman Downey	.... 534

SPECIAL CITY COUNCIL  
PUBLIC HEARINGS  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
September 17, 1987  
7:30 P. M.

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

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

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

ALSO PRESENT: City Manager; Ms. Mary Ellen Donovan, Acting City Solicitor; E. A. Kerr, Acting City Clerk; and other members of City staff.

ADDED ITEMS

At the request of the Acting City Clerk, Council agreed to add the following items (which were dealt with at a Committee of the Whole meeting held earlier in the day) to the agenda:

1. Award of Tender #86-35: Sidewalk Renewals
2. Award of Tender #86-37: Sidewalk Renewals

Award of Tender #86-35 - Sidewalk Renewals

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

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

1. Tender #86-35 for sidewalk renewals, as follows, be awarded to King Construction for \$224,150.25 and with a total project cost of \$266,000.00 which includes recommended tender price, Engineering, Inspection, Test, T.V. Inspection and Administration at 20%;

- a) Bloomfield St. (N) Agricola to Isleville;
- b) Almon St. (N) Agricola to Robie;
- c) Macara St. (N) Robie to Agricola;
- d) Macara St. (S) Agricola to Isleville;

- a) Kaye St. (S) Agricola to Robie;
- b) Kaye St. (N) Agricola to Robie;
- c) Agricola St. (E) Kaye to Hennessey;
- d) Agricola St. (E) Hennessey to Kane;
- e) Isleville St. (W) Hennessey to Kane;

- a) Rosemeade Ave. (W) Normandy to Leeds;
- b) Duffus St. (N) Agricola to Isleville; and

2. Funding is authorized from Account Numbers:  
CB015, CB012, CB076, CB078, CB065, CB064, CB005,  
CB003, CB061, CB102 and CB040.

Notion passed.

Award of Tender 886-37 - Sidewalk Renewals

This matter was added to the agenda by the Acting City Clerk from a meeting of the Committee of the Whole Council held earlier this day.

Moved by Alderman O'Malley, seconded by Alderman Dewell that, as recommended by the Committee on Works:

1. Tender 886-37, as follows, be awarded to Duron Atlantic Limited for \$226,086.50 and a total project cost of \$270,000, which includes recommended tender price, Engineering, Inspection, Test, T.V. Inspection and Administration at 20%;

1. (a) Kline Street (e) Oak to Chebucto  
(b) Oak St. (N) Elm to Beech
2. (a) Yukon St. (E) Monastery Lane to Harvard  
(b) Yukon St. (W) Monastery Lane to Harvard
3. (a) Lawrence St. (N) Harvard to Chebucto Lane  
(b) Harvard St. (E) Duncan to Lawrence
4. (a) Cambridge St. (E) Norwood to Pepperell  
(b) Woodlawn Terrace (W) Quinpool to Parkwood

2. Funding authorized from Account Numbers: CB068, CB086, CB135, CB136, CB069, CB052, CB018, CB130; and

3. Funding transfers be approved as follows:

<u>Account #</u>	<u>Description</u>	<u>Amount</u>
CB018 to CB135	Sidewalk Renewals	\$23,000
CB069 to CB135	Sidewalk Renewals	5,000

Motion passed.

Municipal Development Plan Review: Proposed Amendments  
to the Municipal Development Plan and Land Use Bylaw

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

Mr. W. B. Campbell, Senior Planner with the Development and Planning Department, gave a brief overview of the various proposals put forward both by staff, and by the Subcommittees on Residential Environments and Economic Development. He noted that, in addition to various recommendations for amendments to the Municipal Planning Strategy and to the Land Use Bylaw, the following studies have been proposed:

- investigation of the use of the rail cut as an access route to the downtown by trucks and transit vehicles;
- an analysis of tax revenues from institutional uses against the cost of municipal services;
- a preparation of plans for major public facilities in undeveloped areas of the City;
- a review of bylaws and standards to encourage innovative housing forms, including the use of development agreements in this context; and
- a review of the sub-area concept in the Central Business District.

Responding to a question from Alderman R. Grant, Mr. Campbell advised that Policy 1.1.3 of the Residential Environments Subsection of the MPS City-Wide Objectives and Policies (which suggests that residential growth in Mainland South be restricted) had not been reviewed in depth by the Residential Environments Subcommittee. However, he noted that Alderman Grant's concern will be looked at in considerable detail by the Municipal Services Subcommittee which is currently preparing its report.



Responding to a further question from Alderman R. Grant, Mr. Campbell noted that a recommendation is being made to amend Policy 2.1.1 of the MPS (regarding neighbourhood shopping facilities) to allow such facilities to locate not only at intersections, but also adjacent to them.

Alderman R. Grant requested a copy of any reports/discussions on this matter dealing in particular with the impacts on traffic flow as a result of this proposed amendment.

With reference to a question from Alderman Dewell, Mr. Campbell stated that the matter of "problem" definitions, as presently contained in the Land Use Bylaw, will be addressed through the Bylaw Consolidation process currently underway. He added, however, that a report on the specific issue of "community facilities" will be submitted to Council in the very near future.

7:45 p.m. - Alderman Meagher enters the meeting.

Mr. Mark Lang, Vice Chairman of the Ward One Association, addressed Council in general support of the proposed amendments. However, he referred to a brief previously presented by his Association, noting that several concerns contained therein had not been addressed to the Association's satisfaction in the final report.

Mr. Lang referred, in particular, to the matter of demolition permits, noting that the Ward One Association had recommended that provisions be made to restrict such permits until plans for a replacement development had been approved by Council. While noting that the Nova Scotia Planning Act does not currently provide the City with such authority, he suggested that an amendment to the Act in this respect should be sought.

Mr. Lang brought to Council's attention his Association's support of the development of "design guidelines" for residential construction, noting that this terminology is not intended to pertain to "architectural" or aesthetic guidelines, but rather to additional restrictions on building envelope, setbacks, etc.

Mr. Lang noted that while a recommendation had been made by the Residential Environments Subcommittee that the City develop a means of designating areas of special significance (e.g., Point Pleasant Park, Citadel Hill, Hemlock Ravine and the Public Gardens) and subsequently incorporate policies to ensure their retention, staff are of the opinion that adequate protection is provided by existing policies in the MPS. He emphasized that the Ward One Association does not agree with staff in this respect, and asked that this matter be further reviewed.

With reference to Policies 3.1 and 3.3 of the Central Business District "Circulation" Policy Set, Mr. Lang noted that Appendix II of the May 13, 1986 staff report indicates that "no comment" was made during the PAC's public meeting. Mr. Lang brought to Council's attention that, in fact, the brief submitted by the Ward One Association at that time addressed this matter, and asked that, in accordance with the Association's concerns, the wording of these policies remain as presently written.

With reference to the matter of development agreements for residential developments proposed for large undeveloped areas, Mr. Lang noted that his Association strongly supports the recommendation put forward by the Residential Environments Subcommittee, which suggests that such matters be referred by Council to the Planning Advisory Committee for the purposes of discussion in a public meeting forum. He indicated that, in the opinion of the Association, the public hearing process at the Council level does not afford sufficient opportunity for input by concerned citizens.

In closing, Mr. Lang advised that his Association supports the recommendation that when an amendment to the Municipal Planning Strategy is proposed by a private individual or group, the onus to show just cause be placed on the applicant.

Mr. Graham Duffus, Chairman of the Planning Committee for the Halifax Downtown Residents Association, spoke in opposition to the proposal to delete Policies 2.1 and 2.2 of the "Social" Policy Set of the CBD Section, noting that it is to the City's advantage to maintain a mixture of retail, office and residential development in its downtown area. He further noted that his Association opposes the deletion of Policy 2.1.2 of the "Land Use Policy Set" of the HWDA Section, as well as the deletion of Policy 5.4.4 pertaining to landscaped rooftops on buildings which can be seen from Citadel Hill.

Ms. Beverley Miller, a former member of the Economic Development Subcommittee, addressed Council, giving the opinion that the initial objective of the proposed Economic Development policy set has been changed from a general consideration of economic matters to one of specific fiscal issues.

With reference to Policy 3 of the proposed Economic Development policy set, Ms. Miller emphasized that market demands are not uniform across all sectors of the economy. She therefore suggested that Council may find it difficult to determine precisely the direction of "market demands."

Ms. Miller further referred to proposed Policy 3.2, noting again the use of the term "high quality," stating that, in her opinion, the phrase is imprecise as well as ambiguous.

With reference to proposed Policy 3.2.1 under the "Industries" policy set, Ms. Miller expressed the view that perhaps the thrust of this policy is now outdated when the development of the Ragged Lake area is taken into consideration.

Ms. Miller also supported recommendations to retain the Halifax Waterfront Development Association policy set, suggesting that, should it be deleted (including its provisions for a residential component), the boundaries of the Central Business District would merely be extended.

There were no further persons wishing to address Council on this matter, and no correspondence was received.

MOVED by Alderman O'Malley, seconded by Alderman D. Grant that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for September 25, 1986.

Motion passed.

With reference to the submission, dated November 18, 1985, from the Ward One Association, Alderman R. Grant asked that a supplementary staff report be submitted prior to September 25 Council meeting including staff comments on issues raised in that submission that have not yet been addressed.

Alderman D. Grant also requested that staff respond in writing to the various concerns raised at this evening's meeting.

Case No. 5016 - Rezoning: Lot K-9A-1, Stoneybrook Court

A public hearing on the above-mentioned matter was held at this time.

An Information Report, dated September 15, 1986, was submitted.

Mr. W. D. Campbell of the Development and Planning Department, using a diagram of the site in question, gave a brief overview of the application by Halifax County Condominium Corporation No. 27 to rezone Lot K-9A-1 Stoneybrook Court from Multiple Dwelling (R-4 Zone) to General Residential Conversion and Townhouse (R-2AM Zone). In his remarks, Mr. Campbell emphasized that, in staff's opinion, a similar development intensity would be permitted on the site (in terms of character, scale and compatibility with the existing neighbourhood) whether the property retained its current R-4 zoning designation, or was rezoned to either R-3 or R-2AM. He noted, however, that there would be basic differences in height and setback requirements.

With reference to proposed Policy 3.2.1 under the "Industries" policy set, Ms. Miller expressed the view that perhaps the thrust of this policy is now outdated when the development of the Ragged Lake area is taken into consideration.

Ms. Miller also suggested that any future recommendation to delete the EWDA policy set, including its provisions for a residential component, be given careful consideration.

There were no further persons wishing to address Council on this matter, and no correspondence was received.

MOVED by Alderman O'Malley, seconded by Alderman D. Grant that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for September 25, 1986.

Motion passed.

With reference to the submission, dated November 18, 1985, from the Ward One Association, Alderman R. Grant asked that a supplementary staff report be submitted prior to September 25 Council meeting including staff comments on issues raised in that submission that have not yet been addressed.

Alderman D. Grant also requested that staff respond in writing to the various concerns raised at this evening's meeting.

Case No. 5016 - Rezoning: Lot K-9A-1, Stoneybrook Court

A public hearing on the above-mentioned matter was held at this time.

An Information Report, dated September 15, 1986, was submitted.

Mr. W. D. Campbell of the Development and Planning Department, using a diagram of the site in question, gave a brief overview of the application by Halifax County Condominium Corporation No. 27 to rezone Lot K-9A-1 Stoneybrook Court from Multiple Dwelling (R-4 Zone) to General Residential Conversion and Townhouse (R-2AM Zone). In his remarks, Mr. Campbell emphasized that, in staff's opinion, a similar development intensity would be permitted on the site (in terms of character, scale and compatibility with the existing neighbourhood) whether the property retained its current R-4 zoning designation, or was rezoned to either R-3 or R-2AM. He noted, however, that there would be basic differences in height and setback requirements.

Responding to a question from Alderman Cromwell, Mr. Campbell advised that should a development be constructed on Lot K 9A-1, traffic generated by it would be dispersed into the Stoneybrook Court cul-de-sac, and from there onto either Braeside or Lacewood Drive. He emphasized that traffic could not be directed onto the Bedford Highway because neither the current property owner nor the Condominium Corporation own access rights to the Highway.

Alderman Leiper noted that there has been some suggestion as to whether certain emergency vehicles are capable of successfully maneuvering the Stoneybrook Court cul-de-sac.

Mr. Tom Emodi, representing Halifax Country Condominium Corporation No. 27, addressed Council in support of the proposed rezoning, and presented slides illustrating the variety of building configurations and heights characteristic of the existing neighbourhood. He emphasized that the majority of these buildings are single-family dwellings (2 to 2 1/2 storeys in height) with some three-storey apartments. He added that the properties are well landscaped, but that the yards in the vicinity of Lot K-9A-1 are entirely open so that residents would be afforded very little privacy, should a high-rise development be constructed on that site.

In conclusion, Mr. Emodi noted that the overall character of the Stoneybrook area is one of a quiet residential neighbourhood with low-rise dwellings. On that basis, he recommended that the rezoning of Lot K-9A-1 be approved to ensure that these characteristics be maintained.

Mr. Douglas Driscoll, a resident of 21 Clayton Park Drive, addressed Council in opposition to the proposed rezoning. Mr. Driscoll stated that he was against further development of any type because of the already congested traffic conditions in this area.

Mrs. Dorothy Grant, a resident of 24 Laurentide Drive, emphasized that, in making its decision concerning this rezoning, Council should make every effort to preserve the existing quality of life in this neighbourhood.

Mr. Peter MacKeigan addressed Council on behalf of the property owner, Mr. Angelo Favretto, who is in opposition to the rezoning proposal. In his remarks, Mr. MacKeigan advised that his client is currently considering the construction of a seven-storey apartment unit on Lot K-9A-1, emphasizing that, in his opinion, this configuration represents the most economical yet compatible (in terms of the surrounding neighbourhood) option for the property. He emphasized that Mr. Favretto recognizes and accepts his responsibility to abutting property owners and has scheduled meetings in order to discuss his development plans with them.

Mr. MacKeigan contended that it is the applicant's responsibility to illustrate to Council that the existing zoning designation (R-4) is not appropriate for this site, and that the proposed zoning (R-2AM) would be more effective. In his opinion, Mr. Emodi had not been successful in accomplishing this during his presentation.

Mr. Dario Favretto, representing his father Mr. Angelo Favretto (owner of the property in question), addressed members of Council in support of the staff recommendation that the rezoning application be refused.

Mrs. Judith Newman of Braeside Lane noted that, with reference to comments made earlier by Mr. MacKeigan, the height of Stoneybrook Manor is ten storeys.

There were no further persons wishing to address Council on this matter. The following correspondence was received:

- Correspondence, dated March 25, 1986, from Mr. Lane Thomas, 12 Stoneybrook Court, Halifax, N.S., B3M 3L1;

- Correspondence, dated April 1, 1986, from Ms. Elizabeth M. Whatley, 10 Stoneybrook Court, Halifax, N.S., B3M 3L1.

MOVED by Alderman Leiper, seconded by Alderman Dewell  
that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for Thursday, September 25, 1986.

Motion passed.

9:40 p.m. - The meeting was adjourned for a brief recess.

9:50 p.m. - The meeting was reconvened with the same members being present.

Case No. 5050 - Contract Development: 961 South Bland Street

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

Mr. E. Boyd Algee, Development Officer, using diagrams and elevation plans, reviewed the application concerning a

proposal to construct a six-storey, 74-unit apartment building at 961 South Bland Street. In his remarks, Mr. Algee noted that the proposal meets the requirements of the Land Use Bylaw in terms of landscaping, open space, angle controls, parking and density, although there would be some slight encroachment on the south side of the building. He added that the proposal is deemed to be in conformance with pertinent policies of the Municipal Planning Strategy, referring in particular to Policy 7.8.2.2 which requires that a residential development in this type of area must be limited to 50 feet (or six storeys), and that adequate buffering from industrial uses adjoining the property be provided.

Responding to a question from Alderman D. Grant, Mr. Algee advised that under the contract development provisions for this area, the height of the proposed building is restricted to six storeys or 50 feet, noting that, if the development had been able to proceed as-of-right, the height limit would have been decreased to 35 feet.

With reference to a further question from Alderman D. Grant, Mr. Algee noted that the majority of the residential buildings in this area are single-family dwellings with the exception of several low-rise apartment buildings which face on Inglis Street.

Responding to comments made by Alderman D. Grant, Mr. Algee emphasized that the glazed terrace component of each of the proposed apartment units had not been included in staff's calculation of density, primarily because, under the National Building Code, such areas could not be used as bedrooms.

With reference to a question from Alderman O'Malley, Mr. Algee noted that the existing C-3 zoning designation of the property in question would permit almost any type of commercial or industrial use (providing it did not prove noxious or hazardous to the surrounding neighbourhood), adding that, theoretically, such a use could employ an unlimited number of staff with very little restriction on its hours of operation.

Mr. Peter McDonough, representing the owner of the property, Southwest Apartments, addressed Council, advising that unlike previous proposals for this site, the current application does not contain a commercial component. He emphasized that the owner had met on several occasions with area residents in an attempt to reach a compromise; he added, however, that unfortunately there are several aspects of the proposal on which the two parties cannot agree.

Mr. McDonough advised that, despite objections raised by certain area residents, the proposed apartment complex meets the requirements of the Municipal Planning Strategy. He also noted that the developer has sited the building so that, to the detriment of his potential tenants, the principal windows face

away from Bishops Road to afford those residents greater privacy.

In his closing remarks, Mr. McDonough made use of a scale model of the proposed apartment building, illustrating plans for a large area of landscaped open space adjacent to it. He emphasized that, in his opinion, the application currently before Council represents an incursion into an industrial area which will ultimately enhance the property values of surrounding residential units. He further noted that the proposed units are intended to be quality apartments, rather than luxury condominiums.

Responding to a question from Alderman D. Grant, Mr. McDonough advised that while the major source of disagreement between the developer and area residents is the design of the building itself, other areas of concern would appear to be the color of the brick construction, the shape of the proposed roof, the type of trees to be planted on the site, and the provision of fencing.

Deputy Mayor Flynn asked that a copy of the National Building Code provisions pertaining to the use of such glazed terraces as are being proposed be circulated to members of Council prior to their next meeting on this matter.

Responding to a question from Alderman R. Grant, Mr. Algee advised that should the application presently before Council be approved, it is conceivable that the industrial use adjacent to that site might at some point in the future be rezoned for residential use.

Mr. Ed Backman of 5480 Inglis Street spoke in opposition to the proposed development, noting that the surrounding area is generally characterized by low-rise residential units which are extremely family-oriented.

Mrs. Janine Saulnier of 5478 Inglis Street raised various questions concerning staff's calculation pertaining to the density of the proposed apartment building, noting that while staff's estimates are of 124.1 persons per acre, she was unable to reduce the density below 149.3 ppa.

The Chairman advised that staff would respond to Mrs. Saulnier's concerns.

Owing to the lateness of the hour, it was agreed that the public hearing to consider Case No. 4645 (Contract Development - 961 South Bland Street) be adjourned to WEDNESDAY, OCTOBER 22, 1986 at 7:30 p.m.

The Chairman suggested that those in attendance wishing to address Council during the adjourned public hearing leave their names with the Acting City Clerk.



The following correspondence regarding this matter has been received:

- Correspondence, dated September 5, 1986, from Mr. and Mrs. Hume Wells, 934 MacLean Street, Halifax, N.S., B3H 2V1;
- Correspondence, dated September 8, 1986, from "Concerned South Enders;"
- Correspondence, dated September 10, 1986, from Ms. Sally E. Hill, 985 South Bland Street, Unit #2, Halifax, N.S., B3H 2S6;
- Correspondence, dated September 11, 1986, from Mr. E. Backman, 5480 Inglis Street, Halifax, N.S.;
- Correspondence, dated September 11, 1986, from Mr. and Mrs. Bernard Rogers, 936 South Bland Street, Halifax, N.S.;
- Correspondence, dated September 12, 1986, from Ms. Cynthia Tanner, 5466 Inglis Street, Unit #3, Halifax, N.S., B3H 1J7;
- Correspondence, dated September 12, 1986, from Mr. Brian G. White, 5480 Inglis Street, Unit #2, Halifax, N.S., B3H 1J7;
- Correspondence, dated September 12, 1986, from Ms. Heather Hayes, 913 Brussels Street, Halifax, N.S.;
- Correspondence, dated September 12, 1986, from Ms. Phyllis M. Larsen, 5468 Inglis Street, Halifax, N.S., B3H 1J7;
- Correspondence, dated September 15, 1986, from Mr. Michale Duda, 985 South Bland Street, Halifax, N.S.;
- Correspondence, dated September 16, 1986, from L. A. Lethbridge, 5466 Inglis Street, Unit #4, Halifax, N.S., B3H 2J7; and
- Correspondence, dated September 16, 1986, from B. Lethbridge, 5466 Inglis Street, Unit #4, Halifax, N.S., B3H 2J7.

The meeting was adjourned at 11:15 p.m.

HEADLINES

Award of Tender #86-35 - Sidewalk Renewals .....	537
Award of Tender #86-37 - Sidewalk Renewals .....	538

HEADLINES (CONT'D)

Municipal Development Plan Review: Proposed Amendments to the Municipal Development Plan and Land Use Bylaw .....	539
Case No. 5016 - Rezoning: Lot K-9A-1, Stoneybrook Court .....	542
Case No. 5050 - Contract Development: 961 South Bland Street .....	544

HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

E. A. KERR, ACTING CITY CLERK

\*K

CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
September 25, 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 Crowell, Downey, Meagher, O'Malley, Dewell, R. Grant, Walker, Jeffrey, Leiper, and Harshaw.

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

Presentation: Mrs. Kathy Henderson

Alderman Jeffrey, on behalf of the Halifax Taxi Commission and the local taxi industry, presented a cheque in the amount of \$22,800.00 to Mrs. Kathy Henderson, widow of taxi driver Ronnie Henderson who was murdered on April 5, 1986. In expressing her appreciation, Mrs. Henderson thanked all those who had made contributions to the fund established by the Halifax Taxi Commission for her family, particularly the owners and drivers of the Halifax taxi industry.

MINUTES

Minutes of the regular meeting of City Council held on September 11, 1986, and of the Special Council held on September 17, 1986, were approved on a motion by Alderman Harshaw, seconded by Alderman Leiper.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

- 14.3 Report on Stormwater Management in the City of Halifax

- 20.1 Statement of Revenue and Expenditure
- 20.2 Proposed Development - Claremont Street  
(Case No. 5046)
- 20.3 Award of Tender #86-107: Renovations -  
2155-57 Barrington Street (Men's Night  
Shelter)

- add: At the request of Alderman Walker, Council agreed to
- 20.4 Safety at the Halifax Forum During  
Wrestling Matches
  - 20.5 Identification of Halifax City Hall

At the request of Alderman Dewell, who requested that area residents be given an opportunity to comment on the proposed development, Council agreed to delete Item 20.2 (Case No. 5046 - Claremont Street) previously added to the agenda by the Acting City Clerk, and to place it on the agenda of the next regular meeting of Committee of the Whole Council scheduled for October 8, 1986.

- add: At the request of Alderman Cromwell, Council agreed to
- 20.6 1987 Budget Review

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

Motion passed.

#### DEFERRED ITEMS

##### Street Closure - Portion of Fern Lane

The above-mentioned matter was deferred to this meeting during the September 11 meeting of Halifax City Council in order that further information could be obtained from the President of Colonial Honda Limited, Mr. Don Megaffin.

An Information Report, dated September 17, 1986, was submitted.

MOVED by Alderman O'Malley, seconded by Deputy Mayor Flynn that, in view of the information obtained from Colonial Honda, the matter be dropped from the agenda and no further action taken.

Motion passed.

Municipal Development Plan Review - Proposed Amendments  
to Municipal Development Plan and Land Use Bylaw

A public hearing on this matter was held on Wednesday, September 17, 1986.

A supplementary staff report, dated September 23, 1986, was submitted.

MOVED by Alderman R. Grant, seconded by Alderman Hamshaw that the matter be deferred to the next regular meeting of Committee of the Whole Council scheduled for October 8, 1986 in order that Council might be given additional time to review the contents of the September 23 supplementary staff report.

Motion passed.

Rezoning - Lot K-(A-1) Stoneybrook Court

A public hearing on this matter was held on Wednesday, September 17, 1986.

Correspondence, dated September 19, 1986, was received from Mr. Peter J. MacKeigan (Daley, Black & Moreira), solicitor for the property owner in question.

MOVED by Alderman Leiper, seconded by Alderman R. Grant that the matter be deferred to the next regular meeting of City Council scheduled for Thursday, October 16, 1986, pending receipt of the traffic survey report from the City's Traffic Authority pertinent to access routes to the Stoneybrook Court development.

Motion passed.

**MOTIONS OF RECONSIDERATION**

Motion Alderman Meagher Re: Reconsideration of City Council Resolutions of September 11, 1986 Concerning (1) Case No. 4124 and 012/4 Tax Agreements - Sheraton Hotel; and (2) Tax Agreements - The Bay Garage

Correspondence, dated September 19, 1986, was received from Mr. Hugh S. Harper, General Manager, Halifax Sheraton as well as correspondence, dated September 23, 1986, from Mr. D. B. Hyndman, Executive Vice President, Halifax Developments Limited.

Alderman Meagher gave Notice of Motion of Reconsideration concerning City Council's resolution on the above-mentioned matter during the regular meeting of Council held on September 11, 1986.

Alderman Meagher addressed Council in opposition to the previous resolution to grant tax concessions pertaining to parking garages, stating that, in his opinion, the City cannot afford such concessions and asking that the policies regarding parking garages and the taxes levied on them be reconsidered.

MOVED by Alderman Meagher, seconded by Deputy Mayor Flynn that Council's September 11 resolution to grant certain tax concessions to the Sheraton Hotel and The Bay Parking Garage be reconsidered.

The motion to reconsider was put and defeated.

PUBLIC HEARINGS, HEARINGS, ETC.

Appeal of Variance Approval - 3205 Union Street

A staff report, dated September 16, 1986, was submitted.

Mr. W. D. Campbell of the Development and Planning Department, using diagrams and maps, described the variance application concerning the front yard requirement for a property located at 3205 Union Street, which had been approved and is currently under appeal. In his remarks, Mr. Campbell noted that the property owner is proposing to construct an addition to the existing two-storey building and, under the terms of the variance approval, the front yard line for this addition will conform with that of the existing structure. He emphasized that because the Bylaw requirement for front yards in this area of the City is 15 feet from the street/property line, the requested variance of 5 feet was considered to constitute a minor variance, and was therefore granted.

Mr. Thomas J. Khattar, a resident of 3189 Union Street, addressed Council, noting that his opposition to this project is based solely on the proposed construction of a two-storey addition to the existing premises, rather than to the approval of the front yard variance.

Alderman O'Malley emphasized that, under its present zoning, Union Street is in jeopardy of losing its status as a family-oriented street characterized by single-family dwellings. He noted that traffic volumes, already increased by vehicular movement to and from Fort Needham Park, will be considerably intensified if developments of this nature are allowed to continue, and requested that staff review the feasibility of protecting Union Street from further deterioration.

MOVED by Alderman O'Malley, seconded by Alderman Meagher that the appeal be granted, and that the decision of

the Development Officer to grant a variance of the front yard requirement at 3205 Union Street be overturned.

Motion passed.

PETITIONS AND DELEGATIONS

Petition Alderman Downey Re: Use of Coin-Operated Washers and Dryers in the Gordon B. Isnor Manor

Alderman Downey submitted a petition, signed by approximately 87 residents of the Gordon B. Isnor Manor, in opposition to the proposal by the Halifax Housing Authority to initiate the use of coin-operated washers and dryers in their residence.

The Alderman indicated that he wished to address this matter in greater detail during discussion of the agenda item, "Change in Policy: Halifax Housing Authority - Laundromats" later in the meeting.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on September 17, 1986, as follows:

Encroachment License - 1569 Brunswick Street

MOVED by Alderman Downey, seconded by Alderman Jeffrey that, as recommended by the Finance and Executive Committee, Council approve a permanent encroachment of 179 square feet under Brunswick and Sackville Streets as shown on Plan No. P200/15402 attached to the September 3, 1986 staff report.

Motion passed.

Acquisition - Parcel W, Pioneer Avenue

MOVED by Alderman Hamshaw, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, Council approve the purchase of the property of Pioneer Enterprises Limited, shown as Parcel W on Plan 00-16-28387, for the sum of \$5,718.00 as settlement in full (funds are to be made available from the Sale of Land Account, subject to the approval of the Minister of Municipal Affairs).

Motion passed.

Lease - Block AM, Barrington Street

MOVED by Alderman Downey, seconded by Alderman Jeffrey  
that, as recommended by the Finance and Executive Committee, the  
Mayor and City Clerk be authorized to execute a lease between  
North Mews Housing Co-operative Limited and the City of  
Halifax, substantially similar to that attached as Schedule "C"  
to the September 10, 1986 staff report.

Motion passed.

Lease - 2155-57 Barrington Street

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

1. Council authorize the Mayor and City Clerk to execute  
a lease on behalf of the City with the Halifax  
Neighbourhood Society, in the form as attached to the  
September 5, 1986 staff report;
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 monthly  
rental in excess of the City's operating costs be  
allocated to the account.

Motion passed.

License and Fees Annual Review

Alderman R. Grant, referring to the recommendation  
contained in the staff report, dated September 8, 1986,  
emphasized that the motion he was proposing to make would not  
pertain to any changes in the current Deed Transfer Tax.

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

1. Council authorize the City Solicitor to seek changes  
to the various ordinance to effect the revised fees,  
as follows, for 1987:

<u>Department</u>	<u>Permit, License</u>	<u>Present Fee</u>	<u>1987 Proposed Fee</u>
Development & Planning	Plumbing Contractor's License (1st Year)	\$200.00	\$205.00
	Electrical Con- tractor's License (1st Year)	\$200.00	\$205.00



<u>Department</u>	<u>Permit, License</u>	<u>Present Fee</u>	<u>1987 Proposed Fee</u>
	Encroachment Annual Rental	\$1 per .1 sq.M.	\$3.00 Minimum
Police Dept.	Auctioneer's License (Resident)	\$225.00	\$230.00
	Auctioneer's License (Non-Resident)	\$500.00	\$510.00
	Junk Dealers	\$300.00	\$305.00
	Sales from Office (Annual)	\$400.00	\$410.00
	Photographer's License	\$200.00	\$205.00
	Sale License	\$300.00	\$305.00
	Pawn Broker License	\$300.00	\$305.00

Motion passed.

Lease of Lot Block GR, Barrington Street - Lease to Non-Profit Housing Society

MOVED by Alderman Downey, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, the Mayor and City Clerk be authorized to execute the lease attached to the September 12, 1986 staff report on behalf of the City to lease Block GR, Barrington Street to the Halifax Non-Profit Housing Society for thirty-five years for the sum of \$1.00.

Motion passed.

Alderman Jeffrey suggested that the lease should be amended to read "Harbour City Home," rather than the Non-Profit Housing Society.

Award of Tender - Housing Demonstration Project:  
Lot GR Barrington Street

Correspondence, dated September 19, 1986, was submitted from Mr. Brian I. Chappell, MCIQS, President, BIC Enterprises Limited.

Following a discussion and questioning of staff, it was moved by Alderman Downey, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee:

1. Council award the contract for construction of the 23-unit apartment building - Block GR Barrington - with a tender price of \$1,219,000.00, to Anwar Construction Ltd.

2. Council direct staff to get a definite commitment, in writing, that Anwar Construction will complete the building on, or before, April 30, 1987.
3. Funds are available under the Housing Demonstration Program, as outlined in a report to Council dated June 26, 1986.

Motion passed.

Change in Policy - Halifax Housing Authority: Laundromats

Correspondence, dated September 23, 1986, was submitted from Mr. J. D. MacIsaac, Vice Chairman, Halifax Housing Authority, in response to a request from the Finance and Executive Committee on September 17, 1986. Also submitted was a petition from residents of the Gordon B. Isnor Manor previously referred to under "Petitions."

Alderman O'Malley emphasized that while there is potential for a certain degree of abuse and misuse of laundry facilities under the supervision of the Halifax Housing Authority, he expressed concern that all residents (many of whom are on fixed incomes or social assistance) would be penalized by the implementation of coin-operated machines. The Alderman referred to a meeting previously held to discuss this matter and the rationale given for instituting the use of coin-operated machines. He expressed the view that while such security, the use of tokens would be appropriate in terms of to the problem.

Alderman Downey referred to the petition previously submitted from residents of the Gordon B. Isnor Manor and suggested, in agreement with remarks made by Deputy Mayor Flynn, that coin-operated laundry equipment should not be installed in any of the facilities operated by the Halifax Housing Authority.

MOVED by Alderman O'Malley, seconded by Alderman Jeffrey that a letter be forwarded by the Office of the Mayor to the Halifax Housing Authority as quickly as possible, expressing Council's opposition to the use of coin-operated machines in all housing facilities operated by the Authority, and suggesting instead that the laundry facilities be managed on a token system basis to alleviate their current abuse.

Motion passed.

REPORT - SAFETY COMMITTEE

Council considered the report of the safety Committee from its meeting held on September 17, 1986 as follows:

Fire Department Recruitment

MOVED by Alderman Harshaw, seconded by Alderman Walker that, as recommended by the Safety Committee, City Council approve the expenditure of \$7,500 to enable a Fire Department recruitment campaign to be implemented.

Motion passed.

Alderman Neagher addressed the matter indicating that he would like to propose a further motion with regard to this matter and MOVED, seconded by Alderman O'Malley that the Personnel and Fire Departments prepare a syllabus outlining the subject areas which are covered in the qualifying examination which all applicants are required to write.

A discussion ensued and the City Manager indicated that it was his understanding from the discussion that what Alderman Neagher was proposing was that the syllabus be attached to each application passed out, to which Council agreed.

The motion was out and passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Recommendations - Lakes & Waterways Advisory Committee

A report from Mr. John Murtagh, Chairman of the Lakes and Waterways Advisory Committee, was submitted.

Alderman R. Grant addressed the matter indicating that the Lakes & Waterways Advisory Committee had indicated that they would like this matter tabled at this time and deferred to the next meeting of the Committee of the Whole Council at which time Dr. D.H. Waller, a member of the Committee, would be present to respond to any questions Council might have regarding the matter.

MOVED by Alderman R. Grant, seconded by Alderman Harshaw that this matter be tabled at this time and deferred to the next meeting of the Committee of the Whole Council at which time Dr. D.H. Waller, a member of the Committee, would be present to respond to any questions Council might have regarding the matter.

Council  
September 25, 1986

Alderman R. Grant further advised that the Lakes and Waterways Advisory Committee had arranged a site visit to the Bayers Lake Industrial Park in relation to the master plan for drainage for Tuesday, September 30, 1986 at 4:00 p.m. and invited any member of Council wishing to do so to attend.

The motion was put and passed.

Report - Planning Advisory Committee - Peninsula North Secondary Planning Strategy

A report from Alderman A. Hamshaw, Vice-Chairman, Planning Advisory Committee, dated September 22, 1986 was submitted.

Alderman Downey advised that he had a possible conflict of interest and retired from the Chamber.

MOVED by Alderman Meagher, seconded by Alderman Leiper that a date be set for a public hearing to consider the adoption of the proposed Peninsula North Secondary Planning Strategy dated July 1986 as an official City report; the policy section of this report as Section XI of the Municipal Planning Strategy; the Land Use Bylaw amendments required to implement the Peninsula North Secondary Planning Strategy; and the amendments to the Municipal Planning Strategy as contained in Appendix II of the staff report dated March 18, 1986 necessary to incorporate this secondary strategy.

The motion was put and passed.

The Acting City Clerk advised that the date for the public hearing was WEDNESDAY, NOVEMBER 5, 1986 at 7:30 p.m. in the Council Chamber, City Hall.

Alderman Downey returns to the meeting.

Council then considered the report of the Committee of the Whole Council held on September 24, 1986 as follows:

Report on Stormwater Management in the City of Halifax

MOVED by Alderman R. Grant, seconded by Alderman O'Malley that, as recommended by the Committee of the Whole Council, City Council approve the following course of action:

- (a) receive the Report on Stormwater Management for the City of Halifax dated November, 1983 as an official report of the City;
- (b) direct staff to proceed with the implementation of the policies and recommendations which do not require further action and input of Council, in particular the Stormwater Management concept and technical revision of standards, policies and procedures;

- (c) direct staff to prepare supplementary reports with recommendations on appropriate changes to the Municipal Planning Strategy, Land Use Bylaw, Subdivision Regulations and Bylaws, and applicable Ordinances in order to effectively implement all policies and recommendations of the report, particularly all regulatory documents requiring financial decisions; and
- (d) direct staff to initiate work on the development of Drainage Master Plans for the City of Halifax, dependent upon the availability of funds approved through the Capital Budget procedure.

Alderman R. Grant addressed the matter indicating that in moving this motion he would like to reiterate that this motion was not approving funding at this time, however; it was giving direction to staff to come back with a report outlining the means of funding this plan.

The motion was put and passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on September 17, 1986, as follows:

Case No. 3938 - Contract Development - 5784-90 South Street

A supplementary staff report dated September 23, 1986 was submitted.

MOVED by Alderman Cromwell, seconded by Alderman Downey that, as recommended by the City Planning Committee,:

1. Council authorize staff to issue a development permit for a 45-unit apartment building located at 5784-90 South Street comprised of 4 bachelor units, 1 one-bedroom unit, 3 two-bedroom units and 37 one-bedroom with den, provided, however, that such building complies in all other respects with the agreement dated February 25, 1982 between Armour Developments Limited and the City of Halifax; and further
2. The agreement be amended to include a provision that the contract be signed within 120 days and a time limit be included in the contract.

Motion passed.

Council  
September 25, 1986

Proposed Amendment to the Municipal Development Plan  
Policy 7.8.2.2 (Part II, Section V, South End Plan) -  
Planning Advisory Committee

Correspondence dated September 23, 1986 from Ralph Richard, Secretary/Treasurer, Citadel North Neighbourhood Association, was submitted.

MOVED by Alderman Cromwell, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, this matter be deferred until such time as the matter of the Contract Development for 961 South Bland Street has been resolved.

The motion was put and passed.

MOTIONS

Motion Deputy Mayor Flynn re: Amendment to Ordinance Number 180  
- The Streets Ordinance - FIRST READING

An information report from D. F. Murphy, City Solicitor, dated September 11, 1986 was submitted.

MOVED by Deputy Mayor Flynn, seconded by Alderman Hamshaw that the proposed amendments to Ordinance 180, the purpose of which is to enact regulations respecting street vendors and to repeal Ordinance No. 175, the Mobile Canteen Ordinance and as contained in the Information Report dated September 11, 1986, be given FIRST READING.

The motion was put and passed.

MISCELLANEOUS BUSINESS:

Tender #86-104 - Highway Salt and Tender #86-105 - Hauling  
of Bulk Salt

A staff report dated September 17, 1986 was submitted.

MOVED by Alderman Hamshaw, seconded by Alderman Walker that Tender No. 86-104 for bulk salt be awarded to Canadian Salt Ltd. for \$21.70/tonne (summer price) and \$22.00/tonne (winter price) and that Tender No. 86-105 be awarded to Commercial Highway Services for 8.70/tonne with a net cost of \$30.40/tonne (summer prices) and \$30.70/tonne (winter price).

Motion passed.

File #87216 - Computer Equipment

A staff report dated September 18, 1986 was submitted. Also submitted was correspondence from Larry Belliveau, Volume Account Representative, Computerland, dated September 18, 1986.

MOVED by Deputy Mayor Flynn, seconded by Alderman Jeffrey that authority be granted to award this tender (File #87216) to Datamaster (Alternate A) for \$57,895.00 as the lowest bidder meeting all required criteria.

Motion passed

Nova Scotian Hotel - Assessment Appeal

A report from D. F. Murphy, City Solicitor, dated September 22, 1986 was submitted.

His Worship advised Council that the Department of Municipal Affairs has requested an opportunity to discuss this matter with the City's Legal Department and wishes the matter deferred pending these discussions.

MOVED by Alderman O'Malley, seconded by Alderman Meagher that this matter be deferred pending the conclusion of the discussions between the City's Legal Department and the Department of Municipal Affairs with regard to this matter.

Motion passed.

9:55 p.m. The meeting convened for a short recess.

10:05 p.m. The meeting reconvened with all the same members being present.

QUESTIONS

Question Deputy Mayor Flynn re: Moorings - North West Arm

Deputy Mayor Flynn asked who had jurisdiction over the North West Arm with respect to the allocation of moorings for boats. Deputy Mayor Flynn noted that at present the North West Arm was an obstacle course and vessels were having difficulty maneuvering the moorings. Deputy Mayor Flynn noted that it did not appear that anyone was regulating how far out on the water a clear waterway should be retained.

Deputy Mayor Flynn indicated that he understood that Ports Canada or the Department of Transport required that one receive permission to drop a mooring in the Halifax Harbour and noted that he would like to see a similar situation on the North West Arm. Deputy Mayor Flynn indicated that at present boats cannot get past Horseshoe Island as the boats are moored right across the Arm.

Deputy Mayor Flynn indicated that this matter had come to his attention recently at a boat race. Deputy Mayor Flynn indicated that the racers had difficulty as there was only a small channel for all boats to use. Deputy Mayor Flynn noted that some of the major boat clubs had a number of their boats

moored half way out in the Arm and indicated that he felt some sort of marker should be established beyond which moorings are not permitted.

His Worship indicated that the major boat clubs should have some control over the positioning of moorings and indicated that he would follow up on this matter.

Question Alderman Jeffrey re: Construction - Main Avenue

Alderman Jeffrey referred to the construction being carried out on Main Avenue indicating that he felt the residents in the surrounding area had been very patient. Alderman Jeffrey noted that the residents in the area had been without water for a number of hours on different days, had their basements flooded, had the paint and cladding on their homes and cars damaged and a number of other nuisances.

Alderman Jeffrey indicated that at present the access to the trailer park on Rufus Avenue was blocked. Alderman Jeffrey noted that it would be impossible for an emergency vehicle to get into the trailer park in the present situation. Alderman Jeffrey noted that the contractors on the job were trying to complete the job as quickly as possible, however; the blocking of the access to the trailer park could result in a disaster in an emergency situation.

Alderman Jeffrey requested that the Engineering Department visit the construction site tomorrow and make arrangements to clear the access to the trailer park. Alderman Jeffrey indicated that he felt the construction company was taking advantage of the situation.

Question Alderman Walker re: Painting of Town Clock

Alderman Walker referred to the response he had received in relation to his question regarding the painting of the Town Clock. Alderman Walker indicated that the reply had included a suggestion that the Friends of the Citadel would be painting the clock. Alderman Walker indicated that he felt it was unfair of Parks Canada to pass this along to a volunteer group and requested that His Worship write again suggesting that they reconsider this matter and paint the clock this fall. Alderman Walker noted that the painting of the clock could be delayed indefinitely if the duty was passed along to a volunteer group.

Question Alderman Walker re: Edmonds Grounds Development

Alderman Walker referred to the Edmonds Grounds Development and indicated that they were filling right down to the Arm and it appeared that they were pushing it right into the North West Arm. Alderman Walker asked if they were permitted to push fill into the Arm and asked for a report on the matter.



His Worship indicated that he believed the walkway along the Arm was presently under construction.

Question Alderman Walker re: Sign - Armdale Rotary

Alderman Walker referred to the sign requesting motorists to Drive Carefully on the Armdale Rotary and indicated that this sign was inappropriate. Alderman Walker indicated that the sign was not properly constructed and was unattractive. Alderman Walker requested that staff look into this matter and indicated that he had no objection to the sign if it were properly constructed and attractive.

His Worship indicated that he would look into this matter and noted that he believed there was an agreement with regard to this sign.

Question Alderman Jeffrey re: Location of Saint John, New Brunswick Newspaper in Halifax

Alderman Jeffrey referred to rumors regarding a Saint John, New Brunswick newspaper moving to the City and asked if His Worship had any information with regard to this matter.

His Worship indicated that he had no information in this regard.

Alderman Jeffrey requested that if His Worship received any information regarding this matter, that he advise the members of Council accordingly.

Question Alderman R. Grant re: Expansion of Volunteer Snow Clearing Program

Alderman R. Grant referred to a letter from His Worship dated April 23, 1986 regarding the expansion of the volunteer snow clearing program for seniors and noted that he had requested a report from staff regarding the possibility of able bodied persons receiving social assistance aiding seniors and the disabled to clear snow. Alderman R. Grant indicated that he had suggested that some efforts be made to allow the able bodied person receiving social assistance to volunteer to be part of this program.

Alderman R. Grant indicated that he had not received a report in this regard and requested that staff bring forward a report on the matter.

His Worship leaves the meeting and Deputy Mayor Flynn takes the Chair.

Question Alderman R. Grant re: Review of Public Hearing Process

Alderman R. Grant indicated that the Planning Advisory Committee had recently reviewed its public meeting process and noted that a discussion regarding the public hearing process had also taken place. Alderman R. Grant noted that Mr. Matthews had indicated to the Planning Advisory Committee that the public hearing process was a matter for Council's consideration.

Alderman R. Grant requested that Alderman O'Malley's previous proposal with regard to a review of the Public Hearing process be placed on the agenda for the Committee of the Whole Council to be held on October 22, 1986 and the proposal be recirculated to members of Council. Alderman R. Grant indicated that the purpose of placing this matter on the agenda was to establish a Committee to review the Public Hearing process. Alderman R. Grant indicated that there did not appear to be a set process at this time.

Question Alderman Dewell re: Sidewalk Renewals

Alderman Dewell referred to the length of time it was taking to complete sidewalk renewals this year and noted that the owner of Pottier's Grocery in his area was concerned that a serious accident would occur in front of his store. Alderman Dewell noted that the asphalt entrance to the grocery store had been dug up during the renewal of the sidewalk and had not yet been replaced.

Alderman Dewell requested that this asphalt be replaced immediately stressing the increased possibilities of an accident occurring the longer the situation continues.

Question Alderman Dewell re: Sign - Armdale Rotary

Alderman Dewell referred to the comments made by Alderman Walker in relation to the Drive Carefully sign on the Armdale Rotary and indicated that he did not feel the wording on the sign was appropriate. Alderman Dewell noted that he felt the city should not be endorsing any one radio station or other agency and requested that staff check on this matter.

Alderman Dewell noted that he had received a number of requests from other radio stations for endorsement and suggested that the City could become involved in a difficult situation if this practice continued.

Question Alderman O'Malley re: Sidewalk Renewals

Alderman O'Malley referred to a sidewalk renewal taking place on Kaye Street which was becoming a nuisance to the residents. Alderman O'Malley noted that the renewal has been going on for some time and that no work was carried out on the street for up to four days at a time. Alderman O'Malley

Question Alderman R. Grant re: Review of Public Hearing Process

Alderman R. Grant indicated that the Planning Advisory Committee had recently reviewed its public meeting process and noted that a discussion regarding the public hearing process had also taken place. Alderman R. Grant noted that Mr. Matthews had indicated to the Planning Advisory Committee that the public hearing process was a matter for Council's consideration.

Alderman R. Grant requested that Alderman O'Malley's previous proposal with regard to a review of the Public Hearing process be placed on the agenda for the Committee of the Whole Council to be held on October 22, 1986 and the proposal be recirculated to members of Council. Alderman R. Grant indicated that the purpose of placing this matter on the agenda was to establish a Committee to review the Public Hearing process. Alderman R. Grant indicated that there did not appear to be a set process at this time.

Question Alderman Dewell re: Sidewalk Renewals

Alderman Dewell referred to the length of time it was taking to complete sidewalk renewals this year and noted that the owner of Pottie's Grocery in his area was concerned that a serious accident would occur in front of his store. Alderman Dewell noted that the asphalt entrance to the grocery store had been dug up during the renewal of the sidewalk and had not yet been replaced.

Alderman Dewell requested that this asphalt be replaced immediately stressing the increased possibilities of an accident occurring the longer the situation continues.

Question Alderman Dewell re: Sign - Armdale Rotary

Alderman Dewell referred to the comments made by Alderman Walker in relation to the Drive Carefully sign on the Armdale Rotary and indicated that he did not feel the wording on the sign was appropriate. Alderman Dewell noted that he felt the city should not be endorsing any one radio station or other agency and requested that staff check on this matter.

Alderman Dewell noted that he had received a number of requests from other radio stations for endorsement and suggested that the City could become involved in a difficult situation if this practice continued.

Question Alderman O'Malley re: Sidewalk Renewals

Alderman O'Malley referred to a sidewalk renewal taking place on Kaye Street which was becoming a nuisance to the residents. Alderman O'Malley noted that the renewal has been going on for some time and that no work was carried out on the street for up to four days at a time. Alderman O'Malley

requested that the contractor be required to advise the residents of a street when a sidewalk renewal is to begin and noted that a situation had occurred on Kaye Street where the sidewalk renewal had begun on a Friday and residents going out of the City for the weekend had left their cars in their driveways. Alderman O'Malley indicated that upon returning home the residents had been unable to get their cars out of their driveways.

Alderman O'Malley further indicated that work on this particular sidewalk had begun at 8:00 a.m. on Sunday morning and had created a disturbance for the neighbourhood. Alderman O'Malley requested that some provision be made within contracts that work on a sidewalk is not to start before noon on a Sunday. Alderman O'Malley further noted that some co-ordination was required in relation to street parking and noted that residents on Kaye Street had been unable to park on the usual side of the street due to the renewal. Alderman O'Malley noted that parking on the opposite side of the street was prohibited, however, the residents having no other place to park used the opposite side of the street and received parking tickets. Alderman O'Malley suggested that in cases like this the parking signs should be covered or the tickets cancelled.

Question Alderman Meagher re: Restriction of Hours -  
Construction Work

Alderman Meagher referred to a situation on Hunter Street where construction on an apartment building begins at 7:00 a.m. and continues for 12 to 14 hours. Alderman Meagher indicated that this was causing a nuisance to residents in the neighbourhood particularly those having young children. Alderman Meagher requested that the City Solicitor report with regard to the hours of operation permitted in such a situation.

Alderman Meagher further requested information regarding the safeguards required to ensure persons do not wander onto a construction site and suffer an injury.

Question Alderman Downey re: Promotions - Police Department

Alderman Downey referred to an information report received from the Chief of Police regarding two promotions to the position of Superintendent and asked why these promotions had been granted at this time and questioned why Constables were not being promoted.

The Chairman indicated that a report would be forthcoming from the Chief.

Question Alderman Downey re: Purchase 2521 Barrington Street

Alderman Downey referred to the property located at 2521 Barrington Street and noted that the city owned the adjacent property. Alderman Downey noted that the building located on the city owned lot has been boarded up for a number of years and the owner of 2521 has made attempts over the past number of years to improve his property.

Alderman Downey noted that the owner of 2521 had recently put his property on the market and the City had also indicated they would negotiate the purchase of the property. Alderman Downey indicated that the property had been taken off the market on September 15th and requested that staff look into the proposed negotiation.

Question Alderman Downey re: Demonstrations - Housing

Alderman Downey referred to a number of recent demonstrations regarding the need for housing and noted that the City owned two properties on Barrington Street which were not presently in use. Alderman Downey indicated that he understood that the City had plans for these houses, however; he requested that the possibility of these houses being used as emergency shelter be considered until such time as the City goes ahead with its plans.

Question Alderman Downey re: Development of Green Lantern Building

Alderman Downey referred to the development of the Green Lantern building and asked if a development permit had been applied for in relation to this contract development.

The City Manager indicated that this was a contract development and would have a time limit on it. The City Manager further noted that he believed designs were being prepared for the development. The City Manager indicated that he would report with regard to this matter.

His Worship returns to the meeting and Deputy Mayor Flynn takes his seat in Council.

Question Alderman Cromwell re: Seniors Housing

Alderman Cromwell referred to a report he had received regarding his previous questions in relation to seniors housing. Alderman Cromwell indicated that staff had suggested that the seniors group contact a local developer with regard to a possible site. Alderman Cromwell noted that he had directed this information to the seniors group, however; it appears that this suggestion has not been successful.

Alderman Cromwell requested that staff continue to seek a location for housing for the seniors group.

Question Alderman Cromwell re: Controls - Exterior of Housing

Alderman Cromwell referred to a number of properties within the city which are deteriorating. Alderman Cromwell noted that a number of properties have the paint chipping and are in a state of disrepair. Alderman Cromwell advised that he understood that within the Town's Act some control over the exterior of buildings existed. Alderman Cromwell requested the legal department look into the possibility of enacting these controls into the City's charter.

Question Alderman Cromwell re: Industrial Park Update

Alderman Cromwell noted that it has been some time since a report has come forward from the Industrial Commission with regard to the progress at the Industrial Park in relation to tenants in the park. Alderman Cromwell requested that the Industrial Commission report to Council, confidentially if necessary, regarding the contracts which have been signed to date, etc. Alderman Cromwell indicated that he would also like a copy of a marketing plan for the Industrial Park for the next six months.

Question Alderman Hamshaw re: Rockingham Fire Station

Alderman Hamshaw referred to his question regarding construction at the Rockingham Fire Station noting that he had received a response and the construction would be completed by the end of October. Alderman Hamshaw indicated that he would like to thank the Rotary Club for their efforts with regard to this construction.

ADDED ITEMS

Statement of Revenue and Expenditure

This matter was added to the agenda at the request of the City Clerk. A staff report dated September 25, 1986 was submitted.

MOVED by Deputy Mayor Flynn, seconded by Alderman Hamshaw that the Statement of Revenue and Expenditure for the eight months ended August 31, 1986 be tabled.

Motion passed.

Proposed Development - Claremont Street

This matter was deleted from the agenda during the setting of the agenda at the request of Alderman Dewell.

Award of Tender 86-107 - Renovations, 2155-57 Barrington Street  
Men's Night Shelter

This matter was added to the agenda at the request of the City Clerk. A staff report dated September 23, 1986 was submitted.

MOVED by Alderman Downey, seconded by Alderman O'Malley that:

1. Staff be authorized to proceed with the project renovations at 2155-57 Barrington Street - Men's Night Shelter at a total project cost of \$314,997 and funds are available in Account Number 146913; and

2. Tender No. 86-107 be awarded to the low bidder, Blunden Construction Limited (1984) for the bid price of \$262,497 with a 90-day completion date and total project costs for the renovations shall not exceed \$314,997.

Staff be authorized to enter into agreements with the City of Dartmouth, the County of Halifax, and the Town of Bedford regarding the appropriate mechanism for payment of contributions to the project.

Motion passed.

Safety at the Halifax Forum During Wrestling Matches - Alderman Walker

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

Alderman Walker addressed the matter indicating that he had discussed this item at Council on two previous occasions. Alderman Walker referred to a recent incident at the Forum where two wrestlers had carried out their match among the patrons and noted that many of the spectators had to move out of their way. Alderman Walker noted that chairs were thrown during this match and indicated that he had been previously assured that the police would be on hand to control these situations.

Alderman Walker further noted that he had questioned the promoter as to whether he had insurance to cover such incidents and had been told that the promoter had no insurance in this regard. Alderman Walker indicated that he feared someone would be hurt if this type of activity continued and suggested that the City would be open to legal action.

Alderman Walker referred to the Athletic Commission and suggested that this organization should be re-instated. Alderman Walker indicated that this would allow for control,

Award of Tender 86-107 - Renovations, 2155-57 Barrington Street  
Men's Night Shelter

This matter was added to the agenda at the request of the City Clerk. A staff report dated September 23, 1986 was submitted.

MOVED by Alderman Downey, seconded by Alderman O'Malley that:

1. Staff be authorized to proceed with the project renovations at 2155-57 Barrington Street - Men's Night Shelter at a total project cost of \$314,997 and funds are available in Account Number 146913; and

2. Tender No. 86-107 be awarded to the low bidder, Blunden Construction Limited (1984) for the bid price of \$262,497 with a 90-day completion date and total project costs for the renovations shall not exceed \$314,997.

Staff be authorized to enter into agreements with the City of Dartmouth, the County of Halifax, and the Town of Bedford regarding the appropriate mechanism for payment of contributions to the project.

Motion passed.

Safety at the Halifax Forum During Wrestling Matches - Alderman Walker

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

Alderman Walker addressed the matter indicating that he had discussed this item at Council on two previous occasions. Alderman Walker referred to a recent incident at the Forum where two wrestlers had carried out their match among the patrons and noted that many of the spectators had to move out of their way. Alderman Walker noted that chairs were thrown during this match and indicated that he had been previously assured that the police would be on hand to control these situations.

Alderman Walker further noted that he had questioned the promoter as to whether he had insurance to cover such incidents and had been told that the promoter had no insurance in this regard. Alderman Walker indicated that he feared someone would be hurt if this type of activity continued and suggested that the City would be open to legal action.

Alderman Walker referred to the Athletic Commission and suggested that this organization should be re-instated. Alderman Walker indicated that this would allow for control,



possibly through fines, of the wrestling matches and also provide the city with revenue. Alderman Walker noted that the city was entitled to 5% of the gate in relation to wrestling matches.

MOVED by Alderman Walker, seconded by Meagher that the Athletic Commission be reactivated to ensure additional control over the wrestling matches at the Forum.

A short discussion ensued and it was MOVED by Alderman Jeffrey, seconded by Alderman Dewell that this matter be deferred pending a report from the City Solicitor.

The motion to defer was put and passed.

#### Identification of Halifax City Hall - Alderman Walker

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

Alderman Walker advised that after the Rick Hanson celebrations held at City Hall recently he had encountered an elderly couple in the Grand Parade who showed an interest in the City Hall building. Alderman Walker noted that these people were unaware that the building was City Hall, however; they found the building quite attractive.

Alderman Walker suggested that City Hall should bear a visible sign indicating what it is particularly in light of the renovations to the building. Alderman Walker noted that the small plaque affixed to the building at the Grand Parade entrance was not visible to persons standing any distance away. Alderman Walker requested that staff report with regard to a more visible City Hall sign being erected.

His Worship noted that a sign denoting the building as City Hall was located on each corner of the building.

#### 1987 Budget Review - Alderman Cromwell

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

Alderman Cromwell referred to a confidential report he had received from the City Manager regarding the 1987 budget review and noted that this was a particularly serious time of restraint. Alderman Cromwell noted that funding from the various levels of government are not meeting the demands for services at the municipal level. Alderman Cromwell indicated that Council should meet and discuss the budget before it is submitted to Council. Alderman Cromwell indicated that this would direct staff as to what Council would like to see in this budget. Alderman Cromwell suggested that a meeting to discuss the budget be held in the coming week.

possibly through fines, of the wrestling matches and also provide the city with revenue. Alderman Walker noted that the city was entitled to 5% of the gate in relation to wrestling matches.

MOVED by Alderman Walker, seconded by Meagher that the Athletic Commission be reactivated to ensure additional control over the wrestling matches at the Forum.

A short discussion ensued and it was MOVED by Alderman Jeffrey, seconded by Alderman Dewell that this matter be deferred pending a report from the City Solicitor.

The motion to defer was put and passed.

#### Identification of Halifax City Hall - Alderman Walker

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

Alderman Walker advised that after the Rick Hanson celebrations held at City Hall recently he had encountered an elderly couple in the Grand Parade who showed an interest in the City Hall building. Alderman Walker noted that these people were unaware that the building was City Hall, however; they found the building quite attractive.

Alderman Walker suggested that City Hall should bear a visible sign indicating what it is particularly in light of the renovations to the building. Alderman Walker noted that the small plaque affixed to the building at the Grand Parade entrance was not visible to persons standing any distance away. Alderman Walker requested that staff report with regard to a more visible City Hall sign being erected.

His Worship noted that a sign denoting the building as City Hall was located on each corner of the building.

#### 1987 Budget Review - Alderman Cromwell

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

Alderman Cromwell referred to a confidential report he had received from the City Manager regarding the 1987 budget review and noted that this was a particularly serious time of restraint. Alderman Cromwell noted that funding from the various levels of government are not meeting the demands for services at the municipal level. Alderman Cromwell indicated that Council should meet and discuss the budget before it is submitted to Council. Alderman Cromwell indicated that this would direct staff as to what Council would like to see in this budget. Alderman Cromwell suggested that a meeting to discuss the budget be held in the coming week.

Council  
September 25, 1986

A short discussion ensued and the Chairman noted that the meeting should be held at a time when member sof Council can be present advising that the meeting would be arranged as soon as possible.

Alderman O'Malley addressed the matter indicting that certain matters contained in the confidential staff report concerned him and expressed the view that the items referred to in the report should not be considered as official positions until Council discussed the subject.

His Worship recognized a visitor to the City, Mr. Don Stevenson of London, Ontario.

10:50 p.m. The meeting adjourned.

HIS WORSHIP MAYOR RON WALLACE  
DEPUTY MAYOR A. FLYNN  
CHAIRMEN

R. E. A. KERR  
ACTING CITY CLERK

\*K/sq

HEADLINES FOR CITY COUNCIL MINUTES  
of 09/25/86

Presentation: Mrs. Kathy Henderson	.... 549
MINUTES	.... 549
APPROVAL OF ORDER OF BUSINESS	.... 549
DEFERRED ITEMS	
Street Closure - Portion of Fern Lane	.... 550
Rezoning - Lot K-(A-1 Stoneybrook Court)	.... 551
Municipal Development Plan Review - Proposed Amendments to Municipal Development Plan and Land Use Bylaw	.... 551
MOTIONS OF RECONSIDERATION	
Motion Alderman Meagher re: Reconsideration of City Council Agenda Items 10.1 and 10.2 - September 11, 1986	.... 551
PUBLIC HEARINGS, HEARINGS, ETC	
Appeal of Variance Approval - 3205 Union Street	.... 552
PETITIONS AND DELEGATIONS	
Petition Alderman Downey re: Use of Coin Operated Washers and Dryers in Gordon B. Isnor Manor	.... 553
REPORT - FINANCE AND EXEC COMM	
Acquisition - Parcel W, Pioneer Avenue	.... 553
Encroachment License - 1569 Brunswick Street	.... 553
Lease - Block AM, Barrington Street	.... 554
License and Fees Annual Review	.... 554
Lease - 2155-57 Barrington Street	.... 554
Award of Tender - Housing Demonstration Project: Lot GR Barrington Street	.... 555
Lease of Lot Block GR, Barrington Street - Lease to Non- Profit Housing Society	.... 555
Change in Police - Halifax Housing Authority: Laundromats	.... 556

HEADLINES FOR CITY COUNCIL MINUTES  
of 09/25/86

REPORT - SAFETY COMMITTEE Fire Department Recruitment	.... 557
REP.- COMM. OF WHOLE COUNCIL Recommendations - Lakes & Waterways Advisory Committee	.... 557
Report on Stormwater Management in the City of Halifax	.... 558
Report - Planning Advisory Committee - Peninsula North Secondary Planning Strategy	.... 558
REPORT - CITY PLANNING COMM. Case No. 3938 - Contract Development - 5784-90 South Street	.... 559
Proposed Amendment to MPS - Policy 7.8.2.2 (Part II, Section V, South End Plan) - Planning Advisory Committee	.... 560
MOTIONS Motion Deputy Mayor Flynn re: Amendment to Ordinance Number 180 - The Streets Ordinance - FIRST READING	.... 560
MISCELLANEOUS BUSINESS File #87216 - Computer Equipment	.... 560
Tender #86-104 - Highway Salt and Tender #86-105 - Hauling of Bulk Salt	.... 560
Nova Scotia Hotel - Assessment Appeal	.... 561
QUESTIONS Question Deputy Mayor Flynn re: Moorings - North West Arm	.... 561
Question Alderman Walker re: Edmonds Grounds Development	.... 562
Question Alderman Jeffrey re: Construction - Main Avenue	.... 562
Question Alderman Walker re: Painting of Town Clock	.... 562
Question Alderman Jeffrey re: Location of Saint John, New Brunswick Newspaper in Halifax	.... 563
Question Alderman Walker re: Sign - Armdale Rotary	.... 563
Question Alderman R. Grant re: Expansion of Volunteer Snow Clearing Program	.... 563
Question Alderman Dewell re: Sidewalk Renewal	.... 564
Question Alderman Dewell re: Sign - Armdale Rotary	.... 564
Question Alderman OMalley re: Sidewalk Renewals	.... 564
Question Alderman R. Grant re: Review of Public Hearing Process	.... 564
Question Alderman Meagher re: Restriction of Hours - Construction Work	.... 565
Question Alderman Downey re: Promotions - Police Department	

HEADLINES FOR CITY COUNCIL MINUTES  
OF 09/25/86

Question Alderman Cromwell re: Seniors Housing	.... 565
Question Alderman Downey re: Purchase 2521 Barrington Street	.... 566
Question Alderman Downey re: Development of Green Lantern Building	.... 566
Question Alderman Cromwell re: Industrial Park Update	.... 567
Question Alderman Cromwell re: Controls - Exterior of Housing	.... 567
Question Alderman Hamshaw re: Rockingham Fire Station	.... 567
ADDED ITEMS	
Proposed Development - Claremont Street	.... 567
Statment of Revenue and Expenditures	.... 567
Safety at the Halifax Forum During Wrestling Matches - Alderman Walker	.... 568
Award of Tender 86-107 - Renovations, 2155-57 Barrington Street Men's Night Shelter	.... 568
1987 Budget Review - Alderman Cromwell	.... 569

SPECIAL CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
October 8, 1986  
7:30 P. M.

A special meeting of Halifax City Council (Public Hearings) 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 Cromwell, Downey, O'Malley, Dewell, R. Grant, Walker, Jeffrey, Leiper, and Hamshaw.

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

Case No. 5868 - Rezoning: C-5 to C-3 Bayne Street, MacKintosh Street, and Forrester Street

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

Mr. Boyd Algee, Development Officer, using maps of the area, gave a brief overview of the application by John W. Lindsay and Commercial Park Leaseholds Limited to rezone Lot J, Bayne Street and Forrester Street, as well as Lots 6 to 8 inclusive MacKintosh Street, from C-5 (Harbour-Related Industrial) Zone to C-3 (Industrial).

Mr. Algee noted that while all the land lying between Bedford Basin and the Bridge Approach Road/Pairview Overpass was zoned C-5 with the adoption of the Municipal Planning Strategy in 1978, several subsequent rezoning applications have resulted in reducing the C-5 primarily to that contained between the Bedford Basin and the CNR tracks, the exception being the peninsula of C-5 land east of MacKintosh Street and the Transfer Station site (the focus of the application presently before Council). He emphasized that, in staff's opinion, since Council has previously approved rezonings to C-3 for other properties south of the railway tracks and because the tracks provide a suitable delineation between existing C-5 uses, the current rezoning application could be recommended for approval.

7:45 p.m. - Alderman Meagher entered the meeting.

Responding to a question from Alderman Dewell, Mr. Algee noted that the rezoning of the properties in question would not impact on existing residential properties in the area, particularly in terms of affecting current property values.

Alderman O'Malley requested that a staff report be submitted prior to the next regular meeting of City Council scheduled for October 16 comparing the uses permitted by the C-5 and C-3 zones, particularly in terms of height restriction and building envelope.

There were no persons wishing to address Council on this matter, and no correspondence received.

After some further discussion, it was moved by Alderman Dewell, seconded by Alderman O'Malley that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for October 16, 1986.

Motion passed.

Case No. 4747 - Lots A-2 and A-3: Knightsbridge Subdivision  
(Application for Amendment to the Stage II, Schedule "K"  
Development Agreement)

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

Mr. Boyd Algee, Development Officer, with the aid of maps and diagrams, presented a brief overview of the application from Clayton Developments Limited for an amendment to the Stage II, Schedule "K" development agreement for Phases One and Two of the Knightsbridge Subdivision. In his remarks, he emphasized that the requested amendment is to change the presently approved two 108-unit, six-storey apartment buildings on Lots A-2 and A-3 to a 144-unit, 12-storey apartment building on Lot A-2 as well as a 72-unit, three-storey apartment building on Lot A-3.

In presenting staff's rationale for recommending approval of this amendment, Mr. Algee noted that the revised proposal would not increase the total number of apartment units suggested in the original agreement, and that the replacement buildings would meet all R-4 provisions, such as angle controls. He added that, in staff's opinion, the proposed 12-storey building would not have a negative impact on the surrounding residential area, but would, in fact, add variety to the building form of the subdivision.



Alderman Dewell drew Council's attention to Clause (3) of the suggested agreement, commenting that, in his opinion, greater onus should be placed on the developer to commence the development in question within the specified time frame, rather than making it Council's responsibility to terminate the agreement.

Staff were requested to investigate this matter prior to the next regular meeting of Council.

Mr. Algee responded to questions from various members of Council regarding the configuration and heights of residential buildings in the area immediately adjacent to Lot A-2, the site of the proposed 12-storey apartment building.

It was noted by Alderman Dewell that, should this amendment to the development agreement be approved, it would appear that the applicant would gain another 12-month period before construction would have to be commenced. With this in mind, the Alderman asked for a report from the City Solicitor's Department prior to the next regular meeting of City Council as to the feasibility of retaining the commencement date stipulated in the original agreement, should the new buildings be approved by Council.

Mr. Michael J. Willett, representing the applicant, addressed Council, noting that Clayton Developments is requesting this amendment primarily because the six-storey structures originally proposed are no longer economically attractive. He emphasized that the substitution of a 12-storey apartment building would not generate greater traffic than would the smaller building forms previously proposed, and supported staff's suggestion that a building of this height would not be out of character with the surrounding neighborhood, particularly when compared with other high-rise structures in the vicinity.

Mrs. Patricia A. Murrans, President of the Ward Twelve Community Association, read and submitted a brief dated October 8, 1986, noting that the area of notification for the proposed amendment did not extend to those residents notified at the time of the developer's original submission, and asked that, in future, consistency be applied to these methods of notification.

In her remarks, Mrs. Murrans advised Council of her Association's opposition to the high-rise building proposed for lot A-2, emphasizing that, in their opinion, a 12-storey building would be considerably out of character and scale with the surrounding community and, as well, may set a precedent for further high-rise structures along Dunbrack Street.

Mr. John Wells, a resident of 17 Bobolink Street, spoke in opposition to the proposed high-rise structure, noting that in his estimation the closest buildings of similar height were approximately 1-2 miles away from the site in question. He also suggested that the suggested amendment to the development agreement would not be fair to property owners who invested in the area under the assumption that low-rise housing would be continued in their neighbourhood.

Mr. Bill Stone, a resident of 45 Swan Crescent, addressed Council in opposition to the proposed high-rise structure, suggesting that approval of that 12-storey apartment building will set a precedent for similar construction in the area.

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

Written submissions were received from the following:

- Correspondence, dated September 30, 1986, from Mr. Bill Stone, 45 Swan Crescent, Halifax, N.S., B3M 1T7;

- Correspondence, dated October 8, 1986, from Mrs. Patricia A. Murrans, President, Ward Twelve Community Association.

MOVED by Alderman Hamshaw, seconded by Alderman Leiper  
that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for October 16, 1986.

Motion passed.

Mayor Wallace and Aldermen O'Malley, Dewell and Hamshaw retire from the meeting with Deputy Mayor A. Flynn assuming the Chair.

Case No. 4941 - Rezoning: 7187 A and B Andrew Street

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

Mr. E. Boyd Algee, Development Officer, using maps of the site in question, provided members of Council with a brief overview of the application to rezone Lot 16, 7187 A and B Andrew Street from R-2P (General Residential) to C-2A (Minor Commercial). Mr. Algee noted that the applicant proposes to construct a three-storey commercial building at 3567-73 Dutch Village Road, and wishes to rezone the Andrew Street property so that it may be used for surface parking as well as access to the basement parking level of the Dutch Village Road building.

Mr. Algee emphasized that the rezoning application is consistent with the policies of the Fairview Secondary Planning Strategy.

There were no persons present wishing to address Council regarding this matter, and no correspondence was received.

After some further questioning of staff, it was moved by Alderman Jeffrey, seconded by Alderman Leiper that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for October 16, 1986.

Motion passed.

Case No. 4988 - Amendment to the Land Use Bylaw (C-2A Zone)

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

Aldermen O'Malley and Dewell return to the meeting.

Mr. E. Boyd Algee, using maps and diagrams, outlined the staff recommendations to amend portions of the Land Use Bylaw with regard to access, setback requirements, and landscaping, as set out in Appendix "A" of the report from the Planning Advisory Committee dated July 18, 1986.

Alderman Hamshaw returns to the meeting.

Responding to a question from the Chairman, Mr. Algee advised that, with the exception of the setback requirements which pertain to both the Mainland and Peninsula sections of the Land Use Bylaw, the proposed amendments affect only that portion of the City included in the Mainland portion of the Bylaw.

There were no persons present wishing to address Council on this matter, and no correspondence was received.

MOVED by Alderman Jeffrey, seconded by Alderman Leiper that the matter be forwarded without recommendation to the October 16 regular meeting of City Council.

Motion passed.

There being no further business to be discussed, the meeting was adjourned at 9:05 p.m.

**HEADLINES**

Case No. 5868 - Rezoning: C-5 to C-3 Bayne Street,  
MacKintosh Street, and Forrester Street ..... 574

Case No. 4747 - Lots A-2 and A-3: Knightsridge  
Subdivision (Application for Amendment to the Stage  
II, Schedule "K" Development Agreement ..... 575

Case No. 4941 - Rezoning: 7187 A and B Andrew  
Street ..... 577

Case No. 4988 - Amendment to the Land Use Bylaw  
(C-2A Zone) ..... 578

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

E. A. Kerr, Acting City Clerk

\*K

HALIFAX CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
October 16, 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, Leiper, and Hamshaw.

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

Expressions of Sympathy

His Worship extended condolences on behalf of the members of City Council to the families of the following individuals who passed away during the last two weeks:

- Mr. Ervin Street, a former employee of the City Collector's Office;
- Mr. Michael Nolan, son of former alderman Walter Nolan;
- Dr. Henry Reardon, long-time resident of Halifax and former MLA;
- Mr. Ted Johnson, employee of the Halifax Forum.

Presentation: City of Halifax Golf Tournament Trophy

Alderman Jeffrey presented the 1986 City of Halifax Golf Tournament Trophy to Harold (Red) Conrad of the Halifax Fire Department, noting that Mr. Conrad achieved the highest score in the three-year history of the tournament.

In his remarks, Alderman Jeffrey also expressed his appreciation to the organizers of the tournament and to the Lieutenant Governor for his participation in the event.

MINUTES

Minutes of the regular meeting of City Council held on September 25, 1986, and of a Special Council meeting held on October 8, 1986 were approved on a motion by Alderman Hamshaw, seconded by Deputy Mayor Flynn.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS

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

20.1 Case No. 5118 - Rezoning: Main Avenue  
(Alderman Leiper)

20.2 Traffic - Mainland North (Alderman Leiper)

MOVED by Alderman Dwell, seconded by Alderman Hamshaw  
that the agenda, as amended, be approved.

Motion passed.

DEFERRED ITEMS

Case No. 5016 - Rezoning: Lot K-9A-1 Stoneybrook Court

A public hearing concerning this matter was held on September 17, 1986; however, at the September 25 meeting of Halifax City Council, further discussion was deferred to the Council meeting scheduled for October 16, pending receipt of additional information regarding access routes to the Stoneybrook Court development.

Correspondence, dated October 15, 1986, was submitted from Mr. Peter J. MacKeigan, solicitor for the property owner.

Alderman Leiper noted that a meeting had recently been held with the residents of Condominium Corporation No. 27, the City's Traffic Authority, and the developer.

On the basis of the concerns raised during that meeting, it was moved by Alderman Leiper, seconded by Deputy Mayor Flynn that City Council approve the application to rezone Lot K-9A-1 Stoneybrook Court from Multiple Dwelling (R-4) Zone to General Residential Conversion and Townhouse (R-2AM) Zone.

The motion was put and passed.

8:20 p.m. - Alderman D. Grant retired from the meeting.

Case No. 5066 - Rezoning: C-5 to C-3 - Bayne Street, MacKintosh Street and Forrester Street

A public hearing regarding this matter was held on October 8, 1986.

An Information Report, dated October 14, 1986, was submitted.

On the recommendation of Alderman Dewell, who indicated that he wished an opportunity to gather further information, it was moved by Alderman Dewell, seconded by Alderman O'Malley that this matter be deferred at least to the next regular meeting of Halifax City Council.

In making this motion of deferral, Alderman Dewell requested information from the City Solicitor's Department as to whether there are specifications in the Nova Scotia Planning Act as to the timeframe imposed on Council pertaining to the consideration of rezoning applications.

The motion to defer was put and passed.

Case No. 4747 - Amendment to Development Agreement, Stage II, Schedule "K" - Knightsridge Subdivision

A public hearing regarding this matter was held on October 8, 1986.

A supplementary staff report, dated October 15, 1986, was submitted.

Alderman Hamshaw noted that residents of the Knightsridge Subdivision, while supporting the original proposal for two three-storey buildings, were not in favor of the recommendation to substitute a 12-storey structure in this vicinity.

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that the application by Clayton Developments Limited for an amendment to Stage II, Schedule "K" development agreement for 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, be rejected.

The motion was put and passed.

The Chairman recommended (and it was so agreed) that, in view of its implications with regard to Item 5.4 (Case No. 4941 - Rezoning: 7187 A and B Andrew Street), Item 5.5 (Case No. 4980 - Amendment to the C-2A Minor Commercial Zone) be considered at this point in the agenda.

Case No. 5066 - Rezoning: C-5 to C-3 - Bayne Street, MacKintosh Street and Forrester Street

A public hearing regarding this matter was held on October 8, 1986.

An Information Report, dated October 14, 1986, was submitted.

On the recommendation of Alderman Dewell, who indicated that he wished an opportunity to gather further information, it was moved by Alderman Dewell, seconded by Alderman O'Malley that this matter be deferred at least to the next regular meeting of Halifax City Council.

In making this motion of deferral, Alderman Dewell requested information from the City Solicitor's Department as to whether there are specifications in the Nova Scotia Planning Act as to the timeframe imposed on Council pertaining to the consideration of rezoning applications.

The motion to defer was put and passed.

Case No. 4747 - Amendment to Development Agreement, Stage II, Schedule "K" - Knightsbridge Subdivision

A public hearing regarding this matter was held on October 8, 1986.

A supplementary staff report, dated October 15, 1986, was submitted.

Alderman Hamshaw noted that the neighbors, while supporting the proposal contained in the original development agreement, were not in favor of the recommendation to substitute a 12-storey structure in this vicinity.

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that the application by Clayton Developments Limited for an amendment to Stage II, Schedule "K" development agreement for Knightsbridge - 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, be rejected.

The motion was put and passed.

The Chairman recommended (and it was so agreed) that, in view of its implications with regard to Item 5.4 (Case No. 4941 - Rezoning: 7187 A and B Andrew Street), Item 5.5 (Case No. 4980 - Amendment to the C-2A Minor Commercial Zone) be considered at this point in the agenda.



Case No. 4980 - Amendment to C-2A Minor Commercial Zone

A public hearing regarding this matter was held on October 8, 1986.

MOVED by Alderman Jeffrey, seconded by Alderman Leiper  
that City Council approve the proposed amendments to the Land Use Bylaw as set out in Appendix "A" of the staff report dated July 3, 1986.

The motion was put and passed.

Case No. 4941 - Rezoning: 7187 A and B Andrew Street from R-2P to C-2A

A public hearing regarding this matter was held on October 8, 1986.

MOVED by Alderman Jeffrey, seconded by Alderman Leiper  
that City Council grant 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.

The Acting City Clerk advised that Aldermen O'Malley, Dewell and Hamshaw were absent from the October 8 public hearing.

The motion was put and passed with Aldermen O'Malley, Dewell and Hamshaw abstaining from the vote.

8:30 p.m. - Alderman D. Grant returns to the meeting.

PETITIONS AND DELEGATIONS

Petition Alderman Leiper Re: Traffic Problems - Mainland North

Alderman Leiper submitted a petition, signed by approximately 218 residents of Bayview Road and Briarwood Crescent, requesting that the critical traffic problems experienced on the aforementioned streets be examined, and that short-term measures to reduce the volume of traffic be considered as quickly as possible.

The Chairman indicated that the petition will be forwarded to appropriate staff members for comment.

Correspondence Alderman Dewell Re: Point Pleasant Park

Alderman Dewell submitted a letter from Mrs. Elsie M. Scanlan refuting comments made in a recent newspaper article

Council  
October 16, 1986

concerning Point Pleasant Park, and asked that copies be distributed to members of Council for their information.

Petition Alderman Walker Re: Chocolate Lake

Alderman Walker submitted a petition, signed by approximately 28 residents whose properties border Chocolate Lake, requesting that the City review the feasibility of undertaking a clean-up of the Lake during the 1987 summer months.

The Chairman advised that the aforementioned petition would be forwarded to appropriate members of staff for their comments.

Petition Alderman Walker Re: The Punch Bowl

Alderman Walker submitted a petition, signed by approximately 62 City residents, in opposition to the construction of any building on the shores of the Punch Bowl and endorsing the proposal of a park at the north end of the site.

The Chairman indicated that the aforementioned petition would be forwarded to appropriate staff members for review and recommendation.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on October 8, 1986, as follows:

Grace Maternity Hospital Request

MOVED by Alderman Cromwell, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, Halifax City Council approve a capital grant of \$90,000 annually for ten years to the owner of the Grace Maternity Hospital from the Capital Grant Fund.

The motion was put and passed with unanimous consent.

MOVED by Alderman Cromwell, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, the remaining portions of the staff recommendation, as contained in the September 30, 1986 staff report, be deferred to the next meeting of Committee of the Whole Council scheduled for October 22, 1986 to allow members of the Board of Management of the Civic Hospital and representatives of the

concerning Point Pleasant Park, and asked that copies be distributed to members of Council for their information.

Petition Alderman Walker Re: Chocolate Lake

Alderman Walker submitted a petition, signed by approximately 29 residents whose properties border Chocolate Lake, requesting that the City review the feasibility of undertaking a clean-up of the Lake during the 1987 summer months.

The Chairman advised that the aforementioned petition would be forwarded to appropriate members of staff for their comments.

Petition Alderman Walker Re: The Punch Bowl

Alderman Walker submitted a petition, signed by approximately 62 City residents, in opposition to the construction of any building on the shores of the Punch Bowl and endorsing the proposal of a park at the north end of the site.

The Chairman indicated that the aforementioned petition would be forwarded to appropriate staff members for review and recommendation.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on October 8, 1986, as follows:

Grace Maternity Hospital Request

MOVED by Alderman Crowell, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee:

1. The City sell Lots "K-2", "M-1" and "G-1" to the Salvation Army Grace Maternity Hospital, for hospital purposes, for the sum of \$980,000 payable in ten annual installments of \$98,000 each to be credited to the Sale of Land Account, and subject to the following terms:

- a. that the City of Halifax approve the final design;
- b. conveyance will be made only after the building permits have been issued;

c. and that the City of Halifax be granted a right of first refusal to repurchase the lands at such time as it ceases to function for hospital purposes.

2. Halifax City Council approve a capital grant of \$90,000 annually for ten years to the owner of the Grace Maternity Hospital from the Capital Grant Fund;

The motion was put and passed with unanimous consent.

MOVED by Alderman Cromwell, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, the remaining portions of the staff recommendation, as contained in the September 30, 1986 staff report, be deferred to the next meeting of Committee of the Whole Council scheduled for October 22, 1986 to allow members of the Board of Management of the Civic Hospital and representatives of the Grace Maternity Hospital an opportunity to discuss this matter in greater detail.

The motion was put and passed.

Grace Maternity Hospital an opportunity to discuss this matter in greater detail.

The motion was put and passed.

Ports Canada Agreement - H-158

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

- 1) the Mayor and City Clerk be authorized to execute Agreement H-158 (attached to the September 27, 1986 staff report) on behalf of the City; and
- 2) the City Manager be authorized to execute the renewals of existing easement agreements with Ports Canada as they occur from time to time, and report such renewals to Council semi-annually.

Motion passed.

Recreation Committee Re: Wanderers Grounds

Following is the recommendation approved during the October 8 meeting of the Finance and Executive Committee:

that the matter of policy formulation regarding the Recreation Committee and the use of private advertising on City recreational grounds be placed on the agenda of a future meeting of Committee of the Whole Council.

Alderman Jeffrey referred to the request made at the October 8 meeting of the Finance and Executive Committee for a staff report concerning the City's decision to accept the donation of a scoreboard for the Wanderers Grounds, emphasizing that, to date, this report has not been submitted. He added that members of the Recreation Committee continue to feel undermined by this decision which, in their opinion, was made without the appropriate consultation and which constitutes an unfortunate precedent in terms of the potential for future advertising on City-owned recreation facilities.

Alderman Jeffrey requested that the advertising be removed from the scoreboard in question and that a report be submitted in this regard.

With reference to Alderman Jeffrey's remarks, Alderman Leiper proposed a motion to establish a subcommittee, consisting of representatives from the Recreation Committee and of the Parks and Grounds Division, for the purposes of

formulating guidelines regarding the future use of scoreboards on City-owned recreational facilities.

Alderman O'Malley, referring to Alderman Leiper's proposal, suggested that, rather than establishing a subcommittee to deal with this matter, it should be debated at the Council level. The Alderman also referred to his comments made during the October 8 meeting of the Finance and Executive Committee meeting, noting that this matter had been proposed for discussion at an upcoming Committee of the Whole Council.

After some further discussion, it was agreed that further discussion of this matter be deferred to the next regular meeting of Committee of the Whole Council scheduled for October 22, 1986.

Lease Renewal - Children's Development Centre:  
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 September 23, 1986 staff report to lease to the Children's Development Centre premises at 5557 Cunard Street; and
- 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.

Purchase of 5521 Gerrish Street

MOVED by Alderman Downey, seconded by Alderman Walker  
that, as recommended by the Finance and Executive Committee,  
the land of the Cornwallis Street Baptist Church, 5521 Gerrish  
Street, be purchased for \$45,000 (funds are available under the  
Special Housing Demonstration Project, and funding was approved  
by Council on June 26, 1986).

Motion passed.

Acquisition - Lot 63B, Withrod Drive

MOVED by Alderman Walker, seconded by Alderman R.  
Grant that, as recommended by the Finance and Executive  
Committee:

- 1) the land shown as Lot 63B on Plan TT-14-18951 (revised May 23, 1986) be purchased from Donald Keddy and Audrey Power for the sum of \$6,831.00;
- 2) funds to be made available from Account No. 226111-20500-EH022 (Kline Heights Land Acquisitions). However, since there are insufficient funds in this account to cover the total recommended amount, approval is hereby given for the expenditure of approximately \$5,107.00 from capital funds originally budgeted to be spent in 1987.

Motion passed.

Authority to Negotiate - Brenton Street and Dresden Row Lands

MOVED by Alderman Downey, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, staff be authorized to negotiate with Eastland Development Limited for:

- 1) sale of the lands at 1467-1471 Brenton Street and up to 850 square feet of the lands of the Dresden Row parking lot;
- 2) lease of the remainder of the City's parking lot on Dresden Row (west side) for 50 years; and
- 3) that any sale and lease which can be recommended to be returned for Council's consideration with the contract for development of the site.

Motion passed.

Servicing Industrial Park Land

MOVED by Alderman O'Malley, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, Council authorize staff to make application to the Minister of Municipal Affairs for his approval of the use of \$2,500,000 from the Sale of Land Account for the development of the Industrial Parks.

Motion passed.

Award of Tender #86-99: Four-Wheel Drive

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee, Tender #86-99 for one 1987 4WD vehicle w/plow be awarded to Bob MacDonald Chev Olds, 3681 Kempt Road, Halifax, N. S., B3K 4X6,

Council  
October 16, 1986

- 1) the land shown as Lot 63B on Plan TT-14-18951 (revised May 23, 1986) be purchased from Donald Keddy and Audrey Power for the sum of \$6,831.00;
- 2) funds to be made available from Account No. 226111-20500-EH022 (Kline Heights Land Acquisitions). However, since there are insufficient funds in this account to cover the total recommended amount, approval is hereby given for the expenditure of approximately \$5,107.00 from capital funds originally budgeted to be spent in 1987.

Motion passed.

Authority to Negotiate - Brenton Street and Dresden Row Lands

MOVED by Alderman Downey, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, staff be authorized to negotiate with Eastland Development Limited for:

- 1) sale of the lands at 1467-1471 Brenton Street and up to 850 square feet of the lands of the Dresden Row parking lot;
- 2) lease of the remainder of the City's parking lot on Dresden Row (west side) for 50 years; and
- 3) that any sale and lease which can be recommended to be returned for Council's consideration with the contract for development of the site.

Motion passed.

Servicing Industrial Park Land

MOVED by Alderman O'Malley, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, Council authorize staff to make application to the Minister of Municipal Affairs for his approval of the use of \$2,500,000 from the Sale of Land Account for the development of the Industrial Parks.

Motion passed.

Award of Tender #86-99: Four-Wheel Drive

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee, Tender #86-99 for one 1987 4WD vehicle w/plow be awarded to Bob MacDonald Chev Olds, 3681 Kempt Road, Halifax, N. S., B3K 4X6,



for a total price of \$19,573.00 (funds to be made available from Account Number 126104.X1710.86023). In authorizing this request to purchase, authorization is also given for the disposal by public offering of surplus item(s).

Motion carried.

Award of Tender #86-96: Mechanical and Electrical (City Hall)

MOVED by Alderman Walker, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, Tender #86-96 for mechanical and electrical work (City Hall) be awarded to J. A. Moulton & Son Limited, 2321 Clifton Street, Halifax, Nova Scotia, for a total of \$286,190.00 (funds to be made available from Account Number 222502.20500.EH021).

Motion passed.

Winwick Subdivision

MOVED by Alderman D. Grant, seconded by Deputy Mayor Flynn that, as recommended by the Finance and Executive Committee, the money held in trust by the City (together with interest earned) for the construction of a sidewalk in the Winwick Subdivision be returned to British Car Sales Limited.

Motion passed.

Acquisition - 9 and 11 Dentith Road (Portions)

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, the lands of John D. Swinimer, shown as Parcels "Y" and "X" on the sketch attached to the confidential staff report dated October 3, 1986 and located at 9 and 11 Dentith Road, be purchased for the sum of \$450.00 (funds to be made available from the Sale of Land Account, subject to the approval of the Minister of Municipal Affairs).

Motion passed.

Recommendation for Appointment of Auditors

The above matter was forwarded to Council without recommendation, pending receipt of a supplementary report from staff regarding the expertise of the firm being recommended by the Audit Committee.

A report, dated October 10, 1986, was submitted from the Chairman of the Audit Committee.

MOVED by Alderman Leiper, seconded by Deputy Mayor Flynn that, as recommended by the Audit Committee, the firm of Thorne, Ernst and Whinney be appointed Auditor to the City of Halifax for a three-year period, subject to annual review and confirmation by Council.

Referring to the October 10 report, Alderman O'Malley noted that, in his opinion, the information contained therein was incomplete and did not adequately substantiate the recommendation put forward by the Audit Committee. He therefore indicated he would not be supporting the motion.

Motion passed with Alderman O'Malley voting against.

Centralized Banking Agreement - City of Halifax and Public Service Commission of Halifax

MOVED by Deputy Mayor Flynn, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, City Council authorize the extension of the Centralized Banking Agreement between the City of Halifax and the Public Service Commission for the period September 1, 1986 to August 31, 1989, and furthermore, that Council authorize the Mayor and City Clerk to execute the agreement attached to the October 6, 1986 staff report in respect to the said agreement.

Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on October 8, 1986, as follows:

Underground Wiring - Market Street

MOVED by Alderman Downey, seconded by Alderman Hamshaw that, as recommended by the Committee on Works, Council award the tender for underground wiring on Market Street from Prince Street to Sackville Street to P. A. Wournell Contracting Limited for materials and services listed for \$69,900.75 and a total project cost of \$100,000.00 (including recommended bid price, engineering inspection, testing, inspection, administration and contingencies at 20 percent and the Nova Scotia Power Corporation overhead) (funds to be authorized from Account Number CK026).

Motion passed.

Tender #86-13: River Road Paving, Curb and Gutter,  
and Sidewalk, and Storm Sewer

MOVED by Alderman R. Grant, seconded by Alderman  
Walker that, as recommended by the Committee on Works:

- 1) City Council pre-approve \$69,000 in Account No. CD842 from the 1987 Capital Budget;
- 2) subject to Recommendation (1) above, Tender #86-13 be awarded to Municipal Contracting Limited for the materials and services listed at the unit prices quoted in the staff report dated September 30, 1986, for a total project cost of \$780,000; and
- 3) City Council authorize funding from Capital Account Numbers CD842 (New Paving) and DB849 (Sewers General).

Motion passed.

#### REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on October 8, 1986 as follows:

#### Lighting - Council Chamber re: Live T. V. Coverage

Correspondence dated October 14, 1986 from Michael Barnes, Program Director, Halifax Cablevision Limited, was submitted.

Alderman Hamshaw proposed a Motion that as recommended by the Safety Committee, Council approve an expenditure of approximately \$1,300.00 to allow for the purchase of three focusable 650 watt lanebeam portable light fixtures to be installed in the Council Chamber which would allow for the televising of Council sessions.

Alderman O'Malley addressed the matter indicating that he would not be supporting the motion and noting that he did not oppose the televising of Council proceedings and fully understood Council's responsibility to provide the community with information regarding its proceedings. Alderman O'Malley noted, however, that Halifax Cablevision was a private company required by regulation to provide a certain amount of community service. Alderman O'Malley noted that Halifax Cablevision was a profit producing entity and, therefore, should be responsible for the cost of equipment required to carry out its service.

A short discussion ensued with Alderman Downey suggesting that Council should approach CBC with regard to a possible loan of the required lights before purchasing these lights.

A further short discussion ensued and it was MOVED by Alderman Meagher, seconded by Alderman O'Malley that this matter be deferred to the next meeting of the Committee of the Whole Council to allow an opportunity for the City to ascertain if CBC would be willing to loan the required lights to the City on a temporary basis.

The motion to defer was put and lost.

Alderman Cromwell addressed the matter suggesting that the motion should be amended to allow for an attempt by City staff to obtain these lights from CBC on a loan basis.

Alderman Hamshaw, with the agreement of the seconder, indicated that it had no difficulty with this amendment and indicated that the motion should be changed to read as follows:

MOVED by Alderman Hamshaw, seconded by Alderman D. Grant that as recommended by the Safety Committee, Council approve an expenditure of approximately \$1,300.00 to allow for

the purchase of three focusable 650 watt Ianebeam portable light fixtures to be installed in the Council Chamber which would allow for the televising of Council sessions and further that prior to the purchase of these lights staff should approach CBC regarding the possible loan of the required lights on a temporary basis.

The motion was put and passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS AND COMMISSIONS

Recommendations - Transit Advisory Committee

A report dated October 3, 1986 from Alderman A. Hamshaw, Chairman, Transit Advisory Committee, was submitted.

- a) Transit Service - Ragged Lake/Bayers Lake Industrial Parks and Lakeside/Timberlea

MOVED by Alderman Hamshaw, seconded by Deputy Mayor Flynn that this matter be deferred to the next regular meeting of Committee of the Whole Council to allow for a full debate of the matter.

Motion passed.

- b) Metropolitan Transit Commission - Line Department - Metropolitan Authority

MOVED by Alderman Hamshaw, seconded by Deputy Mayor Flynn that this matter be deferred to the next regular meeting of the Committee of the Whole Council to allow for a full debate of the matter.

Motion passed.

Council  
October 16, 1986

Harbour City Homes (Non-Profit Housing Society) - Promotional  
Brochure - TO BE TABLED

An information report, with attached promotional brochure, dated October 9, 1986 from Nancy Wooden, Chairman, Harbour City Homes, was submitted.

Alderman R. Grant addressed the matter commending the staff and Board of Harbour City Homes for the work they have done in providing affordable housing in the City.

MOVED by Alderman Jeffrey, seconded by Alderman Cromwell that the promotional brochure entitled "Harbour City Homes" be tabled.

Deputy Mayor Flynn addressed the matter asking if all legal steps had been taken with regard to the change in the name of the body. The City Solicitor indicated that staff would ensure that all the appropriate steps had been taken in this regard.

The motion was put and passed.

Amendment to Ordinance Number 180 - The Streets Ordinance  
Second Reading

A report from Barry S. Allen, Acting City Solicitor dated October 9, 1986 was submitted.

MOVED by Deputy Mayor Flynn, seconded by Alderman Cromwell that the amendments to Ordinance #180, the Streets Ordinance, as contained in Appendix "A" of the October 9, 1986, staff report be given **SECOND READING** and forwarded to the Minister of Municipal Affairs for approval.

Alderman R. Grant addressed the matter referring to concerns he had expressed regarding litter created as a result of sidewalk vending and indicated that he felt an additional charge should be levied to cover the cost to the City in cleaning up the garbage. Alderman R. Grant indicated that he agreed that this Ordinance should be approved at this time, however, he suggested that amendments should be considered either to this Ordinance or the Ordinance dealing with litter to solve the garbage problems.

Alderman O'Malley addressed the matter indicating that he felt the proposed fees should be increased. Alderman O'Malley noted that it appeared the profit generated by these vending vehicles was quite substantial. Alderman O'Malley further noted that the fee did not correspond to taxes which would be paid by a food outlet within the City for a three to four month period.

MOVED in amendment by Alderman O'Malley, seconded by Alderman R. Grant that the motion be amended to provide that the fees as outlined in Section 50 of the proposed Ordinance be as follows:

50. The annual license fee under this Ordinance shall be:

- (a) Mobile Canteen which are motor vehicles .... \$1,200
- (b) Bicycle Ice Cream Wagons ..... 150
- (c) All other mobile canteens ..... 500
- (d) Handcraft and flower vendors ..... 300

A discussion ensued with Alderman Dewell suggesting that the Ordinance should be approved as proposed and a review of the Ordinance be carried out after it has been in effect for one season to ascertain the need for amendments to the Ordinance.

After a further discussion Alderman Walker suggested that he felt the best way to approach this matter would be to call for tenders. Alderman Walker suggested that the City should establish certain areas within the City which would be suitable for sidewalk vending and then call for tenders for the use of these sites. Alderman Walker indicated that this would control the location and number of vendors on the sidewalk. Alderman Walker suggested that staff should look at this possibility.

After a short discussion the motion to amend was put and lost.

The original motion was put and passed.

Recommendation - Tax Concessions and Grants Committee

A report from E. A. Kerr, Acting City Clerk, dated October 14, 1986 was submitted.

MOVED by Alderman Meagher, seconded by Alderman D. Grant that City Council approve a grant in the amount of \$25,627.30 to the Spryfield Lions Club Pool to assist the pool operation with the payment of its taxes.

Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on October 8, 1986 as follows:

Recommendations - Lakes and Waterways Committee

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the City Planning Committee:

1. Council adopt a policy that, in the absence of recommendations resulting from studies of lakes and waterways:

(a) all existing lakes, ponds, streams and waterways be preserved; and

(b) the water quality in these lakes and waterways and in the Northwest Arm should not deteriorate below existing quality;

AND FURTHER

2. Council adopt the position that, where the environmental health of lakes and waterways within the City detrimentally affect public recreational potential, the City shall endeavor to rectify the situation within its financial means to do so, and with any available assistance from the Provincial government, or any other level of government or corporate body.

Alderman R. Grant indicated that the Lakes and Waterways Committee was to address the matter of land use on lakes and waterways at its next meeting.

The motion was put and passed.

Municipal Development Plan Review - Proposed Amendments to  
Municipal Development Plan and Land Use Bylaw

MOVED by Alderman O'Malley, seconded by Alderman Jeffrey that, as recommended by the City Planning Committee, Council approve the proposed amendment to the Municipal Planning Strategy and the Land Use Bylaw as contained in Appendix I of the September 23, 1986 staff report.

Alderman D. Grant addressed the matter indicating that she did not feel that the staff report responded to all the concerns raised at the Public Hearing with regard to this matter. Alderman D. Grant noted that although the staff report commented on the concerns regarding traffic, staff indicated they were minor. Alderman D. Grant indicated that in reviewing the report she did not feel they were minor.

Alderman D. Grant further noted that the question regarding why the Legal Department had determined that it would not be appropriate to have proposals for amendments had not been responded to in the report.

MOVED by Alderman D. Grant, seconded by Alderman Cromwell that this matter be deferred pending a further staff report addressing the matters outlined by Alderman D. Grant at the October 16, 1986 City Council meeting.

Motion to defer was put and passed.

Case No. 5089 - Rezoning - 24 Gebhardt Street

MOVED by Alderman Leiper, seconded by Alderman Jeffrey  
that, as recommended by the City Planning Committee, the  
application to rezone Civic No. 24 Gebhardt Street, lands of  
Brown Brokerage Real Estate Limited, from R-2P, General  
Residential Zone, to R-2AM, General Residential Conversion and  
Townhouse to permit a five unit addition to the rear of the  
existing four unit dwelling, be refused by City Council for the  
reasons as presented at the October 8, 1986 City Planning  
Committee.

Motion passed.

Case No. 5090 - Schedule K, Kearney Lake and Bicentennial

Correspondence dated October 15, 1986 from Patricia A.  
Murrans, President, Ward Twelve Community Association was  
submitted. Also submitted was correspondence dated October 16,  
1986 from the Wedgewood Park Area Planning Committee.

MOVED by Alderman Hamshaw, seconded by Alderman Leiper  
that, as recommended by the City Planning Committee, City  
Council reject the present proposal of Anwar Construction known  
as City Case #5090 for the following reasons:

The Wedgewood Estates proposal, City Case #5090, is  
strongly opposed by the residents in the area;

The City Staff report has pointed out serious and  
fundamental deficiencies in the proposal, including:

1. The proposal fails to make adequate provision to  
ensure proper compatibility with the existing  
residential neighbourhoods.
2. The proposal fails to make proper and adequate  
provision for vehicle access to the proposed  
development.
3. The proposal fails to provide proper or sufficient  
open space.
4. The existing proposal contains excessive density  
and is in excess of appropriate height limitations.

Following a discussion and questioning of staff, the  
motion was put and passed.

10:00 p.m. The meeting adjourned for a short recess.

10:10 p.m. The meeting reconvened with all the same  
members being present excepting that Alderman Hamshaw and His  
Worship were not present and Deputy Mayor Flynn assumed the  
Chair.



MISCELLANEOUS BUSINESS

Hotel Nova Scotian Assessment Appeal

A report from Barry S. Allen, Acting City Solicitor dated October 6, 1986 was submitted.

Mr. Murphy, City Solicitor addressed the matter and briefly outlined the submitted report. Mr. Murphy indicated that the information his office was seeking was in the possession of the City Assessor and noted that although the City Assessor was not a City employee his function was of vast importance to the City. Mr. Murphy indicated that he was proposing to bring this matter before Council at a future date.

MOVED by Alderman Dewell, seconded by Alderman Jeffrey that Council authorize the Mayor to request the release of the Hotel/Motel comparison document by the Department of Municipal Affairs at the earliest possible date, for use by the City's witnesses in the preparation and presentation of its appeal of the Hotel Nova Scotia assessment.

Motion passed.

Tender 86-123 Halifax West - Drainage Improvements

A staff report dated October 6, 1986 was submitted.

MOVED by Alderman Jeffrey, seconded by Alderman Leiper

that:

1. Tender #86-123 for Halifax West drainage improvements be awarded to Lakeport Contracting Ltd. for \$46,000 and with a total project cost of \$56,000 which includes recommended tender price, Engineering, Inspection, Testing, T. V. Inspection and Administration at 20%; and
2. Funding be authorized from Account Number PA011.

Motion passed.

Tender 85-72 - Seaview Park Boat Launch

A staff report dated October 3, 1986 was submitted.

MOVED by Alderman O'Malley, seconded by Alderman Meagher that Council approve an over-expenditure of \$22,000 for the Seaview Park Boat Launch Project (Tender 85-72), and further that this \$22,000 be transferred to Account No. PA041 from Account No. PA084, Graves Oakley Tennis Court.

Alderman R. Grant addressed the matter indicating that he had no objection to the Seaview Park Boat Launch but was concerned that monies allocated to the Graves Oakley Tennis Court were to be expended to complete this project. Alderman R. Grant indicated that work was required to the tennis court and expressed concern that he had been given no advance notice of the transfer of these funds. Alderman R. Grant further indicated that he wanted to ensure that these funds would be replaced and requested that in future when a transfer of funds is being considered that the Aldermen affected be advised of the proposed transfer.

Alderman Dewell referred to concerns which had been expressed to him by users of the boat launch regarding parking. Alderman Dewell indicated that it appeared that the parking was arranged in such a manner that persons parking near the boat launch made it impossible for the larger trailers to access the boat launch. Alderman Dewell indicated that he had passed this concern along to staff with a suggestion that no parking be permitted immediately adjacent to the boat launch. Alderman Dewell asked what action had been taken in this regard.

Alderman Dewell also referred to the location of an excessive amount of rock near the top of the ramp and noted that youths present in the park at night were throwing these rocks down the ramp. Alderman Dewell indicated that users were fearful that the location of these rocks on the ramp would result in damage to their boats. Alderman Dewell asked if the work being carried out would alleviate this problem.

Mr. B. Sullivan, Engineering and Works, addressed Council indicating that the work presently being carried out would not affect this situation, however, consideration of this problem was being looked at for the spring.

The motion was put and passed.

#### QUESTIONS

Question Alderman Downey re: Building Permit Application -  
2032-2036 Creighton Street

Alderman Downey referred to a building permit application made for a building on 2032-2036 Creighton Street to allow for an addition to that structure and noted that during the construction it had become apparent that the entire structure would have to be demolished as the wood was rotten. Alderman Downey indicated that the building had been completely demolished and subsequently the Building Inspection Department had ordered the work on the site to stop.

Alderman Downey asked why work had been stopped on the site noting that area residents were eager to have something built on the site.

Council  
October 16, 1986

The City Manager indicated that work had been stopped on the site as the building permit had allowed for an addition to the existing structure rather than construction of a completely new structure. The City Manager indicated that the owner would have to apply for a building permit allowing him to build a new structure on the site.

The City Manager further noted that the applicant had been apprised of the reasons for the stop work order and appeared to understand the reasoning. The City Manager indicated that a new application would be required which would take some time to complete.

A short discussion ensued with the City Solicitor indicating that there would be no delay with regard to this matter once the applicant has made application for a permit which meets the requirements of the Zoning Bylaw.

Alderman Hamshaw joins the meeting.

Question Alderman Dewell re: Sidewalk Construction

Alderman Dewell referred to concern expressed by residents regarding sidewalk construction over the summer months noting that sidewalk renewals which should have been completed in three to four weeks had taken at least three months. Alderman Dewell indicated that he believed the City's policy of awarding bids to the low tender was responsible for this delay in completing sidewalk construction and asked if staff has indeed discovered that by using this policy, the city has awarded contracts to contractors not having the resources and ability to complete the job.

Alderman Dewell also asked if the City had a schedule for sidewalk and street construction and if not, requested that staff come forward with a proposed schedule for sidewalk and street construction. Alderman Dewell indicated that tenders had been awarded in his Ward and construction had not been started or been only partially completed to date.

Alderman Dewell further noted that it appeared one particular contractor did not have the resources to complete jobs within a reasonable amount of time and asked if it was possible to preclude this contractor from bidding on any future contracts until such time as he can prove he has the resources to complete the job reasonably. Alderman Dewell indicated that a number of other Aldermen had experienced similar difficulties over the summer months.

The Chairman advised that a report would be prepared in response to the question.

Question Alderman Walker re: Replacement of Crown on  
Flagstaff

Alderman Walker noted that the crown on the Nova Scotia flagstaff found in the Council Chamber had been missing for some four months and requested that this be replaced before services are held commemorating the Armistice.

Question Alderman Walker re: Torch on Cenotaph

Alderman Walker referred to a report he had requested regarding who was responsible for the replacement of the torch on the cenotaph located in the Grand Parade and asked the status of this report. Alderman Walker further asked who owned the cenotaph and who was responsible for its maintenance.

Question Alderman Walker re: Use of Grocery Bags for  
Garbage

Alderman Walker referred to an incident where it took the garbage collection people some five minutes to collect garbage from a particular dwelling due to the use of small grocery bags as garbage bags and asked if the City had any regulations regarding the size of garbage bags. Alderman Walker indicated that use of these small grocery bags created work for the garbage collection people and was something of an eyesore.

The City Manager indicated that the Regulations require the use of the larger garbage bags.

Alderman Walker asked who was responsible for the enforcement of these regulations and requested that the regulations be enforced.

Alderman Walker further noted that he had received an offer from a major paint company in the City to donate the paint for the painting of the Town Clock and advised that he had passed this information over to the Friends of the Citadel.

Question Alderman O'Malley re: City Auditor General's Annual  
Report

Alderman O'Malley asked when the City Auditor General would come before Council in relation to his Annual Report.

The City Manager indicated that this item was coming to the next meeting of the Committee of the Whole Council.

Question Alderman O'Malley re: Report - Halifax Likes Company  
Program

Alderman O'Malley referred to his request for a report regarding the Halifax Likes Company Program and the success it enjoyed and asked if this report was being prepared.

Council  
October 16, 1986

Question Alderman Meagher re: Gutted House - 6587 Quinpool Road

Alderman Meagher referred to a letter forwarded to the owner of 6587 Quinpool Road from the Building Inspection Department requesting plans for the proposed construction on the property and the removal of the dangerous portions of the building and requested that this matter be placed on the agenda of the next Committee of the Whole Council. Alderman Meagher requested that a report be made available for that meeting indicating the status of the information requested by the Building Inspection Division.

Question Alderman R. Grant re: Cost of Curb Cuts for Driveways

Alderman R. Grant referred to the City policy of requiring a \$500.00 fee for a curb cut to allow a driveway to a property which had not existed when the curb was installed. Alderman R. Grant suggested that in cases where the home is new the City should not charge the resident for the cost of cutting the curb.

The City Solicitor addressed the matter suggesting that this was a fee required by the City for providing a service. The City Solicitor indicated that the fee probably did not cover the cost of the work in any instance.

Alderman R. Grant further noted that he understood that even if a resident wished to retain a contractor to carry out the work a bond of \$500.00 was required by the City.

The City Manager indicated that the bond was merely to ensure that the work was carried out to city specifications and would be returned once the work had been completed to the satisfaction of the City.

NOTICE OF MOTIONS

Notice of Motion Alderman O'Malley re: Amendment to City Charter re Appointment of Manager of Executive Assistance to Halifax City Council

Alderman O'Malley gave Notice of Motion that at the next regular meeting of Halifax City Council to be held on Thursday, October 30, 1986 he will place before Council a resolution to amend the City Charter by the addition of the appropriate section. The additions of such section to be for the purpose of authorizing Council to appoint a Manager of Executive Assistance to Halifax City Council in a manner similar to that of Sections 158 and 159 of the Charter. The duties and responsibilities of the Office to be outlined in the motion.

Notice of Motion Alderman Cromwell re: First Reading of an Ordinance to Amend License Fees

Alderman Cromwell gave Notice of Motion that at the next regular meeting of Halifax City Council to be held on Thursday, October 30, 1986 he intends to introduce a motion giving First Reading to an Ordinance amending the license fees in the following Ordinance:

- a) Ordinance 132, The Plumbing Ordinance
- b) Ordinance 130, The Electrical Ordinance
- c) Ordinance 112, The Encroachment Ordinance
- d) Ordinance 146, The Auctioneer's Ordinance
- e) Ordinance 17, The Junk Dealer's Ordinance
- f) Ordinance 149, The Petty Trades Ordinance
- g) Ordinance 54, The Going Out of Business Sales Ordinance
- h) Ordinance 43, The Pawnbrokers Ordinance

ADDED ITEMS

Case No. 5118 - Rezoning on Main Avenue - Alderman Leiper

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

Alderman Leiper addressed the matter indicating that subsequent to deferring this matter at the October 8, 1986 Committee of the Whole Council she had spoken with the area residents and ascertained they had no objection to the proposal.

MOVED by Alderman Leiper, seconded by Alderman Hamshaw that a date be set for a public hearing to consider the application for rezoning of 21 Main Avenue from R-2P to R-2AM to permit the construction of a 14 unit apartment building.

Motion passed.

The Acting City Clerk advised that the date set for the public hearing was Thursday, November 27, 1986 at 8:00 p.m. in the Council Chamber, City Hall.

Traffic in Mainland North - Alderman Leiper

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

Alderman Leiper referred to concerns expressed to her regarding the traffic in Mainland North and noted that residents feel that Council has followed a policy of directing development to the Mainland North area without giving consideration to the routing of the traffic as a result of this development. Alderman Leiper noted that the result is a filtering of traffic down through subdivisions and residential streets.

Alderman Leiper referred to the Lacewood Connector which she noted, in effect goes nowhere and the fact that Dunbrack Street is not being used as it was intended. Alderman Leiper noted that traffic was emptying down to Bayview, Rockingham and Clayton Park.

Alderman Leiper requested a report from staff on how the traffic situation in Mainland South could be improved possibly emphasizing on how the City could educate the motorists to use Dunbrack Street as it was intended.

10:45 p.m. The meeting adjourned.

HIS WORSHIP MAYOR RON WALLACE  
DEPUTY MAYOR A. FLYNN  
CHAIRMAN

E.A. KERR  
ACTING CITY CLERK

\*K/sg

*Amended*

Alderman Leiper referred to the Lacewood Connector which she noted, in effect goes nowhere and the fact that Dunbrack Street is not being used as it was intended. Alderman Leiper noted that traffic was emptying down to Bayview, Rockingham and Clayton Park.

Alderman Leiper requested a report from staff on how the traffic situation in Mainland North could be improved possibly emphasizing on how the City could educate the motorists to use Dunbrack Street as it was intended.

10:45 p.m. The meeting adjourned.

HIS WORSHIP MAYOR RON WALLACE  
DEPUTY MAYOR A. FLYNN  
CHAIRMAN

E.A. KERR  
ACTING CITY CLERK

\*K/sg



HEADLINES FOR CITY COUNCIL MINUTES  
of 10/16/86

Presentation: City of Halifax Golf Tournament Trophy	.... 580
Expression of Sympathy	.... 580
MINUTES	.... 581
APPROVAL OF ORDER OF BUSINESS	.... 581
DEFERRED ITEMS	
Case No. 5016 - Rezoning: Lot K-9A-1 Stoneybrook Court	.... 581
Case No. 4747 - Amendment to Development Agreement, Stage II, Schedule "K" - Knightsridge Subdivision	.... 582
Case No. 5066 - Rezoning: C-5 to C-3 - Bayne Street, MacKintosh Street and Forrester Street	.... 582
Case No. 4980 - Amendment to C-2A Minor Commercial Zone	.... 583
Case No. 4941 - Rezoning: 7187 A and B Andrew Street from R-2P to C-2A	.... 583
PETIONS AND DELEGATIONS	
Petition Alderman Leiper re: Traffic Problems - Mainland North	.... 583
Correspondence Alderman Dewell re: Point Pleasant Park	.... 583
Petition Alderman Walker re: Chocolate Lake	.... 584
Petition Alderman Walker re: The Punch Bowl	.... 584
REPORT - FINANCE AND EXEC COMM	
Grace Maternity Hospital Request	.... 584
Recreation Committee re: Wanderers Grounds	.... 585
Purchase of 5521 Gerrish Street	.... 585
Ports Canada Agreement - H-158	.... 585
Acquisition - Lot 63B, Withrod Drive	.... 586
Lease Renewal - Children's Development Centre: 5557 Cunard Street	.... 586
Award of Tender 86-99: Four-Wheel Drive	.... 587
Authority to Negotiate - Brenton Street and Dresden Row Lands	.... 587
Servicing Industrial Park Lands	.... 587

HEADLINES FOR CITY COUNCIL MINUTES  
of 10/16/86

Winwick Subdivision	....	588
Acquisition - 9 and 11 Dentith Road ( Portions)	....	588
Award of Tender 86-96: Mechanical and Electrical (City Hall)	....	588
Recommendation for Appointment of Auditors	....	588
Centralized Banking Agreement - City of Halifax and Public Service Commission of Halifax	....	589
Amendment to Ordinance Number 180 - The Streets Ordinance Second Reading	....	592
<b>REPORT - COMMITTEE ON WORKS</b>		
Underground Wiring - Market Street	....	589
Tender #86-13: River Road Paving, Curb and Gutter, Sidewalk, and Storm Sewer	....	590
<b>REPORT - SAFETY COMMITTEE</b>		
Lighting - Council Chamber re: Live T. V. Coverage	....	590
<b>REP.- COMM. OF WHOLE COUNCIL</b>		
Recommendations - Transit Advisory Committee (Service to Industrial Parks and Metro Transit Becoming Line Dept.)	....	591
Harbour City Homes (Non-Profit Housing Society) - Promotional Brochure - TO BE TABLED	....	592
Recommendation - Tax Concessions and Grants Committee	....	593
<b>REPORT - CITY PLANNING COMM.</b>		
Recommendations - Lakes and Waterways Committee	....	593
Municipal Development Plan Review - Proposed Amendments to Municipal Development Plan and Land Use Bylaw	....	594
Case No. 5090 - Schedule K, Kearney Land and Bicentennial	....	595
Case No. 5089 - Rezoning - 24 Gebhardt Street	....	595
Tender 85-72 - Seaview Park Boat Launch	....	596
<b>MISCELLANEOUS BUSINESS</b>		
Tender 86-123 Halifax West - Drainage Improvements	....	596
Hotel Nova Scotian Assessment Appeal	....	596
<b>QUESTIONS</b>		
Question Alderman Downey re: Building Permit Application 2032-2036 Creighton Street	....	597
Question Alderman Dewell re: Sidewalk Construction	....	598
Question Alderman Walker re: Use of Grocery Bags for Garbage	....	599

HEADLINES FOR CITY COUNCIL MINUTES  
of 10/16/86

Question Alderman OMalley re: City Auditor Generals Annual Report	.... 599
Question Alderman OMalley re: Report - Halifax Likes Company	.... 599
Question Alderman Walker re: Replacement of Crown on Flagstaff	.... 599
Question Alderman Walker re: Torch on Cenotaph	.... 599
Question Alderman Meagher re: Gutted House - 6587 Quinpool Road	.... 600
Question Alderman R. Grant re: Cost of Curb Cuts for Driveways	.... 600
NOTICE OF MOTIONS	
Notice of Motion Alderman OMalley re: Amendment to City Charter re Appointment of Manager of Executive Assistance	.... 600
Notice of Motion Alderman Cromwell re: First Reading of and Ordinance to Amend License Fees	.... 601
ADDED ITEMS	
Case No. 5118 - Rezoning on Main Avenue - Alderman Leiper	.... 601
Traffic in Mainland North - Alderman Leiper	.... 601