

SPECIAL COUNCIL  
PUBLIC AND HERITAGE  
HEARINGS  
MINUTES

St. Mary's School  
Gymnasium  
Halifax, Nova Scotia  
January 7, 1987  
7:30 p.m.

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

Present: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor T. Jeffrey and Aldermen D. Grant, Downey, Meagher, O'Malley, Dewell, R. Grant, Walker, Leiper, Flynn and Hamshaw.

Also Present: City Manager, Mr. W. Anstey, Acting City Solicitor and City Clerk.

Official Street Lines - Falkland Street, Maitland Street and Brunswick Court

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

Mr. Fred Roberts, Engineering and Works Department, with the aid of a sketch, outlined the proposal to alter and confirm a portion of the eastern official street line of Maitland Street between Cornwallis Street and Portland Place; the northern and eastern and a portion of the southern official street line of Falkland Street between Maitland Street and Brunswick Court; a portion of the northern official street line of Portland Place between Maitland Street and Brunswick Street and the eastern and western official street lines of Brunswick Street, as shown on Section 11-B of the Official City Plan and as outlined in the staff report dated November 25, 1986.

Mr. Roberts indicated that staff was recommending that these confirmations and alterations be carried out.

There were no persons present wishing to address Council in this regard. There was no correspondence received in relation to this matter.

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

Motion passed.

Special Council  
January 7, 1987

Nominated Heritage Properties - 5172-5176-5178-5182 Bishop Street (Fraser Terrace) and 1328 - 1332 Hollis Street (Alexander McLean House)

A supplementary staff report dated January 6, 1987 was submitted.

1328-1332 Hollis Street (Alexander McLean House)

Mr. A. W. Churchill, Heritage Co-ordinator, addressed Council briefly outlining the research and discussion carried out with regard to the recommendation to register the Alexander McLean House. Mr. Churchill noted that this property was probably one of the oldest property's ever considered by the Committee and brought to Council's attention the scoring on this property as found in the supplementary staff report. Mr. Churchill further noted that the properties involved were in fact condominiums.

Mr. Churchill indicated that two of the owners had not received their notice with regard to the recommended registration and also indicated that one owner was considering some alterations to his property and would like to discuss this matter with the Heritage Advisory Committee before the matter of registration is decided by Council.

Mr. Churchill suggested that a decision on the registration of the two properties which have not received notice be deferred until the matter is properly resolved.

An owner of one of the condominiums located at 1328-32 Hollis Street addressed Council indicating that it was her understanding that not all the owners had received notice. She further noted that the members condominium corporation had not had an opportunity to meet with regard to the registration of the property and requested that this matter be deferred pending a meeting of the condominium corporation.

His Worship suggested that it might be helpful to the individuals involved for Mr. Churchill or his representative to attend this meeting and explain the effect of registration.

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

MOVED by Alderman O'Malley, seconded by Alderman Downey that this matter be deferred pending a meeting of the condominium corporation to discuss the recommended registration as a heritage property.

Motion passed.

Special Council  
January 7, 1987

5172-5176-5178-5182 Bishop Street (Fraser Terrace)

Mr. Churchill addressed the matter briefly reviewing for Council the evaluation carried out by the Heritage Advisory Committee in regard to this property and noting the score achieved by this property. Mr. Churchill further noted that he was of the understanding that none of the owners involved objected to the registration of the properties.

There were no persons present wishing to address Council in this regard. There was no correspondence received in relation to the proposed registration.

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

Motion passed.

Amendment to the Land Use Bylaw - C-2A (Minor Commercial Zone)  
Community Facilities

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

Mr. Stephen Feist, Development and Planning Department, addressed Council outlining the proposal to amend the Land Use Bylaw to define the term "Community Facility" and to use terminology consistent with that definition throughout the Bylaw, as found in the staff report dated September 24, 1986.

Mr. Feist indicated that staff was recommending approval of this amendment to the Land Use Bylaw.

There were no persons present wishing to address Council with regard to this matter. There was no correspondence received in relation to this proposal.

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

Motion passed.

Case No. 5195 - Rezoning - 6070-6074 and 6066 South Street

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

Mr. R. Robertson, Development and Planning Department, addressed Council outlining the proposal to rezone 6070-6074 South Street from R-2 to RC-1 and 6066 South Street from RC-1 to R-2, as outlined in the staff report dated November 4, 1986.

Special Council  
January 7, 1987

Mr. Robertson indicated that this rezoning corrected a inadvertent error in zoning at the time of the adoption of the South End Plan and noted that staff was recommending approval of the proposal.

The owner of the property addressed the matter advising that the use of the property for the last 70 years has been as a store and noted that this rezoning merely clarified the present use.

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

Motion passed.

Amendment to Municipal Planning Strategy and Land Use Bylaw -  
Morris and Queen Streets and Case Nos. 4926 and 5054 - Con-  
tract Developments - 5561-65 Morris Street and 5560 Morris  
Street

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

A. Amendment to the Municipal Planning Strategy and Land Use  
Bylaw - Morris and Queen Street

Mr. R. Robertson, Development and Planning Department, addressed Council and with the aid of sketches outlined the proposal to (1) amend the Municipal Planning Strategy, South End Plan, to redesignate 5560 Morris Street (Atlantic News Building) and 5561-65 Morris Street (Asset Management) from "Medium Density Residential" to "Residential-Commercial Mix"; (2) amend the Plan to provide policy guidance to enable the use of development agreements which must meet the provisions of the High Density Residential Minor Commercial Zone for these properties; and (3) amend the Land Use Bylaw to permit the issuance of permits by development agreement, as found in staff reports dated October 3, 1986 and October 12, 1986 and a Planning Advisory Committee report dated October 3, 1986.

Mr. Robertson indicated that staff was recommending refusal of this proposal.

B. Case Nos. 4926 and 5054 - Contract Developments - 5561-65  
Morris Street and 5560 Morris Street

Mr. Mike Hanusiak, Development and Planning Department, addressed Council and with the aid of maps and sketches gave a detailed explanation of the applications for contract development at 5561-65 South Street to permit commercial retail uses on the ground floor and to allow the upper levels of the building to be expanded to accommodate eight apartment units and at 5560 South Street to permit

Special Council  
January 7, 1987

improvements to the commercial component of the existing structure and to permit three additional apartment units with associated indoor parking, as found in staff reports dated December 22, 1986.

Mr. Hanusiak indicated that staff was recommending refusal of both these applications.

Mr. Hanusiak then responded to various questions from member of Council.

Mr. Keddy, architect for the proposal at 5560 Morris Street, addressed Council in favor of the application noting that he wished to make a number of points as a result of the staff presentation.

Mr. Keddy advised that the 55% lot coverage was done intentionally partially in line with the overall project and to enable the present outdoor parking to become indoor parking. Mr. Keddy further noted that if necessary the proposed sideyards could be increased to four yards.

Mr. Keddy went on to note that there were actually 8 parking spaces proposed and that in terms of increasing the coverage in relation to the existing coverage this was to allow the indoor parking. Mr. Keddy indicated that one important aspect of the proposal was that in fact the developer wished to increase the residential and maintain the parking, however, he was not proposing to increase the commercial aspect of the building. Mr. Keddy suggested that this was in fact in conformance with the surrounding area.

Mr. Keddy went on to note that most of the properties in the neighbourhood had a 0 lot line and that there was open space for the newly created units in the form of sun decks to the rear of the building. In closing, Mr. Keddy, indicated that he could not understand why this property presently zoned RC-1 could only have 35% lot coverage while the R-2A properties in the neighbourhood could have 50% lot coverage.

Mr. P. Doherty, owner of the property, addressed the matter indicating that he could not address the technical aspects of the proposal, however, he noted that there were a number of deficiencies with the present building and that he sought to develop the property in such a manner as would result in a reasonable number of apartments. Mr. Doherty then referred to the proposed indoor parking and noted that at present the parking area posed a danger due to its slope and problems of ice and snow which occur in the winter. Mr. Doherty suggested that the indoor parking proposal would not only alleviate this problem but problems of vandalism and theft in relation to cars parked on the lot presently.

In closing Mr. Doherty indicated that he did not believe that the lot coverage would be a precedent setting situation.

Mr. Lloyd Robins, representing Asset Management and its owner Mr. Issam Kadray, addressed Council in favor of the application. Mr. Robins indicated that Mr. Kadray had carried out other developments in the South End of the City that were in conformance with the neighbourhood and indicated that he was attempting to do the same in this development.

Mr. Robins pointed out that at present the property was occupied by a warehouse and office space. Mr. Robins noted that the proposal suggested that an addition would be made to the building providing for additional apartment units and the present warehouse space would be removed and replaced with minor commercial uses. Mr. Robins suggested that the commercial use which would be located at this site could not compare to what could possibly happen at this location should the warehouse use remain.

Mr. Robins indicated that he was aware that there was some concern that a tavern would be located in the commercial area, however, Mr. Robins pointed out that such a use would most certainly affect the tenancy of the apartment units. Mr. Robins indicated that Mr. Kadray would be willing to include in the contract a provision ensuring that no tavern or similar entertainment use was located in the building.

Mr. Robins then referred to comments made by staff with regard to massiveness of the proposed building and noted that in fact it was proposed that in one area the building be increased by 1/2 storey and that further along the building be increased by two storeys. Mr. Robins further noted that there would be no further encroachment at ground level and the creation of a Ø lot line would be at the second storey level.

Mr. Robins went on to note that the height and design of the buildings was such that when approaching the building it in fact looked like two buildings and this was in keeping with the neighbourhood. Mr. Robins further noted that the proposal was in keeping with policy 7.5.1 of the Municipal Planning Strategy which encourages the diversity of land uses in Ward 5.

Mr. Robins further indicated that it would be ludicrous to suggest that the present warehouse use was more in conformance with a residential neighbourhood than a residential/commercial mix use. Mr. Robins further noted that presently under the South End Plan it would be impossible to change the use of the warehouse unless the proposed use was a similar use.

Mr. Robins indicated that he did not feel that approval of this proposal would set a dangerous precedent and suggested that this proposal was a well planned development and would benefit the neighbourhood. Mr. Robins further noted that

Special Council  
January 7, 1987

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Mr. Robins indicated that he did not feel that approval of this proposal would set a dangerous precedent and suggested that this proposal was a well planned development and would benefit the neighbourhood. Mr. Robins further noted that

Special Council  
January 7, 1987

that the actual focus of this building was toward the Halifax Infirmary and not the residential neighbourhood to the rear.

Ms. Beverly Miller, Chairman of the Planning Committee, Ward 1 Residents Association and a resident of South Street addressed Council indicating that the Ward 1 Residents Association had taken a great interest in this particular proposal. Ms. Miller indicated that her Association was committed to the planning process and had been deeply involved in the Detailed Area Plan process.

Ms. Miller went on to indicate that the Detailed Area Plan had not been arrived at lightly and the medium density residential designation for this area had been carefully thought out and considered. Ms. Miller indicated that her Association would not like to see this designation overturned.

Ms. Miller further noted that a rezoning of a property lasts a very long time. Ms. Miller noted that the initial use of the property may not be objectionable to the neighbourhood, however, it is possible that in the future the commercial use would change and have an adverse affect on the neighbourhood.

Ms. Miller went on to note that she was concerned that the two proposals before Council this evening were basically being considered as one proposal. Ms. Miller indicated that the two proposals were vastly different and noted she felt they should be dealt with as two proposals.

Mr. Gordon Hebb, a resident of Morris Street, addressed Council indicating that he felt the comments made by Ms. Miller on behalf of the Ward 1 Residents Association represented his feelings.

A gentleman owning property adjacent to 5560 Morris Street addressed Council indicating that he had no objection to this proposed development. The gentleman indicated that he agreed with the comments made by Mr. Doherty with regard to the parking area. The gentleman went on to note that he felt the development would add to the tax base in the area and suggested that a smaller development would be an under utilization of the site. The gentleman indicated that he would be the most directly affected property owner in the area and felt that this proposal was generally in keeping with the neighbourhood.

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

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

Motion passed.



9:05 p.m. The meeting adjourned.

HEADLINES

Official Street Lines - Falkland Street, Maitland Street and Brunswick Court .....	1
Nominated Heritage Properties - 5172-5176-5178-5182 Bishop Street (Fraser Terrace) and 1328-1332 Hollis Street (Alexander McLean House) .....	2
Amendment to the Land Use Bylaw - C-2A (Minor Commercial Zone) Community Facilities .....	3
Case No. 5195 - Rezoning - 6070-6074 and 6066 South Street ..	3
Amendment to Municipal Planning Strategy and Land Use Bylaw Morris and Queen Streets and Case Nos. 4926 and 5054 - Contract Developments - 5561-65 Morris Street and 5560 Morris Street .....	4

HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

/sg

CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
January 15, 1987  
8:30 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 City Clerk in the recitation of the Lord's Prayer.

Present: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor T. Jeffrey; and Aldermen Deborah Grant, Cromwell, Downey, Meagher, O'Malley, Walker, Leiper, Flynn, and Hamshaw.

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

His Worship expressed deep sympathy, on behalf of the members of Council, with regard to the recent deaths of Mrs. Donald Smith (wife of Nova Scotia's Agent General in London), the brother of Commissioner William Duffy, and Mrs. Roland Michener, wife of Canada's former Governor General.

Presentation - Ms. Lois Ricketts, Nova Scotia Lung Association  
re: Cold Turkey Day

Ms. Lois Ricketts, Nova Scotia Lung Association, addressed Council thanking them for the opportunity to make a presentation to Council this evening. Ms. Ricketts went on to wish the City every success with regard to Cold Turkey Day and extended greetings to Council from the Board of the Nova Scotia Lung Association.

Ms. Ricketts indicated that she was honored to announce the fourth annual "Cold Turkey Day" in Atlantic Canada which is scheduled for January 21, 1987, (Weedless Wednesday). Ms. Ricketts noted that the Mayors of 10 cities in the Atlantic Region are participating. Ms. Ricketts further indicated that Halifax presently has ownership of the Cold Turkey Trophy, and added that she hoped everyone would make an effort to ensure the trophy remains in Halifax, noting that the Lung Association will do their very best to ensure this.

In conclusion, Ms. Picketts requested the support of the residents of Halifax in relation to National Non-Smoking week and especially Cold Turkey Day.

His Worship thanked Ms. Ricketts for her presentation.

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

His Worship expressed deep sympathy, on behalf of the members of Council, with regard to the recent deaths of Mrs. Donald Smith (wife of Nova Scotia's Agent General in London), the brother of Commissioner William Duffy, and Mrs. Roland Michener, wife of Canada's former Governor General.

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His Worship thanked Ms. Ricketts for her presentation.

Council  
January 15, 1987

### MINUTES

Minutes of the regular meeting of City Council held on December 11, 1986 and of the Special Council meeting held on January 7, 1987 were approved on a motion by Alderman Hamshaw, seconded by Alderman Leiper.

### APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

The City Clerk noted that an error had appeared in the title of Item 5.2 of the agenda and indicated that Civic No. 5182 Bishop should be included in the title.

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

- 10.7a Letter - Minister Nova Scotia Department of Development - Cost Sharing - Proposed New Harness Racing Facility - Atlantic Winter Fair Site
- 20.1 Appointments - Captain William Spry Community Centre & Halifax Taxi Commission
- 20.2. Statement of Revenue and Expenditure - TO BE TABLED
- 20.3 Rezoning - Civic Nos. 6 & 10 Forest Hill Drive & Amendment to Land Use Bylaw (Mainland) - Commercial Parking Requirement

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

- 20.4 Halifax City School Closure Policy

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

Motion passed.

### DEFERRED ITEMS

#### Street Lines - Falkland, Maitland and Brunswick Streets

A public hearing into the above matter was held on January 7, 1987.

MOVED by Alderman Downey, seconded by Alderman Meagher that City Council approve the alteration and confirmation of:

- a. a portion of the eastern official street line of Maitland Street between Cornwallis Street and Portland Place;
- b. the northern and eastern and a portion of the southern official street line of Falkland Street between Maitland Street and Brunswick Court;

Council  
January 15, 1987

c. a portion of the northern official street line of Portland Place between Haitland Street and Brunswick Street; and

d. the eastern and western official street lines of Brunswick Street, all as shown on Section 11-8 of the Official City Plan and as outlined in the staff report dated November 25, 1986.

Motion passed.

Nominated Heritage Properties - 5172, 5176, 5178 and 5182 Bishop Street (Fraser Terrace)

A owner's hearing into the above matter was held on January 7, 1987.

MOVED by Alderman Downey, seconded by Alderman D. Grant that the properties located at 5172, 5176, 5178 and 5182 Bishop Street (Fraser Terrace) be registered in the Halifax Registry of Heritage Properties.

The City Clerk advised that Alderman Crowwell had not been present during the January 7 public hearing.

Motion passed with Alderman Crowwell abstaining.

C-2A (Minor Commercial Zone) - Community Facilities

A public hearing into the above matter was held on January 7, 1987.

MOVED by Alderman Walker, seconded by Alderman D. Grant that Council approve the following amendment to the Land Use Bylaw (Peninsula and Mainland area):

(i) Add to the definitions section (ha) the following:

"Community Facility" means a building or site owned by a government agency or non-profit organization or religious institution or philanthropic institution and used as a meeting place for entertainment or education or social activities by the general public on a regular or occasional basis and includes a church hall or a public hall.

(ii) Change the following terms:

Peninsula

In the C-1 (Local Business) Zone, 49(1)(c) change "community hall" to "public hall".

Council  
January 15, 1987

In the P (Park and Institutional) Zone, 67(1)(b) change "public hall and other like community properties" to "and community facilities".

Mainland

In the R-1 (Single-Family Dwelling) Zone, 20(1)(d) change "a church" to "a church and church hall."

In the C-1 (Local Business) Zone, 35(1)(d) change "community hall" to "public hall"

In the P (Park and Institutional) Zone, 51(1)(b) change "public hall and other like community purposes" to "and community facilities."

The City Clerk advised that Alderman Cromwell had not been present during the January 7 public hearing.

Motion passed with Alderman Cromwell abstaining.

Case No. 5195 - Rezoning - 6070-74 South Street

A public hearing into the above matter was held on January 7, 1987.

MOVED by Alderman D. Grant, seconded by Alderman Flynn that 6070-6074 South Street be rezoned from R-2 to RC-1 and that 6066 South Street be rezoned from RC-1 to R-2 as shown on Map 1 attached to the November 4, 1986 staff report.

The City Clerk advised that Alderman Cromwell had not been present during the January 7 public hearing.

Motion passed with Alderman Cromwell abstaining.

Case Nos. 4926 and 5054 - Proposed Amendment to the Municipal Development Strategy and Land Use Bylaw, and Development Agreement - 5561-65 Morris Street and 5560-62 Morris Street

A public hearing into the above matter was held on January 7, 1987.

MOVED by Alderman Downey, seconded by Alderman D. Grant that Council amend the Municipal Planning Strategy and Land Use Bylaw as follows:

- (1) Redesignate the properties identified as 5560-5562 Morris Street (Atlantic News) and 5561-5565 Morris Street (Asset Management) from "Medium Density Residential" to "Residential Commercial Mix";

Council  
January 15, 1987

(2) Add Policies 7.5.5 and 7.6.1 in Part II, Section V, District V and VI as follows:

(a) Policy 7.7.5

"Notwithstanding the Residential/Commercial Designation at the intersection of Queen Street and Morris Street a Residential/Commercial development may be considered only by development agreement which meets the following requirements:

(a) The provisions of the High Density Residential/Mixed Commercial or the Residential/Minor Commercial Zones in respect to permitted uses, lot area, front and rear yards and parking;

(b) Conditions sufficient to ensure to Council's satisfaction compatibility to adjacent residential uses and streetscapes in respect to scale and architectural design;

(c) No development shall exceed 35 feet in height; and

(d) Such other land use considerations as Council may deem necessary based on the policy guidance of this plan.

(b) Repeat Policy 7.5.5 and 7.6.1.

(3) Amend Implementation Policy 3.13 to include reference to Policies 7.5.5 and 7.6.1;

(4) Amend the Land Use Bylaw, Peninsula Area, Section 16AA(n) and renumber subsequent sections as appropriate, to implement the development agreements referred to in proposed policies 7.5.5 and 7.6.1, as follows:

16AA(n) Council may, by resolution, under the authority of the Planning Act and Policies 7.5.5 and 7.6.1 or Part II, Section V of the Municipal Planning Strategy permit Residential/Commercial Development which would not be permitted by the requirements of this Bylaw in accordance with said Policy;

AND FURTHER THAT

(1) Action on the Contract Applications for 5560-5562 Morris Street and 5561-5565 Morris Street be deferred until the Plan amendments have been approved by the Minister of Municipal Affairs.

Council  
January 15, 1987

A short discussion ensued with His Worship outlining to Council the various aspects of the motion.

The City Clerk advised that Alderman Cromwell had not been present during the January 7 public hearing.

Motion passed with Alderman Cromwell abstaining.

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that Council refer the proposed developments for 5560-5562 Morris Street and 5561-5565 Morris Street to the Urban Design Committee as suggested in the December 22, 1986 staff report.

A short discussion ensued and the Motion was put and passed with Alderman Cromwell abstaining.

#### PUBLIC HEARINGS, HEARINGS, ETC.

##### Appeal of Variance Refusal - 6243-45 Lawrence Street

This matter was deferred to this meeting from the City Council meeting held on November 27, 1986. The following correspondence was submitted:

1. Correspondence from Carolyn M. Rajan and Donald J. Chibson in opposition to the variance dated January 15, 1987.
2. Correspondence from the Rev. Dr. Vincent McE. Tobin in opposition to the variance dated January 5, 1987.
3. Correspondence from Michael J. Tobin in opposition to the variance dated January 6, 1987.
4. Correspondence from Dr. K. Waterson in opposition to the variance dated January 5, 1987.

His Worship advised that correspondence had been received from Mr. D. Meadows, the applicant, indicating that he would not be able to attend this meeting of Council due to a business commitment. His Worship indicated that Mr. Meadows would like this matter deferred to February 12, 1987.

MOVED by Alderman Meagher, seconded by Alderman Cromwell that, at the request of the applicant, this matter be deferred to February 12, 1987.

Motion passed.



A short discussion ensued with His Worship outlining to Council the various aspects of the motion.

The City Clerk advised that Alderman Cromwell had not been present during the January 7 public hearing.

Motion passed with Alderman Cromwell abstaining.

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that Council refer the proposed developments for 5560-5562 Morris Street and 5561-5565 Morris Street to the Advisory Design Panel as suggested in the December 22, 1986 staff report.

A short discussion ensued and the Motion was put and passed with Alderman Cromwell abstaining.

#### PUBLIC HEARINGS, HEARINGS, ETC.

##### Appeal of Variance Refusal - 6243-45 Lawrence Street

This matter was deferred to this meeting from the City Council meeting held on November 27, 1986. The following correspondence was submitted:

1. Correspondence from Carolyn M. Ragan and Donald J. Chiasson in opposition to the variance dated January 15, 1987.
2. Correspondence from the Rev. Dr. Vincent McB. Tobin in opposition to the variance dated January 5, 1987.
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His Worship advised that correspondence had been received from Mr. D. Meadows, the applicant, indicating that he would not be able to attend this meeting of Council due to a business commitment. His Worship indicated that Mr. Meadows would like this matter deferred to February 12, 1987.

MOVED by Alderman Meagher, seconded by Alderman Cromwell that, at the request of the applicant, this matter be deferred to February 12, 1987.

Motion passed.

Council  
January 15, 1987

Appeal of Variance Refusal - 1741 Chestnut Street

A staff report dated December 17, 1986 was submitted. Correspondence dated January 15, 1987 from Ms. Sally Burton and Mrs. Julie Palmer, the applicants, was also submitted.

Mr. Boyd Algee, with the aid of maps and sketches, outlined the application for a variance of the lot frontage, lot area, and side yard requirements of the Land Use Bylaw for the property at 1741 Chestnut Street, as found in the staff report dated December 17, 1986. Mr. Algee outlined the reasons for refusal also as found in the December 17, 1986 staff report.

Mrs. Julie Palmer, the applicant, addressed Council reiterating the statements contained in her letter dated January 15th. Mrs. Palmer noted the family nature of the neighbourhood and indicated that the flats they were proposing would be family in nature as they were three bedroom units. Mrs. Palmer went on to note that the problem was that one portion of the building is less than two feet from the property line. Mrs. Palmer further indicated that none of the area residents were objecting to this proposal and in fact would be pleased if the development proceeded.

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

MOVED by Alderman Crowwell, seconded by Alderman D. Grant that the appeal be upheld and the decision of the Development Officer be overturned.

Motion passed.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on January 7, 1987 as follows:

Possible Sale, Surplus Land (A-1 Auto Body Limited)

A supplementary staff report dated January 8, 1987 was submitted. Correspondence dated January 13, 1987 from Mr. James M. O'Neil of Burton, Lynch, Armsworthy, Ward & O'Neil on behalf of Nova Scotia Armature Works was also submitted.

Alderman Downey addressed the matter noting that the January 13, 1987 letter from Mr. O'Neil contained a request that he be permitted to address Council in regard to this matter this evening.

Council  
January 15, 1987

His Worship addressed Council indicating that he had some difficulty in allowing speakers at Council since it was neither the practice or the tradition to have people address Council. His Worship noted that it was usual that presentations be made at the Committee of the Whole meeting and suggested that this would be the proper action to take. His Worship noted that there were possibly other persons interested in this matter and would like to address Council in this regard who were not present this evening.

A short discussion ensued and it was agreed that Mr. O'Neil, representing Nova Scotia Armature Works Limited, be permitted to address Council in regard to this matter.

Mr. J. O'Neil of Burton, Lynch, Armsworthy, Ward & O'Neil addressed Council on behalf of Nova Scotia Armature Works Limited, noting that his client has indicated an intent to purchase the property over a number of years. Mr. O'Neil noted that the staff report has an undertone which suggests that Nova Scotia Armature would be in a position to bid higher if this piece of property went to public tender.

Mr. O'Neil further indicated that he believed Council was dealing with public land and noted that he could see no great indication that any public good would be afforded by selling to A-1 Autobody as opposed to Nova Scotia Armature. Mr. O'Neil indicated there was no clear evidence that this was the case and that in these circumstances Council must treat the abutters to the property fairly. Mr. O'Neil indicated that he believed this property should be sold through a public tender or both abutters should be permitted to bid on the property.

Mr. O'Neil then referred to the right-of-way which Nova Scotia Armature had over the land noting that the agreement in relation to this right-of-way indicates that the City could revoke this agreement if it ever has need of the land. Mr. O'Neil indicated that although there was a provision in the agreement regarding the right-of-way he did not feel that it would be proper, legal or fair to terminate the right-of-way because the City wishes to sell the land. Mr. O'Neil further noted that included in the cost of the land upon which Nova Scotia Armature is presently located was the cost of the right-of-way and that this value would be lost if the land were sold to the abutter.

In conclusion, Mr. O'Neil, indicated that he strongly believed that Council could not give consideration to one taxpayer over another.

A questioning of Mr. O'Neil and discussion ensued.

The City Solicitor, in response to a questions from Deputy Mayor Jeffrey, indicated that he was not familiar with the agreement in relation to the right-of-way and would have to

Council  
January 15, 1987

review it before advising Council with regard to the possible legalities of the sale of the land in relation to the right-of-way.

Alderman Jeffrey requested that the Solicitor prepare a report for Council's consideration in this regard.

The City Solicitor further addressed Council noting that the staff report which was brought to Council outlined a number of options to Council but had not made a recommendation in this regard. The City Solicitor indicated that it had not been anticipated that Council would resolve to sell the property based upon this staff report.

Alderman Deborah Grant addressed the matter and in light of the information given to Council this evening with regard to the staff report MOVED, seconded by Alderman Leiper that this matter be deferred until a further staff report and a report from the City Solicitor regarding the legalities involved with the right-of-way has been received by Council possibly at the next meeting of the Committee of the Whole Council.

The motion to defer was put and lost.

MOVED by Alderman Downey, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, Council sell parcel "F" to A-1 Autobody for the suggested sum of \$13,500 and further that Council cancel the right-of-way license agreement between the City and Paul M. Publicover dated March 31, 1969, as recorded in the Registry of Deeds, in Book 2304, page 82.

His Worship addressed the matter advising Council of his concern and noting that it was not the practice or policy of Council to deal with one applicant when there is more than one having equal qualifications. His Worship noted that he felt one taxpayer of the City could not be treated differently than another and it appears that in this instance Council was doing just that.

His Worship further indicated that he was concerned that Council did not have full information regarding the legalities with the right-of-way.

A further lengthy discussion ensued and it MOVED by Alderman Flynn, seconded by Alderman D. Grant that this matter be deferred to the next meeting of the Committee of the Whole Council.

The motion to defer was put and lost.

MOVED in amendment by Alderman O'Malley, seconded by Alderman Downey that the motion be amended by the addition of the following provision: "subject to a clear legal entitlement to the transaction".

Council  
January 15, 1987

A further short discussion ensued and the Motion to amend was put and passed.

Alderman Downey called for the question on the main motion, as amended, as follows:

"That Council sell parcel "F" to A-1 Autobody for the suggested sum of \$13,500 and further that Council cancel the right-of-way license agreement between the City and Paul M. Publicover dated March 31, 1969, as recorded in the Registry of Deeds, in Book 2384, page 82, subject to a clear legal entitlement to the transaction.

His Worship requested a recorded vote on the matter as follows:

For: Deputy Mayor Jeffrey and Aldermen Cromwell, Downey, Meagher, O'Malley, and Walker (6).

Against: Aldermen D. Grant, Leiper, Flynn and Hamshaw (4).

His Worship declared the motion to be passed.

#### Billboards

Alderman O'Malley declared a conflict of interest and retired from the meeting.

MOVED by Alderman Flynn, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, the Information Report, dated November 27, 1986, be tabled, and that no further action with regard to this matter be taken by staff.

Alderman D. Grant addressed the matter referring to the comment in the report from staff that this would be an appropriate time to review Ordinances 19 and 166 and requested that staff advise Council why they felt a review should be carried out.

The City Manager addressed the matter indicating that this report had been initiated by questions raised at Council and that any review of the Ordinances would result from a desire on the part of Council to carry out a review.

A further short discussion ensued with Alderman Cromwell suggesting that staff should come back with a report outlining any particular concerns staff might have in relation to this matter. Referring to comments made earlier by Alderman D. Grant, Alderman Cromwell noted that it appeared there was some concern in relation to the location of billboards on City property and suggested that this might be an area which should be reviewed.

Council  
January 15, 1987

His Worship advised that the information requested by Alderman D. Grant would be supplied by staff.

After a further discussion regarding whether or not the motion was appropriate and whether in fact a review should be carried out the City Solicitor suggested that if Council wished to review particular problems in relation to the Ordinance it was not necessary to review the entire Ordinance but only those areas of concern.

Alderman D. Grant addressed the matter noting that there was one other area identified in the staff report as being a possible area of concern and that was the location of billboards along the shores of Halifax and the Bedford Basin. Alderman D. Grant requested that a discussion on this matter should be included in the report to come back to Council in regard to Billboards.

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

9:45 p.m. - The meeting adjourned for a brief recess.

10:00 p.m. - The meeting reconvened with the same members being present.

Request for Change of Name - Public Service Commission of Halifax

MOVED by Alderman Crowell, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, the Public Service Commission be granted authorization to change its name to the "Halifax Water Commission."

Alderman Meagher addressed the matter voicing his opposition to the change of name and the expenditure of some \$30,000 to achieve this change.

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

Partial Abandonment and Acquisition of Easement, 22 River Road

MOVED by Alderman Walker, seconded by Alderman Jeffrey that, as recommended by the Finance and Executive Committee, the easement area shown on Plan TT-28531 as Area "R" be abandoned by the City and sold to Dr. K. S. Hoque for one dollar and further that Easement "H" as shown on Plan TT-37-2852 be acquired from Dr. K. S. Hoque for one dollar.

Motion passed.

His Worship advised that the information requested by Alderman D. Grant would be supplied by staff.

After a further discussion regarding whether or not the motion was appropriate and whether in fact a review should be carried out the City Solicitor suggested that if Council wished to review particular problems in relation to the Ordinance it was not necessary to review the entire Ordinance but only those areas of concern.

Alderman D. Grant addressed the matter noting that there was one other area identified in the staff report as being a possible area of concern and that was the location of billboards along the shores of Halifax and the Bedford Basin. Alderman D. Grant requested that a discussion on this matter should be included in the report to come back to Council in regard to Billboards.

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

9:45 p.m. - The meeting adjourned for a brief recess.

10:00 p.m. - The meeting reconvened with the same members (including Alderman O'Malley) being present.

Request for Change of Name - Public Service Commission of Halifax

MOVED by Alderman Cromwell, seconded by Alderman Henshaw that, as recommended by the Finance and Executive Committee, the Public Service Commission be granted authorization to change its name to the "Halifax Water Commission."

Alderman Meagher addressed the matter voicing his opposition to the change of name and the expenditure of some \$30,000 to achieve this change.

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

Partial Abandonment and Acquisition of Easement, 22 River Road

MOVED by Alderman Walker, seconded by Alderman Jeffrey that, as recommended by the Finance and Executive Committee, the easement area shown on Plan TT-37-28531 as Area "R" be abandoned by the City and sold to Dr. K. S. Hogue for one dollar and further that Easement "H" as shown on Plan TT-37-28531 be acquired from Dr. K. S. Hogue for one dollar.

Motion passed.

Abandonment of Easement - 33 Melwood Avenue

MOVED by Alderman Walker, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee, approximately eleven square feet of the thirty foot wide sewer easement owned by the City, which runs through the rear yard of Civic No. 33 Melwood Avenue, as shown on the sketch attached to the December 4, 1986 confidential staff report, be released by the City.

Motion passed.

Purchase of NCR Computer Equipment

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee, authority be granted to purchase NCR equipment as of January 1, 1987, in the sum of \$37,828.00, such amount to be accrued as an expenditure in the 1986 accounts, under 122603.A0443.

Motion passed.

Proposed Race Track - Atlantic Winter Fair Site

MOVED by Alderman Leiper, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, should the proposed race track proceed that it be preceded by a proper Environmental Study.

Motion passed.

Letter - Minister Nova Scotia Department of Development - Cost Sharing - Proposed New Harness Racing Facility - Atlantic Winter Fair Site

Correspondence received January 13, 1987 from Eric J. O'Rourke was submitted. Also submitted was a draft letter to the Honourable Roland J. Thornhill, Department of Development from His Worship the Mayor addressing the questions raised at the Committee of the Whole Council.

Deputy Mayor Jeffrey addressed the matter expressing concern regarding recent press reports that the City has flatly refused any involvement in the proposed race track. Deputy Mayor Jeffrey indicated that he was not aware of any such stance taken by Council noting that Council had merely requested additional information regarding the matter before coming to a decision. Deputy Mayor Jeffrey suggested that the message which the press should be giving is that Halifax City Council has not yet made a decision and they still have an open mind in regard to the race track.



Council  
January 15, 1987

MOVED by Alderman O'Malley, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, the submitted draft letter be forwarded to the Minister of Development for the Province of Nova Scotia requesting the information as contained in the draft letter and further that no further action be taken on this matter until such time as a response has been received.

Motion passed.

Write-off of Accounts

MOVED by Alderman Jeffrey, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, under Section 184 of the City Charter 1963, City Council excuse the Treasurer from the collection of monies due to the City, as summarized in the November 21, 1986 staff report entitled 'Write Off of Accounts - 1986' and authorize the write off of \$123,044.59.

Motion passed.

Report - Retirement Committee: Revision of Trustee Agreement

MOVED by Alderman Meagher, seconded by Alderman Flynn that, as recommended by the Finance and Executive Committee, City Council approve the amendment to the Trust Agreement as attached to the December 2, 1986 report from Mr. W. Anstey, Q.C.

Alderman Meagher noted that in moving this motion he was also requesting that staff look into the possibility of obtaining a new carrier for this program and suggested that this might be with one of the companies having its home base in Halifax.

The Motion was put and passed.

Union of Nova Scotia Municipalities Policy - Elected School Boards

This matter was forwarded to Council without recommendation.

MOVED by Alderman O'Malley, seconded by Alderman Flynn that this matter be deferred to a Special meeting of Halifax City Council for consideration of the matter and further that staff prepare a report containing all the options available in relation to the formation of a School Board for the City including fully elected School Boards with or without taxing powers and all other options available.

Council  
January 15, 1987

The City Manager asked if Alderman O'Malley intended that the School Board be involved in the preparation of this report to which Alderman O'Malley indicated that he had intended that the School Board be involved and that he wished to receive the most comprehensive report possible.

Alderman Leiper referred to the discussion at the Committee of the Whole regarding the urgency of the response to the UNSM in regard to this matter and the City Manager indicated that there was no urgency involved.

Motion passed.

#### REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on January 7, 1987 as follows:

Appeal - Ordinance 180: Driveway Application - 6284 Yukon Street

It had been recommended by the Committee on Works that the decision of the Director of Engineering and Works be overturned, and that the request for a driveway access to the front yard of 6284 Yukon Street be approved.

Owing to the inability of the applicants to attend this evening's meeting, it was moved by Alderman Meagher, seconded by Alderman O'Malley that the matter be deferred to the next regular meeting of Halifax City Council scheduled for Thursday, January 29, 1987.

The motion to defer was put and passed.

#### REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on January 7, 1987 as follows:

Case No. 5898 - Rezoning from R-2 to R-3 and Modification of Lot "A," Mont Street

A supplementary report, dated January 14, 1987, was submitted.

MOVED by Alderman Walker, seconded by Deputy Mayor Jeffrey that the matter be deferred pending a response from the applicant on the issues raised in the supplementary report dated January 7, 1987.

The motion to defer was put and passed.

Stage "X" Lands - Scotia Square

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

- 1) approve the plans for development of the Stage "X" Scotia Square lands, as contained in Appendix "A" of the staff report dated December 17, 1986;
- 2) authorize the Mayor and City Clerk to execute a lease on behalf of the City with Halifax Developments Limited substantially similar to that attached as Appendix "B" of the staff report dated December 17, 1986;
- 3) authorize staff to release the Performance Bond of \$150,000 on deposit with the City, when construction of the approved Stage "X" project is substantially underway.

Motion passed.

Report: Heritage Advisory Committee Re: Heritage Canada Awards Program

MOVED by Alderman Hamshaw, seconded by Alderman Meagher that, as recommended by the City Planning Committee, Council endorse the Heritage Advisory Committee's nomination of the Armour Group Limited for the 1987 Credit Foncier Award for Building Preservation for its Founders Square project, and that staff be directed to prepare the necessary documentation.

Motion passed.

Case No. 5185 - Rezoning: 2685 Agricola Street from C-2 to R-2A (SET DATE FOR PUBLIC HEARING)

MOVED by Alderman Downey, seconded by Alderman Cromwell that, as recommended by the City Planning Committee, a date be set for a public hearing to consider the application to rezone lands located at 2685 Agricola Street from C-2 (General Business Zone) to R-2A (General Residential Conversion and Townhouse Zone).

Motion passed.

The City Clerk advised that the public hearing would be scheduled for WEDNESDAY, FEBRUARY 18, 1987 at 7:30 p.m. in the Council Chamber, Halifax City Hall.

Council  
January 15, 1987

Case No. 5286 - Amendment to Development Agreement:  
Saraguay Club

An Information Report, dated January 14, 1987, was submitted.

MOVED by Alderman Walker, seconded by Alderman Flynn that, as recommended by the City Planning Committee, the construction of the proposed cabana be approved pursuant to the existing development agreement involving the Saraguay Club located at 368 Purcell's Cove Road.

Motion passed.

Rezoning - Proposed Lots: 37BA and 37BB Winchester Avenue

This matter had been recommended by the City Planning Committee for deferral, pending the receipt of a staff report outlining the options open to City Council with reference to consideration of the application in question.

A supplementary staff report, dated January 14, 1987, was submitted.

MOVED by Alderman Walker, seconded by Deputy Mayor Jeffrey that a public hearing date be scheduled to consider the application to rezone proposed Lots 37AB and 37BB Winchester Avenue from R-1 (Single-Family Dwelling Zone) to R-2 (Two-Family Dwelling Zone) to permit the construction of a semi-detached dwelling.

Motion passed.

The City Clerk advised that a public hearing in this regard would be scheduled for WEDNESDAY, FEBRUARY 18, 1987 at 7:30 p.m. in the Council Chamber, Halifax City Hall.

MOTIONS

Motion Alderman Cromwell Re: Proposed Amendment to Ordinance 137, the Deferred Payment of Tax Ordinance - FIRST READING

A report, dated December 10, 1986, was submitted from the City Solicitor.

MOVED by Alderman Cromwell, seconded by Alderman D. Grant that the proposed amendments to Ordinance 137, the purpose of which is to provide for increasing the qualifying household income under Ordinance 137 to \$14,000 (and as attached to the staff report dated December 10, 1986), be given FIRST READING.

Motion passed.

MISCELLANEOUS BUSINESS

Housing Demonstration Project: Purchase of Land -  
2386-92 Gottingen Street

This matter had last been discussed at a meeting of the Finance and Executive Committee held on Wednesday, January 7, 1987.

MOVED by Alderman Downey, seconded by Alderman O'Malley that the City of Halifax accept and exercise the option to purchase 2386-92 Gottingen Street, that option being for a price of \$185,000, subject to construction tenders for the project being received for \$1,000,000 (one million dollars) or less (funds to be made available under the Housing Demonstration Project).

Motion passed.

Proposed Raw Sugar Tariff

Correspondence, dated December 30, 1986, was submitted from Her Worship Mayor Elsie E. Wayne, Saint John, New Brunswick.

MOVED by Alderman O'Malley, seconded by Alderman Walker that a letter be forwarded by Halifax City Council to Mayor Elsie E. Wayne endorsing the stance adopted by the City of Saint John in opposition to the proposed application of a raw sugar tariff.

Motion passed (with unanimous consent).

Case No. 5368: Rezoning - 6247 Jubilee Road

The above matter was last discussed at a regular meeting of City Council held on November 27, 1986, during which time a public hearing was scheduled for February 4, 1987 to consider the rezoning application.

A supplementary staff report, dated January 13, 1987, was submitted.

Alderman Crowwell noted that while a public hearing date to consider this matter had already been set, it had come to his attention that such a hearing was ill-advised, owing to the necessity of a Plan amendment which first must be reviewed by the Planning Advisory Committee.

After some discussion and consultation with the City Solicitor, it was moved by Alderman Crowwell, seconded by Alderman Downey that the matter of a possible amendment to the

Municipal Planning Strategy with regard to 6247 Jubilee Road (Case No. 5068) be referred to the Planning Advisory Committee with the request that the Committee consider the possible expansion of RC-1 uses in Peninsula Centre above the 1000 square foot limit; and further, that the public hearing previously scheduled for February 4, 1987 be cancelled.

Motion passed.

#### QUESTIONS

Question Deputy Mayor Jeffrey Re: Complaints - Main Avenue Sewer Project (Insurance Claims)

Deputy Mayor Jeffrey advised that he had received numerous complaints from Main Avenue residents who, in attempting to settle insurance claims against the contractor responsible for the Main Avenue sewer project, have received little or no cooperation from L. J. Casavechia Contracting Limited.

The Deputy Mayor urged that staff be requested to contact the construction company with a view to settlement of the outstanding insurance claims.

Question Alderman Flynn Re: City Street Standards

Alderman Flynn requested a staff report on the following questions:

- what constitutes a standard City street?
- How many non-standard streets are there (in terms of the width and the turning areas) for which the City provides snow removal and garbage collection services?
- To what so-called "private roads" does the City provide the same services?
- What rights do homeowners and taxpayers have to normal accepted services, such as snow removal, garbage collection, police and fire protection?
- What is the policy on accepting non-standard streets as official City streets?
- What is the policy on providing essential services to streets that are not official City streets?

Question Alderman Walker Re: Death of Senior Citizen - Margate Drive

Alderman Walker referred to a discussion during the November 13 meeting of City Council concerning the death of an elderly resident of Margate Drive. The Alderman noted that, at

Council  
January 15, 1987

that time, reports on the matter were requested, both from City staff and from the Department of Social Services, but emphasized that nothing has been received to date.

Question Alderman Walker Re: Pedestrian Safety in Crosswalks

Alderman Walker advised that he continues to receive complaints from pedestrians who feel that many City motorists are lax in their observance of crosswalk regulations. The Alderman therefore requested that the Halifax Police Department be asked to continue their increased enforcement of these regulations.

Question Alderman Walker Re: Sewer Study - Halifax Industrial Park

Alderman Walker asked for staff comment on a suggestion made to him as an alternative to the sewer hook-up with the County of Halifax. This option, as described by Alderman Walker, would see the sewer line leave the City's industrial parks, travel cross-country to the site of the Atlantic Winter Fair and proposed race track facility, then to Harrietsfield, Spryfield and Dunbrack Street, and eventually into the treatment plant at Herring Cove.

Question Alderman Walker Re: Letter of Congratulation - Bishop-Elect Reverend Colin Campbell

Alderman Walker brought to Council's attention that a long-time resident of Halifax, Reverend Father Colin Campbell, has been selected as Bishop-Elect of Antigonish.

In recognition of Father Campbell's contribution to the City, Alderman Walker suggested, and it was so agreed, that a letter of best wishes and congratulations be sent on behalf of Halifax City Council to the Bishop-Elect.

Question Alderman O'Malley Re: Private Taxi Stands on Private Property

With reference to Council's consideration of this matter during a meeting of the Finance and Executive Committee held on December 3, Alderman O'Malley noted that a request had been made at that time for information from the City Solicitor's Department as to whether a hotel or other property owner (as well as a transportation company) could make application to the Public Utilities Board to have ground transportation services provided to his premises.

Alderman O'Malley emphasized that he would appreciate receiving this information before the matter is referred back to Council by the Halifax Taxi Commission.

Council  
January 15, 1987

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Alderman O'Malley emphasized that he would appreciate receiving this information before the matter is referred back to Council by the Halifax Taxi Commission.



Council  
January 15, 1987

Question Alderman O'Malley Re: Increase in City Assessments

Alderman O'Malley referred to a recent press release which stated that there has been an increase in City assessments in the vicinity of 37-41 percent. He emphasized that many residents equate an increase in assessments with an proportionate increase in property taxation, and asked that every effort be made (perhaps through the insertion of an advertisement or a second press release) to clarify the situation.

Question Alderman Meagher Re: Increase in City Assessments

Concurring with remarks made previously by Alderman O'Malley concerning the increase in City assessments, Alderman Meagher requested that this item be placed on the agenda of the next regular Committee of the Whole Council meeting scheduled for Wednesday, January 21, 1987.

Question Alderman Meagher Re: Relocation of Government Offices to Dartmouth

Alderman Meagher noted that this item had been discussed by Council late in 1986 and that a staff report, dated December 22, 1986, has been submitted. The Alderman suggested that further consideration of this matter was necessary, and requested that it be added to the agenda of the next regular meeting of Committee of the Whole Council scheduled for January 21, 1987.

Question Alderman Meagher Re: Tax Exemptions

Alderman Meagher requested that discussion of tax exemptions for widows, widowers, senior citizens, and the heads of single-parent families be added to the agenda of the Committee of the Whole Council meeting scheduled for Wednesday, January 21, 1987.

Question Alderman Cromwell Re: Minor Variances

Noting that he had made a similar request approximately six months ago, Alderman Cromwell suggested that, in view of the increasing number of minor variance appeals being submitted for Council's consideration, a meeting between staff members and interested members of Council should be scheduled to review the Ordinance pertaining to minor variances.

Question Alderman Cromwell Re: Renovations - City Hall

With reference to a question from Alderman Cromwell, the City Manager advised that final plans for the renovations of the Second Floor Council Chamber facility have only recently been received, and are available for inspection and comment by members of Council.

Council  
January 15, 1987

Question Alderman D. Grant Re: Snow Removal

Alderman D. Grant requested information from the City Manager as to what fines are levied against those City residents who fail to adhere to the provisions of the Streets Ordinance with regard to appropriate removal of snow and ice from sidewalks abutting their properties.

Alderman Grant suggested that the penalties for this Ordinance violation be widely publicized in an attempt to promote the importance of snow removal, particularly in terms of the safety of elderly or handicapped citizens.

NOTICES OF MOTION

Notice of Motion Alderman Flynn Re: Reconsideration of Agenda Item 10.1 (Possible Sale, Surplus Land - A-1 Auto Body Limited), City Council Meeting of January 15, 1987

Alderman Flynn gave Notice of Motion that at the next regular meeting of Halifax City Council, scheduled for Thursday, January 29, 1987, he proposes a motion of reconsideration of Council's resolution pertaining to Item 10.1 (Possible Sale, Surplus Land -- A-1 Auto Body Limited) from the Council meeting of January 15, 1987.

ADDED ITEMS

Appointments - Captain William Spry Community Centre and the Halifax Taxi Commission

A memorandum, dated January 15, 1987, was submitted from His Worship Mayor Ron Wallace.

MOVED by Alderman Walker, seconded by Deputy Mayor Jeffrey that Mrs. Cyril Morgan be appointed to the Board of Directors of the Captain William Spry Centre, term to expire June 1, 1987.

Motion passed.

MOVED by Deputy Mayor Jeffrey, seconded by Alderman Walker that Mr. Michael Crompton be reappointed to the Halifax Taxi Commission for a term to expire November 13, 1987.

Motion passed.

Statement of Revenue and Expenditure - TO BE TABLED

A staff report, dated January 9, 1987, was submitted.

Council  
January 15, 1987

MOVED by Alderman Hamshaw, seconded by Alderman Cromwell that the Statement of Revenue and Expenditure for the eleven months ended November 30, 1986 be tabled.

Motion passed.

Case No. 5224: Rezoning - 6 and 10 Forest Hill Drive, and Amendment to Land Use Bylaw (Mainland) for Commercial Parking

A staff report, dated January 15, 1987, was submitted.

MOVED by Alderman O'Malley, seconded by Alderman Hamshaw that City Council set WEDNESDAY, FEBRUARY 18, 1987 as

the date for a public hearing to consider an application to rezone Civic Numbers 6 and 10 Forest Hill Drive from Two-Family Dwelling (R-2) Zone to Minor Commercial (C-2A) Zone, and an application to amend the parking requirements for a commercial use in the Land Use Bylaw (Mainland).

Motion passed.

The City Clerk advised that the above-mentioned public hearing would be scheduled for 7:30 p.m. on WEDNESDAY, FEBRUARY 18, 1987 in the Council Chamber, Halifax City Hall.

A brief discussion ensued with regard to the locations of the public hearings scheduled during this evening's meeting with the City Manager suggesting that by February 18, the building's elevator may no longer be operational.

It was subsequently agreed that the February 18 public hearings would be scheduled for the Council Chamber, but that appropriate arrangements would be made by staff, should the elevator be out of order at that time.

#### Halifax City School Closure Policy - Alderman O'Malley

This matter was added to the agenda by Alderman O'Malley who brought to Council's attention what he considers to be dramatic changes in the School Board's policy concerning the closure of single City schools.

In his remarks, the Alderman noted that when a closure policy was developed several years ago, it provided considerable opportunity for area residents to share in the decision-making process. He added that under that policy, when the Board began to review the closure of a particular school, a committee was established consisting of a representative from the Home and School Association; a citizen from the community served by the local school; two School Board members, one from the area in which the school was located and one from outside;

Council  
January 15, 1987

the alderman of the ward in which the school was situated, as well as three staff members of the School Board.

Alderman O'Malley emphasized that, as a result of recent policy changes, area residents are given an opportunity to comment on the proposed closure only after the Board has received a report from its staff and, seemingly, when it has already resolved that the closure will take place. The Alderman stated that, in his opinion, the current school closure policy is in direct contravention of the School Board's Introductory Philosophy which states, in part, "the guidelines reflect an intention to recognize the goal that a school facility should be a support center for the community and the implementation of the guidelines provides for the participation of the community and various government bodies,"

Alderman O'Malley noted that the parents of children attending City schools have a vested interest in where these facilities are located and, as such, should be given ample opportunity to respond to proposals for closures or reorganizations. He added that when he discussed this matter with representatives of the School Board, he was told that involving the community in the early stages of a closure review only served to slow down the process.

Alderman O'Malley also noted that in its report concerning the closure of Bloomfield School, the School Board appears to base its arguments only in terms of numerics, and does not give consideration to other factors, such as the impact on traffic and the effect on the local area, which, in his opinion, are equally important.

Noting that there are a total of four schools slated for review during 1987, it was moved by Alderman O'Malley, seconded by Alderman Meagher that Halifax City Council request the Halifax District School Board to defer any action on present reviews planned for Halifax City schools, and reinstate the earlier procedure and structure of the review body before any further reviews pertaining to possible closures are undertaken.

The motion was put and passed.

There being no further business to be discussed, the meeting was adjourned at 11:15 p.m.

HEADLINES

Presentation - Ms. Lois Ricketts, Nova Scotia Lung Association Re: Cold Turkey Day .....	9
Minutes .....	13
Approval of the Order of Business, Additions and Deletions .....	10
<u>DEFERRED ITEMS</u>	
Street Lines - Falkland, Maitland and Brunswick Streets ....	13
Nominated Heritage Properties: 5172, 5176, 5178 and 5182 Bishop Street (Fraser Terrace) .....	11
C-2A (Minor Commercial Zone) - Community Facilities .....	11
Case No. 5195 - Rezoning: 6070-74 South Street .....	12
Case Nos. 4926 and 5054: Proposed Amendment to the Municipal Development Plan and Land Use Bylaw, and Development Agreement: 5561-65 Morris Street and 5560-62 Morris street .....	12
<u>PUBLIC HEARINGS, HEARINGS, ETC.</u>	
Appeal of Variance Refusal - 6243-45 Lawrence Street .....	14
Appeal of Variance Refusal - 1741 Chestnut Street .....	15
<u>REPORT - FINANCE AND EXECUTIVE COMMITTEE</u>	
Possible Sale, Surplus Land (A-1 Auto Body Limited) .....	15
Billboards .....	18
Request for Change of Name - Public Service Commission of Halifax .....	19
Partial Abandonment and Acquisition of Easement, 22 River Road .....	19
Abandonment of Easement - 33 Melwood Avenue .....	20
Purchase of NCR Computer Equipment .....	20
Proposed Race Track - Atlantic Winter Fair Site .....	20
Letter - Minister, Nova Scotia Department of Development: Cost-Sharing - Proposed New Harness Racing Facility (Atlantic Winter Fair Site) .....	23
Write-Off of Accounts .....	21
Report - Retirement Committee: Revision of Trustee Agreement .....	21
Union of Nova Scotia Municipalities Policy - Elected School Boards .....	21
<u>REPORT - COMMITTEE ON WORKS</u>	
Appeal - Ordinance 180: Driveway Application - 6284 Yukon Street .....	22
<u>REPORT - CITY PLANNING COMMITTEE</u>	
Case No. 5098 - Rezoning from R-2 to R-3 and Modification of Lot "A," Mont Street .....	22
Stage "X" Lands - Scotia Square .....	23
Report: Heritage Advisory Committee Re: Heritage Canada Awards Program .....	23

HEADLINES (CONT'D)

REPORT - CITY PLANNING COMMITTEE (CONT'D)

Case No. 5185 - Rezoning: 2685 Agricola Street from C-2 to R-2A (SET DATE FOR PUBLIC HEARING) .....	23
Case No. 5206 - Amendment to Development Agreement: Saraguay Club .....	24
Rezoning - Proposed Lots: 37BA and 37BB Winchester Avenue .....	24

MOTIONS

Motion Alderman Cromwell Re: Proposed Amendment to Ordinance 137, the Deferred Payment of Tax Ordinance - FIRST READING .....	24
---	----

MISCELLANEOUS BUSINESS

Housing Demonstration Project: Purchase of Land - 2386-92 Gottingen Street .....	25
Proposed Raw Sugar Tariff .....	25
Case No. 5068: Rezoning - 6247 Jubilee Road .....	25

QUESTIONS

Question Deputy Mayor Jeffrey Re: Complaints - Main Avenue Sewer Project (Insurance Claims) .....	26
Question Alderman Flynn Re: City Street Standards .....	26
Question Alderman Walker Re: Death of Senior Citizen - Margate Drive .....	26
Question Alderman Walker Re: Pedestrian Safety in Crosswalks .....	27
Question Alderman Walker Re: Sewer Study - Halifax Industrial Park .....	27
Question Alderman Walker Re: Letter of Congratulations - Bishop-Elect Reverend Colin Campbell .....	27
Question Alderman O'Malley Re: Private Taxi Stands on Private Property .....	27
Question Alderman O'Malley Re: Increase in City Assessments .....	28
Question Alderman Meagher Re: Increase in City Assessments .....	28
Question Alderman Meagher Re: Relocation of Government Offices to Dartmouth .....	28
Question Alderman Meagher Re: Tax Exemptions .....	28
Question Alderman Cromwell Re: Minor Variances .....	28
Question Alderman Cromwell Re: Renovations - City Hall .....	28
Question Alderman D. Grant Re: Snow Removal .....	29

NOTICES OF MOTION

Notice of Motion Alderman Flynn Re: Reconsideration of Agenda Item 10.1 (Possible Sale, Surplus Land - A-1 Auto Body Limited), City Council Meeting of January 15, 1987 .....	29
---	----

HEADLINES (CONT'D)

ADDED ITEMS

Appointments - Captain William Spry Community Centre and the Halifax Taxi Commission .....	29
Statement of Revenue and Expenditure - TO BE TABLED .....	29
Case No. 5224: Rezoning - 6 and 10 Forest Hill Drive, and Amendment to Land Use Bylaw (Mainland) for Commercial Parking .....	30
Halifax City School Closure Policy - Alderman O'Malley .....	30

HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

E. A. KERR  
CITY CLERK

sg/\*K

SPECIAL COUNCIL  
PUBLIC HEARING  
M I N U T E S

Joseph Howe School  
2557 Maynard Street  
Halifax, Nova Scotia  
January 21, 1987  
7:30 P. M.

A special meeting of Halifax City Council (Public Hearing) was held on the above date as a continuation of an adjourned public hearing held on November 5, 1986.

PRESENT: Deputy Mayor T. Jeffrey, Chairman; and Aldermen D. Grant, Cromwell, Downey, Meagher, O'Malley, Dewell, R. Grant, Walker, Leiper, Flynn, and Hamshaw.

ALSO PRESENT: M. E. Donovan, Acting City Solicitor; City Clerk; and other members of City staff.

Peninsula North Secondary Planning Strategy

Alderman Graham Downey advised of a conflict of interest and retired from the meeting.

Using zoning maps of the area under consideration, Mr. John Heseltine of the City's Planning Division presented a brief overview of the proposed Peninsula North Secondary Planning Strategy as recommended by the Planning Advisory Committee.

In his remarks, Mr. Heseltine emphasized that the basic thrust of this Strategy is to preserve the established character of Peninsula North in residential, commercial, industrial and institutional areas while allowing for expansion and upgrading. He added that, to accomplish this, it is proposed to zone the residential areas as predominantly R-2 with special exceptions where infill is needed. It was further noted that commercial areas are proposed for C-2A (Minor Commercial) zoning with some Major Commercial zoning along Young Street and parts of Gottingen.

Mr. Heseltine described the areas where development may take place through contract, noting that, in particular, the Gottingen Street Major Commercial Area will continue under a schedule in order to control development until a separate Commercial Area Plan can be prepared.

Mr. Heseltine advised that a Heritage Conservation Area designation is being proposed for the Brunswick Street



area in order that as-of-right development can be restricted and the many unique historic buildings along that street can be preserved.

Mr. Heseltine further noted that several additions have been made to the proposed Strategy as a result of recommendations and presentations made during the latter part of 1986. The first pertains to two small areas of land at either end of Quinpool Road, which were excluded from consideration during the Quinpool Road Commercial Area planning process. Other changes were made to the initial zoning recommendations for the area west of Gottingen Street as a result of requests from various property owners; and finally, Policy 3.4.3 was included in the Peninsula North Industrial Policy Set to invoke an immediate review of areas zoned C-3A.

Mr. William Palmer of Palmer Refrigeration, located at 2631 King Street, noted that under the Peninsula North Secondary Planning Strategy his property is proposed to be rezoned to C-3A (Exclusive Industrial Zone). Mr. Palmer advised that his firm has already made application to the City to expand its premises, and indicated that the restrictions concerning side yard clearances, rear loading spaces, and total floor area (as provided under the C-3A Zone) are of some concern to him.

Mr. Thomas MacDonald of the law firm Blois, Nickerson, Palmetter and Bryson addressed Council on behalf of the owner of property located on Monastery Lane directly behind the Canada Trust building on Quinpool Road.

In his remarks, Mr. MacDonald noted that this C-2 property is proposed to be down-zoned to R-2; he emphasized that, in the owner's opinion, this R-2 zoning would be inappropriate given the commercial nature of the surrounding properties and would have a negative affect on its market value. On that basis, Mr. MacDonald requested that this property be exempted from the proposed rezoning in a manner similar to the exemptions afforded the McDonald's parking lot and the Shaar Shalom Synagogue on Pepperell Street under the Quinpool Road Commercial Area Plan.

Mr. Nelson Black, a Halifax Lawyer, addressed Council on behalf of the owner of apartment buildings located at 2530 Gottingen Street, 5677 Charles Street and 2665 Clifton Street. In his remarks, Mr. Black emphasized that, in all three cases, his client's property is proposed to be down-zoned from R-3 and C-2 to R-2 and C-3A, and suggested that such rezonings would have a negative effect, both on the owner's ability to expand the existing structures and also on their marketability. Mr. Black added that, in his client's estimation, there would not appear to be a firm rationale as to why parts of these blocks have been selected for rezoning and others were not, emphasizing that, in the case of the Clifton Street property, a

rezoning to a mixed commercial/industrial use would appear particularly inappropriate, given the residential character of the surrounding neighbourhood.

7:50 p.m. - Alderman Leiper enters the meeting.

Mr. F. B. Wickwire, Q.C., addressed Council on behalf of ATV (located at 2885 Robie Street) whose property has been proposed for rezoning from C-2 to C-2B. In his presentation, Mr. Wickwire noted that his client is in the process of considering expansion plans and, under the circumstances, is particularly concerned about the proposed C-2B rezoning which will restrict their floor area to 10,000 square feet while imposing a height limitation of 26 feet (two storeys).

Mr. Wickwire emphasized that his client very much wants to remain in this area (and, if possible, on this site) as it has enjoyed a very harmonious relationship with the surrounding neighbourhood over the last several years. On that basis, ATV is requesting that it be allowed to retain its C-2 zoning classification, particularly in view of the fact that similar rezonings are not being considered for the properties (e.g., Tim Horton's, the Esso gas station) along most of Young Street.

Mr. Russ Stimson, representing City Investing Limited (owners of the Lion's Head Tavern) spoke in opposition to the proposed rezoning of that property from C-2 to C-2B, emphasizing that such a rezoning would prevent expansion or any substantial alteration to the premises, as well as negatively affecting the property's resale value.

Mr. Wayne Kelsie, representing the owners of an apartment building situated at 2344 Hunter Street, addressed Council in opposition to the proposed rezoning of that property from R-3 to R-2. Referring to a letter dated January 14, 1987 and previously submitted, Mr. Kelsie advised that his clients wish to add three units to their existing 17-unit building in order to make better use of the site, but that under the proposed R-2 rezoning, these additions would be prohibited. He emphasized that, in his clients' opinion, the addition of these units would not substantially alter the character of the surrounding neighbourhood, and are therefore requesting that 2344 Hunter Street be exempt from the proposed rezoning.

Ms. Joanne Cook, Executive Director of the Canadian Planning Association of Canada (Nova Scotia Division) presented a brief on behalf of the CPAC, the Citadel North Neighbourhood Association, the Halifax Homeowners Association, the Heritage Trust of Nova Scotia, the High Hopes Housing Cooperative, and the O.U.O. Housing Cooperative in support of the proposed Peninsula North Secondary Planning Strategy.

Ms. Cook noted, however, that there are several areas (e.g., the proposed widening of Barrington Street, the permitting of high-rise, high-density contract developments along Agricola Street, and the need for more comprehensive environmental controls, especially in areas where conflicts arise between industrial/commercial and residential uses) which should be reexamined.

Ms. Margaret MacDonald, a resident of 2033 Maynard Street, submitted a petition signed by 322 residents of the immediate north end of the City of Halifax in support of the proposed Peninsula North Secondary Planning Strategy .

Ms. Charmaine Wood of 2656 Belle Aire Terrace submitted a brief pertaining to the environmental provisions of the PNSPS, emphasizing that, in her opinion, greater consideration should be given to protecting the residential areas of Peninsula North from the negative impacts of smoke and odor, and further, that any regulations of this nature adopted by the City must be rigorously enforced.

Mr. Hugh Smith, President of Piercey's Supplies Limited, addressed Council, noting that his company's property, which is presently zoned C-3, is proposed for rezoning to C-3A. Emphasizing that, under Policy 3.4.3 of the proposed Strategy, an immediate review of all C-3A areas is to be initiated, Mr. Smith asked that Council consider allowing Piercey's to retain its present zoning classification so that company representatives can discuss the matter further with members of City staff.

Mr. Stephen Townsend, a resident of 2039 Creighton Street and Chairman of the Citadel North Neighbourhood Association, addressed Council in support of the proposed Peninsula North Secondary Planning Strategy, commending it in particular for the protection it affords the low-rise residential neighbourhoods situated within the planning area.

Mr. Chris Alexander, owner of property located at 2619 Robie Street, spoke in opposition to the proposed rezoning of that site from C-2 to C-2B owing to the restrictions it will impose (particularly with regard to side and front yard requirements) and the deterrents it will pose for future alterations to the existing structure.

A lady representing Mr. Michael McTague, owner of a small warehouse property located at 2456 Agricola Street, spoke in opposition to the proposed rezoning of that site from C-2 to R-2A, noting that such rezoning will adversely affect the value of the property as well as its future use.

Mr. Louis Toulany addressed Council in opposition to the proposed down-zoning of his properties located on Agricola, Gerrish, and Bloomfield Streets.

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Ms. Jan Jensen, representing Halifax Condominium Corporation #47, spoke in opposition to the proposed rezoning of 2128 Brunswick Street from R-3 to R-2, emphasizing that the owners of the building would be at a severe disadvantage (owing to the site's proposed non-conformity of use), should the building suffer major damage.

Mr. Howard Forbes, 2031 Creighton Street, addressed Council in support of the proposed Strategy, primarily on the basis of the protection from encroachment by commercial uses it affords to residential properties.

Mr. Brian MacKay-Lyons, a resident of 2085 Bauer Street, commended the proposed Plan for the sensitivity it displays to the unique character of the Peninsula North neighbourhoods.

Ms. Donna Kasdan, a resident of 2013 Creighton Street, submitted a petition signed by 27 property owners and residents of that portion of Creighton Street between Falkland and Cogswell Street, urging the adoption of the Peninsula North Secondary Planning Strategy and, in particular, R-2 zoning for both sides of Creighton Street.

Ms. Johanna Oosterveld, a resident of 6156 Duncan Street addressed Council in support of the Peninsula North Secondary Planning Strategy. While noting that the Plan encourages the creation and retention of mixed-income neighbourhoods, Ms. Oosterveld emphasized that, in her opinion, the City should do more to promote a land-banking program and to develop creative methods by which mixed-income housing can be fostered. She suggested, in particular, that staff may wish to review various commercial and industrial sites (especially in the City's North End) which may become obsolete within the next few years with a view to municipal acquisition of such properties for the development of new housing stock.

Dr. Mary Dykstra, a resident of 2024 Creighton Street, addressed Council in support of the PNSPS, commenting especially on the attention it pays to the conservation of the heritage buildings within its boundaries.

Mr. John Bouris, a resident of 2334 Creighton Street, submitted a petition on behalf of 30 residents of the 2300 Block of Creighton Street in support of the PNSPS, and, in particular, of the proposed designation of the east side of Creighton Street (between Gerrish and Cunard Streets) as R-2.

Ms. Jane Hart of 2709 Fuller Terrace spoke in support of the PNSPS because of the protection and enhancement it affords to residential properties in that planning area. However, she questioned the rationale underlying developers' ability to construct high-density apartment units in the City's North End, emphasizing that, in her opinion, such buildings are

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Special Council  
Public Hearing  
January 21, 1987

not in keeping with the character of the surrounding neighbourhood nor (because of the relatively small size of their lots) are their tenants afforded sufficient green space. She further suggested that some of the buildings erected in the recent past have been constructed of poor quality materials, and indicated that, in her opinion, the City should develop more stringent guidelines in this regard.

Mrs. Dora Steeves of 6314 Yale Street referred to remarks made earlier in the meeting concerning the Yale Street property (directly behind the Canada Trust building on Quinpool Road). Mrs. Steeves spoke in strong opposition to any further commercial encroachment on Yale Street and urged that Council accept the PAC's recommendation to rezone the said property to R-2.

Mr. Larry Lamont, a resident of 2033 Maynard Street, spoke in support of the Peninsula North Secondary Planning Strategy, owing to the protection it affords that area from non-conforming uses.

Correspondence regarding the proposed Peninsula North Secondary Planning Strategy was received from the following:

Petition signed by approximately 27 residents of the east side of Creighton Street between Falkland and Cogswell Streets, dated November 3, 1986;

Petition, dated November 3, 1986, signed by approximately 30 residents of the 2300 Block, Creighton Street (submitted by Mr. John Bouris, 2334 Creighton Street);

Letter, dated November 5, 1986, from Donna and Leonard Kasdan, 2013 Creighton Street, Halifax;

Letter, dated January 5, 1987, from R. Peters, 5787 West Street, Halifax, B3K 1H9;

Letter, dated January 9, 1987, from Michael McTague, 1548 Carlton Street, Halifax, B3H 3B9;

Letter, dated January 13, 1987, from Dwight Tanner, Real Property Management, Canada Post Corporation;

Letter, dated January 14, 1987, from Wayne M. Kelsie, P. O. Box 25, Halifax, B3J 2L4

Letter, dated January 16, 1987, from Ms. J. Jebson, President, Halifax Condominium Corporation #47 (the Marley), 2128 Brunswick Street;

Letter, dated January 21, 1987, from Dr. Mary Dykstra, 2024 Creighton Street, Halifax, B3K 3R2;

Special Council  
Public Hearing  
January 21, 1987

Letter from Ms. Charmaine Wood, 2656 Belle Aire Terrace, Halifax (submitted at January 21 public hearing);

Petition signed by approximately 322 residents of the area bounded by Cogswell, North Park, Agricola, North and Gottingen Streets (submitted at January 21 public hearing);

Brief submitted at the January 21 public hearing from the Citadel North Neighbourhood Association, the Community Planning Association of Canada (NS Division), the Halifax Homeowners' Association, the Heritage Trust of Nova Scotia, the High Hopes Housing Cooperative, and the O.V.O. Housing Cooperative.

There being no further persons wishing to address Council on this matter, it was moved by Alderman Meagher, seconded by Alderman O'Malley that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for January 29, 1987.

Motion passed.

The meeting was adjourned at 9:25 p.m.

DEPUTY MAYOR T. JEFFREY  
CHAIRMAN

E. A. KERR  
CITY CLERK

\*K



CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
January 29, 1987  
8:33 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 City Clerk in the recitation of the Lord's Prayer.

PRESENT: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor T. Jeffrey; and Aldermen D. Grant, Cromwell, Downey, O'Malley, R. Grant, Walker, Leiper, Flynn, and Hamshaw.

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

His Worship announced that this evening's meeting marks the twenty-fifth year of service to the City as a member of Council by Alderman Nicholas P. Meagher of Ward 4. He added that a reception for family, colleagues and friends of Alderman Meagher had been held earlier in the evening, and that a presentation had been made to the Alderman in recognition of this anniversary.

The Chairman also noted the recent passing of Mr. Michael Doherty, a former employee of the Halifax Fire Department and a well-known Halifax businessman, expressing sympathy to Mr. Doherty's family on behalf of members of City Council.

In addition, best wishes were sent on behalf of City Council to Alderman Randy Dewell of Ward 6 who has been hospitalized for the past week.

MINUTES

Minutes of the regular meeting of Council held on January 15, 1987 and of a Special Council meeting held on January 21, 1987 were approved on a motion by Alderman Hamshaw, seconded by Deputy Mayor Jeffrey.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

The City Clerk advised that, owing to deliberations at a meeting of Committee of the Whole Council held on January 28, 1987 (as an adjournment of its meeting held on January 21), the following deletions were requested:

- 10.8 Pollution Control (Alderman Cromwell)
- 10.11 Application for Relocation of Junk Dealer  
- Dominion Metals
- 10.16 Security Precautions - City Hall
- 10.22 Increase in City Assessment (Alderman  
Meagher)
- 10.23 Relocation of Government Offices to  
Dartmouth (Alderman Meagher)
- 10.24 Tax Exemptions for Seniors, Widows,  
Widowers and Single Parents (Alderman  
Meagher)
- 10.26 Floating Restaurant - Ferry Terminal:  
Lease Renewal
- 10.28 Sponsorship of Study Program for  
Developing Countries (Alderman Leiper)
- 10.29 Tender #86-4001 - City Hall Renovations  
(Alderman R. Grant)
- 10.30 Board/Commission/Union Dialogue (Alderman  
R. Grant)
- 10.31 Update and Criteria for Stormwater  
Management Study (Alderman R. Grant)
- 10.32 Meeting with Tourism Halifax Board  
(Alderman O'Malley)
- 11.2 Public Pathway - Northwest Arm (Alderman  
R. Grant)
- 11.3 Ramp from St. Margaret's Bay Road  
(Alderman Walker)

In addition, the City Clerk requested permission to  
add:

- 20.1 Award of Tender #86-57R: Passenger  
Elevator, City Hall
- 20.2 Settlement of Insurance Claim
- 20.3 1987 Proposed Operating and Capital  
Budgets (TO BE TABLED)

Council  
January 29, 1987

add: At the request of Alderman R. Grant, Council agreed to

28.4 Tartan Avenue Walkway

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

28.5 Co-Op Housing - Roadways

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

28.6 Ramp from St. Margaret's Bay Road

MOVED by Alderman Cromwell, seconded by Alderman Flynn  
that the agenda, as amended, be accepted.

Motion passed.

#### DEFERRED ITEMS

Peninsula North Secondary Planning Strategy and Associated  
Municipal Planning Strategy and Land Use Bylaw Amendments

A public hearing to consider the above matter was held  
on Wednesday, January 21, 1987.

An Information Report, dated January 23, 1987, was  
submitted together with the following correspondence:

Letter, dated January 19, 1987, from Mr. Thomas N. B.  
Creighton, 2623 Fuller Terrace, Halifax, B3K 3V8;

Letter, dated January 23, 1987, from Mr. Simon L.  
Gunn, Barrister, on behalf of E. M. Harper Company Limited;

Letter, dated January 26, 1987, from Mr. Thomas M.  
MacDonald (Blois, Nickerson, Palmeto and Bryson);

Letter, dated January 27, 1987, from Ms. Lucille C.  
Stewart, President, Community Planning Association;

Letter, dated January 29, 1987, from Mr. William F.  
Palmer, President, Palmer Refrigeration Limited.

Alderman O'Malley noted that in view of the numerous  
presentations made regarding this proposed Plan amendment  
during the January 21 public hearing, he wished to afford those  
submissions every consideration, and MOVED, seconded by Deputy  
Mayor Jeffrey that the submissions made during the January 21  
public hearing be referred to the Planning Advisory Committee  
for consideration.

Motion carried.

Council  
January 29, 1987

In response to a question from Alderman R. Grant as to whether a second public meeting and public hearing would be necessary as a result of this referral, the Chairman advised that the matter would be addressed later on.

8:16 p.m. - Alderman Meagher enters the meeting.

MOTIONS OF RECONSIDERATION

Motion of Reconsideration Alderman Flynn - City Council  
Resolution of January 15, 1987 Re: Possible Sale of Surplus  
Land (A-1 Auto Body Limited)

Confidential staff reports, dated January 19 and January 29, 1987, were submitted by D. F. Murphy, Q.C., City Solicitor.

Alderman Flynn gave Notice of Motion of Reconsideration concerning Council's previous resolution on the above-mentioned matter during the regular meeting of City Council held on January 15, 1987.

Alderman Flynn addressed Council in opposition to the January 15 resolution, noting that, in his opinion, the City could be challenged in the courts concerning the right-of-way to the property in question and emphasizing that an offer of purchase for the land parcel itself should have been extended to all interested parties.

MOVED by Alderman Flynn, seconded by Alderman Leiper  
that Council's January 15 resolution concerning the sale of Parcel "F" to A-1 Auto Body Limited be reconsidered.

The motion to reconsider was put and lost.

PUBLIC HEARINGS, HEARINGS, ETC.

Appeal of Variance Refusal - 5522 Hennessey Place

A staff report, dated January 19, 1987, was submitted.

Mr. M. Hanusiack, Acting Development Officer, using maps and diagrams, gave a brief overview of the variance application, noting that the owners of property located at 5522 Hennessey Place have requested permission to construct a 4' x 12' one-storey rear addition to their residence.

In his remarks, Mr. Hanusiack emphasized that, in staff's opinion, the requested variance could not be considered minor in nature primarily because of the potential effect of the addition on the side yard clearance and on the lot coverage. He added that, should the addition be permitted, the side yard on the east lot line would be reduced to 0 while the

lot coverage would be increased to 54 percent, both of which exceed the restrictions imposed by the Land Use Bylaw.

Ms. Jean Morris, one of the joint owners of 5522 Hennessey Place, addressed Council, emphasizing that the proposed addition would not, in her opinion, be out of character with the rest of the residential properties in the Hydrostone area, adding that the rear of her property faced the Young Street commercial area, and not onto a residential property. She also advised that the windows proposed for use in this addition were constructed in England and are very much in keeping with the design of the houses in this area.

Alderman O'Malley noted that he had not an opportunity to discuss Ms. Morris' application with the abutting property owner, and MOVED, seconded by Alderman R. Grant that the matter be deferred to a future meeting of City Council to provide him with an opportunity to consult with the interested parties.

Motion passed.

#### Appeal of Variance Refusal - 7893 Quinpool Road

A staff report, dated January 8, 1987, was submitted.

Mr. M. Manusiak, Acting Development Officer, using maps and diagrams, described the variance application for the property located at 7893 Quinpool Road, noting that the conversion of this single-family residence to a duplex dwelling would result in reductions above the minimum required by the Land Use Bylaw in lot frontage, side yard and lot area. Mr. Manusiak also emphasized that while no buildings permits for this conversion have been issued by the City, the project has now been completed.

Mr. Douglas Lowe, speaking on behalf of Mr. George Perry, the property owner in question, addressed Council in support of the variance application, emphasizing that similar problems pertaining to lot frontage, side yard and lot area are characteristic of the neighbourhood, adding that Mr. Perry has received no objections from the abutting property owners concerning the conversion of his property.

Mr. Lowe added that Mr. Perry proceeded with the project on the understanding from a member of City staff that such a conversion fell within the provisions of the Land Use Bylaw, and was further led to believe by his contractor that all necessary building permits had been issued.

MOVED by Alderman Flynn, seconded by Deputy Mayor Jeffrey that the decision of the Acting Development Officer be overturned and the application for a variance at 7893 Quinpool Road be approved.

Motion passed.

Council  
January 29, 1987

### PETITIONS AND DELEGATIONS

#### Petition Alderman Meagher Re: Suspension of Assessment Process

Alderman Meagher submitted a petition on behalf of residents of Ward 4 requesting that the City of Halifax petition the Province of Nova Scotia to suspend the assessment process for one year for the purposes of review.

In submitting this petition, Alderman Meagher requested a report from staff prior to the next regular meeting of Committee of the Whole Council (scheduled for February 4, 1987) as to the feasibility of the action recommended in that petition.

#### Petition Alderman D. Grant Re: Ace Towing

Alderman D. Grant submitted a petition on behalf of approximately 120 residents of the Mitchell Street area objecting to the noise and disruptions caused by the operation of Ace Towing at 966 Mitchell Street.

Alderman Grant indicated that she would be addressing this matter in greater detail at a later point in the meeting's agenda, but requested Council's permission to hear a presentation from Mr. John Townsend, representing the petitioners.

Mr. John Townsend, a property owner and resident of Mitchell Street, addressed Council, outlining the difficulties the residential neighbourhood has suffered over the years emanating from the Ace Towing/Y Taxi operation at 966 Mitchell Street. In his remarks Mr. Townsend emphasized that residents had in 1982 submitted a previous petition to City Council asking for assistance, but at that time no action had been taken to place any restrictions on the Ace operation.

Mr. Townsend emphasized that while he sympathized with the concerns of a small business owner, such as Ace, it was his very strong opinion that the company should be required to respect the property rights and safety of others in the conduct of its business.

### REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meetings held on January 21 and on January 28, 1987 as follows:

Tender #86-163: Towing Services - Halifax Police Department

A confidential staff report, dated January 26, 1987, was submitted from D. F. Murphy, Q.C., City Solicitor, together with a supplementary staff report, dated January 25, 1987 and an Information Report, dated January 28, 1987.

Correspondence was also submitted from L. F. Coulter, A. Garland, and Mr. and Mrs. Arseneault, residents of the Mitchell Street area.

Alderman D. Grant referred to the petition from Mitchell Street residents previously submitted and emphasized that, in her opinion, the concerns identified by those individuals are legitimate in terms of the difficulties posed by the Ace Towing operation. Noting that she in no way wished to discourage industry from locating in her constituency, she added that, in her view, a compromise is essential in order that residential and industrial uses can live together harmoniously.

To that end, it was moved by Alderman D. Grant, seconded by Alderman Leiper that the matter be deferred to allow staff an opportunity to negotiate the following conditions under the tender agreement with Ace Towing:

- that a method be found to overcome noise originating with the Ace Towing operation between the hours of 11:30 p.m. and 7:30 a.m., perhaps by using an alternate site (at no additional expense to the company) which would be used for cars damaged as a result of accidents;
- that Ace Towing be required to contain all vehicles towed by them to the Mitchell Street site inside the fenced compound;
- that Ace Towing be required to park all vehicles used in the operation of its business in parking places which are legal under the Motor Vehicle Act; and
- that if the above conditions are not met, the City has the right to terminate the tender with Ace Towing.

The motion to defer was put and passed.

Responding to a question from Alderman R. Grant, Alderman D. Grant suggested that with regard to Condition (1) above, the alternate site would preferably be City-owned.

Council  
January 29, 1987

Tender #86-169: Towing Services - Halifax Police Department

A confidential staff report, dated January 26, 1987, was submitted from D. F. Murphy, Q.C., City Solicitor, together with a supplementary staff report, dated January 25, 1987 and an Information Report, dated January 28, 1987.

Correspondence was also submitted from L. F. Coulter, A. Garland, and Mr. and Mrs. Arseneault, residents of the Mitchell Street area.

Alderman D. Grant referred to the petition from Mitchell Street residents previously submitted and emphasized that, in her opinion, the concerns identified by those individuals are legitimate in terms of the difficulties posed by the Ace Towing operation. Noting that she in no way wished to discourage industry from locating in her constituency, she added that, in her view, a compromise is essential in order that residential and industrial uses can live together harmoniously.

To that end, it was moved by Alderman D. Grant, seconded by Alderman Leiper that the matter be deferred to allow staff an opportunity to negotiate the following conditions under the tender agreement with Ace Towing:

- that a method be found to overcome noise originating with the Ace Towing operation between the hours of 11:30 p.m. and 7:00 a.m., perhaps by using an alternate site (at no additional expense to the company) which would be used for cars damaged as a result of accidents;
- that Ace Towing be required to contain all vehicles towed by them to the Mitchell Street site inside the fenced compound;
- that Ace Towing be required to park all vehicles used in the operation of its business in parking places which are legal under the Motor Vehicle Act; and
- that if the above conditions are not met, the City has the right to terminate the tender with Ace Towing.

The motion to defer was put and passed.

Responding to a question from Alderman R. Grant, Alderman D. Grant suggested that with regard to Condition (1) above, the alternate site would preferably be City-owned.



Prostitution and Related Issues

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

- approve in principle the concept of a Resource Centre, and authorize the Advisory Group to seek community sponsorship and funding from other sources, recognizing that the City of Halifax may be one of those funding sources;
- approve a contribution of \$37,500 toward salaries for the Streetworker Service (such an expenditure should be eligible for a maximum Provincial cost-sharing of 75% to a minimum of 50%. Net costs to the City would therefore be between \$9,250 and \$18,500);
- approve in principle funding of an Emergency Relocation Service at an estimated cost of \$1,000 per annum, to be paid from the Social Assistance Budget;
- authorize the Advisory Group to explore additional funding sources and community sponsorship for these programs; and
- authorize the Advisory Group to approach the Halifax School Board and other interested community-based organizations to discuss establishing a Streetworker Program within the school system.

Motion passed.

Local Improvement Rates

A supplementary staff report, dated January 26, 1987, was submitted.

MOVED by Alderman Flynn, seconded by Alderman O'Halley that the 1987 Local Improvement Rates, as shown in Appendix "A" of the report on Local Improvement Rates dated November 17, 1986, be approved excepting that the rates proposed for Sidewalk Renewals and Paving Renewals be waived for 1987 approved projects.

Motion passed.

Use of Halifax Hall - Policy Guidelines

MOVED by Alderman Heaquer, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, a subcommittee, consisting of His Worship Mayor Wallace, Deputy Mayor Jeffrey, Alderman Leiper, and Alderman R. Grant, be established to develop appropriate criteria for the use of Halifax Hall.

Motion passed.

Report: Audit Committee - Post Audit Letter (TO TABLE)

MOVED by Alderman Cromwell, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee and by the Audit Committee in its report dated December 12, 1986, the Post Audit Letter be tabled by City Council.

Motion passed.

Tender #85-76: Bayers Lake Pumping Station

This matter had been forwarded to City Council without recommendation from the January 21 meeting of the Finance and Executive Committee, pending additional information from staff.

A confidential and supplementary staff report, dated January 26, 1987, was submitted.

MOVED by Alderman Hamshaw, seconded by Alderman Cromwell that City Council:

- 1) award Tender #85-76 to L. J. Casavechia Contracting Limited for materials and services at the quoted lump sum price; and
- 2) authorize funds from Account Number DD021 for a total project cost of \$392,000.00.

A discussion and questioning of His Worship ensued, with Alderman O'Malley requesting that a letter be forwarded to the Municipality of the County of Halifax expressing Council's disappointment concerning the procedure and the lack of cooperation from the County that has necessitated the City's expenditure of these funds.

MOVED by Alderman Hamshaw, seconded by Deputy Mayor Jeffrey that the matter be deferred to the next regular meeting of Committee of the Whole Council to afford the Province of Nova Scotia an opportunity to respond to questions raised during Council's deliberations on this matter.

The motion to defer was put and lost.

The original motion was put and passed.

Tender #85-77: Bayers Lake Northwest Interceptor  
Sewer Forcemain

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

1. City Council award Tender #85-77 to D. A. Lathier Construction Ltd. for the Northwest Interceptor System Forcemain at a cost of \$699,938.33;
2. City Council authorize funds from Account No. DD321 for a total project cost of \$848,888.88

Motion carried.

Pollution Control (Alderman Crowwell)

This item was deleted during the setting of the agenda at the request of the City Clerk.

REPORT - SAFETY COMMITTEE

It was agreed that, owing to the presence of the Chief of Police, Item 12.1 (RAPID Information Computer System) would be considered at this time.

Council considered the report of the Safety Committee from its meeting held on January 21, 1987 as follows:

RAPID Information Computer System (Halifax Police Department)

MOVED by Alderman Crowwell, seconded by Alderman Walker that, as recommended by the Safety Committee, Council authorize the purchase of the RAPID system at an overall cost of \$2.5 million gross, with a net cost to the City of \$1.6 million, after recoveries from the participating municipalities (this amount plus interest is authorized to be advanced from the Equipment Replacement Account and recovered by five annual charges in the Police Department Budget).

Motion passed.

Following its deliberations on the report from the Safety Committee, Council resumed consideration of matters referred to it from the Finance and Executive Committee.

Council  
January 29, 1987

Contract - Canertech Conservation Incorporated

MOVED by Alderman Downey, seconded by Alderman Flynn that, as recommended by the Finance and Executive Committee, Council authorize His Worship the Mayor and the City Clerk to sign the Memorandum of Agreement allowing Econoler Inc. to carry on the obligations undertaken by Canertech.

Motion passed.

Halifax Housing Authority Budget - Proposed Meeting

A letter, dated January 19, 1987, was submitted from Mr. S. Parsons, Chairman of the Halifax Housing Authority.

In response to a question concerning conversations with the Province since the last meeting of the Finance and Executive Committee regarding the coin-operated laundry facilities, His Worship advised that he would inform members of Council on the subject during the break period later this evening.

MOVED by Alderman O'Malley, seconded by Alderman Downey that, as recommended by the Finance and Executive Committee, Council consider setting a special meeting at which to review the Halifax Housing Authority Budget and to receive a staff report thereon, and that this meeting be set at an early date to permit early action to be taken on those aspects of the Budget for which Council may approve funds.

Motion carried.

Application for Relocation of Jack Dealer - Dominion Metals

This item was deleted during the setting of the Agenda at the request of the City Clerk.

Resolution - Town of New Waterford Re: Remembrance Day

MOVED by Deputy Mayor Jeffrey, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, City Council endorse the resolution approved by the Town of New Waterford as follows:

WHEREAS a number of men and women so valiantly and unselfishly gave up their lives during World Wars One and Two and the Korean Conflict to keep our Country free; and

WHEREAS November 11th has been declared a day of REMEMBRANCE for our war dead;

Council  
January 29, 1987

BE IT THEREFORE RESOLVED That the Town of New Waterford make known to the Federal Minister of Consumer Affairs and the Provincial Minister of Consumer Affairs its desire to have more stringent legislation enacted which will require retail outlets to remain closed on the 11th day of November of each year as a symbol of respect for the sacrifice made by our war dead.

Motion passed with unanimous consent.

City of Halifax v. Revenue Hotels and Director of Assessment

MOVED by Alderman Cromwell, seconded by Alderman Downey that, as recommended by the Finance and Executive Committee, Council authorize a further expenditure of \$5,157.74 for the preparation of the Turner, Drake report on the Hotel Nova Scotia.

Motion passed.

Streets Ordinance Number 180 - Mobile Canteens

MOVED by Alderman Cromwell, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, pursuant to Section 146 of the City Charter, Council adopt the amendments to Ordinance 180, the Streets Ordinance, referred to in the approval of the Minister dated December 16, 1986 attached as Schedule "A" to the January 5, 1987 report from Mr. D. F. Murphy, City Solicitor.

Motion passed.

Request - Authorization for Insurance Settlement

MOVED by Alderman Walker, seconded by Deputy Mayor Jeffrey that, as recommended by the Finance and Executive Committee, City Council authorize the City Manager and the Director of Finance to accept the settlement and to sign Final Release Forms.

Motion passed.

Security Precautions - City Hall

This item was deleted from the Agenda at the request of the City Clerk.

Tender #86-148: Two 1987 Stake Dump Trucks

It was moved by Alderman Hamshaw that Tender #86-148 be awarded to the second lowest bidder, a Halifax firm.

There was no seconder for the motion.

MOVED Alderman O'Malley, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, Tender #86-148 be awarded to Harbour View Plymouth-Chrysler Limited, P.O. Box 218, Dartmouth, Nova Scotia, for two 1987 Model stake/dump trucks at a total project cost of \$34,088.00; and further, that funds be made available from Account Number 126104.X1710.86034.

Motion passed.

Tender #86-153: Four 1987 Combination Salt and Dump Trucks with Bodies and Plows

MOVED by Alderman Downey, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, Tender #86-153 for four 1987 combination salt and dump trucks be awarded to Scotia Equipment, 52 Wright Avenue, Dartmouth, Nova Scotia (bodies and plows) for a total project cost of \$31,520.00; and to Bob McDonald Chev Olds, 3681 Kempt Road, Halifax, Nova Scotia (chassis) for a total project cost of \$144,560.00; and further, that funds be made available from Account Number 126104.X1710.86036.

Motion passed.

Sale of Right-Of-Way: Rear of 5397-99 Victoria Road

MOVED by Alderman D. Grant, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, Council authorize the sale of the right-of-way to Renovest Realty Limited for access to the rear of 5397-99 Victoria Road for the sum of \$3,700, and that the Mayor and City Clerk be authorized to execute an agreement in the form attached as Schedule "B" to the confidential staff report, dated January 12, 1987.

Motion passed.

Purchase of Public Service Commission Lands - Bayers Lake Area

MOVED by Alderman D'Malley, seconded by Alderman Flynn that, as recommended by the Finance and Executive Committee, Council approve the acquisition of the residual portion of Block II shown on Parcel X on Schedule "A" attached to the staff report dated January 15, 1987 for the price of \$1,925 per acre, and authorize expropriation for title purposes, only in the event that it is necessary, the final sale being subject to survey by the City with funds from the Sale of Land Account.

Motion passed.

Rockingham Ridge - Phase II Cost-Sharing

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee, City Council approve the cost-sharing on the oversizing of Farham Gate Road as a collector roadway in Phase II, Rockingham Ridge, in the estimated amount of \$73,000.00 and that funds be authorized from Account No. CK004.

Motion passed.

Increase in City Assessment - Alderman Meagher

This matter was deleted from the agenda during the setting of the agenda.

Moving of Government Offices to Dartmouth - Alderman Meagher

This matter was deleted from the agenda during the setting of the agenda.

Tax Exemptions for Seniors, Widows, Widowers and Single Parents - Alderman Meagher

This matter was deleted from the agenda during the setting of the agenda.

Proposed Amendment to Ordinance 137 - the Deferred Payment of Tax Ordinance

MOVED by Alderman Crowwell, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, the proposed amendments to Ordinance 137, the purpose of which is to provide for increasing the qualifying household income under Ordinance 137 to \$14,000.00, as follows, be given SECOND READING.

BE IT ENACTED by the City Council of the City of Halifax under the authority of Section 228 of the Halifax City Charter, 1963 that Ordinance 137, the Deferred Payment of Tax Ordinance as that Ordinance was enacted and approved by the

Minister of Municipal Affairs on the 19th day of July, 1978 and which was amended and approved by the Minister of Municipal Affairs on the 11th day of January, 1982 is further amended as follows:

1. Clause (c) of Section 2 of said Ordinance No. 137 is amended by deleting the words, numbers and symbols "eight thousand five hundred dollars (\$8,500.00)" from the third line thereof and by substituting therefor the words, numbers and symbols "fourteen thousand dollars (\$14,000.00)".

2. Clause (b) of subsection (1) of Section 3 of said Ordinance 137 is amended by deleting the words, numbers and symbols "eight thousand five hundred dollars (\$8,500.00)" from the fourth line thereof and by substituting therefor the words, numbers and symbols "fourteen thousand dollars (\$14,000.00)".

Motion passed.

Floating Restaurant - Ferry Terminal - Lease Renewal

This matter was deleted from the agenda during the setting of the agenda.

Tender #86-140 - One 1987 Stake/Dump Truck

MOTIONED by Alderman Walker, seconded by Alderman Hershaw that, as recommended by the Finance and Executive Committee, Tender #86-140 for one 1987 stake/dump truck be awarded to Bob McPherson, 3601 Hwy 101, 3601 Herby Road, Halifax, for a total cost of \$39,424.00 (funds to be made available from Account Number 126184.X1710.86033).

Motion passed.

Sponsorship of Study Program for Developing Countries - Alderman Grant

This matter was deleted from the agenda during the setting of the agenda.

Tender #86-4231 (City Hall Renovations) - Alderman R. Grant

This matter was deleted from the agenda during the setting of the agenda.

Board/Commission/Union Dialogue - Alderman R. Grant

This matter was deleted from the agenda during the setting of the agenda.



Council  
January 29, 1987

Update and Criteria for Stormwater Management Study - Alderman  
R. Grant

This matter was deleted from the agenda during the setting of the agenda.

Meeting with Tourism Halifax Board - Alderman O'Malley

This matter was deleted from the agenda during the setting of the agenda.

REPORT - COMMITTEE ON WORKS:

Council considered reports of the Committee on Works from meetings held January 21 and 28, 1987 as follows:

Appeal - Ordinance No. 188 - Driveway Application - 6284 Yukon  
Street

This matter was deferred to this meeting from the City Council meeting held on January 15, 1987.

MOVED by Alderman Meagher, seconded by Alderman  
O'Malley that, as recommended by the Committee on Works, the  
decision of the Director of Engineering and Works be overturned  
and the request for a driveway access to the front yard of 6284  
Yukon Street be approved.

His Worship addressed the matter referring to comments made by Alderman O'Malley at the January 7, 1987 Works Committee meeting regarding a review of the City-wide situation being undertaken before any decision is made and indicated that in light of these comments he felt that a decision in relation to this matter should be deferred until such time as the review had been completed.

Alderman Meagher addressed the matter indicating that although he was not in full agreement with this deferral he would agree to it subject to the early return of this matter to Council.

The City Manager noted that he believed that it would take several months to carry out the necessary background in relation to this matter and that it would be impossible to bring this matter back at any earlier date.

Alderman Meagher addressed the matter noting that the residents in the area were not opposed to this proposal and indicated that he did not wish to see a decision on this matter delayed for any great amount of time.

Alderman O'Malley addressed the matter indicating that his comments were not made in a formal resolution and he could not see Council being bound by his remarks. Alderman O'Malley

Council  
January 29, 1987

suggested that the current motion was valid and could not be ruled out of order on the basis of remarks he had made at the Committee of the Whole.

Alderman O'Malley, referring to the comment that a review would take several months, indicated that what he had intended by his previous comments was that the principle involved be reviewed. Alderman O'Malley suggested that what was required was a rescinding of the law but noted that this did not form part of the motion which was before Council.

His Worship noted that these remarks would be inherent in the motion. His Worship went on to note that he could not accept Alderman Meagher's motion at this time as it was possible that this motion would result in the contravention of both Provincial and Municipal legislation.

Alderman O'Malley suggested that there was no contravention of legislation until such time as a car is placed on city owned land, namely the sidewalk. Alderman O'Malley requested that the City Solicitor confirm this.

The City Solicitor indicated that to approve this motion at this time could well be in violation of the city's bylaw. The City Solicitor indicated that he understood that the purpose of the requested report was to clarify the situation.

His Worship suggested that Council did not want to be dealing with one individual as others may be entitled and suggested that Council should first determine if others would want the same consideration.

Alderman Meagher advised that he was willing to wait for the requested report but expected the matter to be before Council in a month.

A further discussion ensued and it was agreed that the matter be deferred awaiting a report on the subject.

Public Pathway - North West Arm - Alderman R. Grant

This matter was deleted during the setting of the agenda.

Ramp from St. Margaret's Bay Road - Alderman Walker

This matter was deleted from the agenda during the setting of the agenda.

REPORT - SAFETY COMMITTEE

RAPID Information Computer System - Halifax Police Department

This matter was dealt with previously in the meeting.

Council  
January 29, 1987

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Report - Retirement Committee - Amendments Superannuation Act

A report from Mr. E. A. Kerr, Secretary, Retirement Committee dated January 20, 1987, was submitted.

MOVED by Alderman Cromwell, seconded by Alderman D. Grant that, as recommended by the Retirement Committee, City Council approve the amendments to the Superannuation Act attached as Schedule "A" to the January 20, 1987 report from Mr. E. A. Kerr, Secretary, Retirement Committee and instruct the City Solicitor to arrange for their introduction before the Nova Scotia Legislature in the Spring sitting of the House of Assembly.

The motion was put and passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from meetings held on January 21 and 28, 1987, as follows:

Report - Planning Advisory Committee - Case No. 5161 Amendment to Land Use Bylaw - Semi-Detached Dwellings

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the City Planning Committee, a public hearing date be scheduled by City Council to consider an amendment to the Land Use Bylaw pertaining to semi-detached dwellings, as set out in Appendix "B" of the staff report dated November 26, 1986.

Motion passed.

The City Clerk indicated that he was proposing that the public hearing be held on Wednesday, March 18, 1987 at St. Mary's School.

It was noted by members of Council that the March 18th date was during the school spring break. The City Clerk indicated that the next possible meeting date would be April 8, 1987 and it was agreed by members of Council that the date for the hearing be April 8, 1987.

A short discussion then ensued with regard to the location of the hearing and it was agreed that, if possible, the hearing would be held at the Joseph Howe School rather than St. Mary's School.

Council  
January 29, 1987

Case No. 4961 - Contract Development - 2388-90 Gottingen Street

MOVED by Alderman Downey, seconded by Alderman Cromwell that, as recommended by the City Planning Committee, City Council confirm that the proposed changes to the building, which is the subject of the contract development agreement for 2388-92 Gottingen Street (as shown on Plan Numbers P200/15660-64), are substantially in conformance with the original agreement and do not require an amendment to that agreement.

Motion passed.

#### MISCELLANEOUS BUSINESS

##### 1994 Commonwealth Games

A staff report dated January 26, 1987 was submitted. Correspondence dated January 22, 1987 from Mr. Peter Green, Chairman, Halifax Commonwealth Games Society, to His Worship the Mayor, was submitted.

Mr. Peter Green, Chairman, Halifax Commonwealth Games Society, addressed Council indicating that he would briefly outline the request being made by the Society. Mr. Green noted that subsequent to his letter forwarded to His Worship the Mayor he had received confirmation of \$150,000 in funding under the Canada - Nova Scotia Subsidiary Agreement for Economic Development Planning. Mr. Green noted that this funding was confirmed in a letter from the Minister of Culture, Recreation and Fitness dated January 22, 1987 which was distributed to Council this evening.

Mr. Green indicated that there were certain conditions placed upon this funding and noted that the first was a minimum contribution of \$30,000.00 from the City of Halifax. Additionally, Mr. Green indicated, that the second condition provided that Halifax would agree to meet any shortfall in the 1987 budget of the Society resulting from insufficient fund raising revenue. Mr. Green noted that he had attempted to have the final condition removed, however, had been unsuccessful. Mr. Green assured Council there would be no shortfall in the 1987 budget.

Mr. Green went on to note that at the invitation of Mayor John Savage a presentation had been made to Dartmouth City Council. Mr. Green indicated that Dartmouth City Council had endorsed the proposal to bid for the Commonwealth Games and had offered to participate with the funding. Mr. Green indicated that he had suggested that Mayor Savage contact His Worship with regard to this possible funding. Mr. Green indicated that he wished to stay within the guidelines set down by the Province and not become involved in funding formulas.

Council  
January 29, 1987

Mr. Green went on to note that the \$55,000 target for private contributions had nearly been met to date. Mr. Green further indicated that he felt the 1987 budget contained sufficient contingencies to ensure there would be no shortfall in 1987.

Mr. Green went on to note that he would be leaving the next day to attend the annual meeting of the Commonwealth Games Society. Mr. Green indicated that after this meeting the Halifax team will have a better idea of the aspirations of the Society and, therefore, will be able to present a better bid. Mr. Green went on to note that at this point the group is not suggesting any new facilities for the games or making any recommendations re the funding of the games. Mr. Green advised that the bid would be going forward in late May.

MOVED by Alderman Hamshaw, seconded by Alderman Flynn  
that City Council contribute \$30,000 to the Halifax Commonwealth Games Society toward the preparation and presentation of the bid for the 1994 Games through its Tax Concession and Grants Committee, whose budget would be increased by the same amount and further that the City agree to meet any shortfall in the 1987 budget of the Commonwealth Games Society resulting from insufficient fund raising revenue.

Alderman Cromwell addressed the matter referring to the letter from Mr. Green and indicating that he would like included in the report a listing of the groups involved in the funding as outlined in this letter. Alderman Cromwell indicated that he wanted some assurance that the players would not be changing although the funding amounts might change.

Alderman O'Malley addressed the matter indicating that he felt the motion should be amended to provide that City Council contributed a maximum of \$30,000. Alderman O'Malley indicated that this would allow funding from the City of Dartmouth if the Society so desired.

It was agreed by the Mover of the motion that the motion be amended as indicated by Alderman O'Malley, as follows:

That City Council contribute a maximum of \$30,000 to the Halifax Commonwealth Games Society toward the preparation and presentation of the bid for the 1994 Games through its Tax Concession and Grants Committee, whose budget would be increased by the same amount and further that the City agree to meet any shortfall in the 1987 budget of the Commonwealth Games Society resulting from insufficient fund raising revenue.

Alderman Cromwell addressed the matter indicating that this wording would allow other persons to become involved in the funding contrary to the concern he raised previously.

Alderman O'Malley noted that the letter from the Minister provided for the possible location of facility sites outside City boundaries. Alderman O'Malley indicated that he did not wish facilities to be located in Dartmouth if they were not going to contribute. Alderman O'Malley indicated that the inclusion of the word 'maximum' in the motion allowed for contributions from other sources.

Alderman Flynn expressed concern that this would not meet the conditions set down by the Province and Mr. Green indicated that he did not feel there would be any great difficulty as long as the Province is assured the funding and the guarantee is in place.

*2.4.37* RETURN TO COUNCIL QUESTIONS

Question Deputy Mayor Jeffrey re: Report - Property Alma Crescent and Dutch Village Road

Deputy Mayor Jeffrey referred to a report he had requested regarding a property located at Dutch Village Road and Alma Crescent. Deputy Mayor Jeffrey indicated that he believed that this property was going through a process of expropriation. Deputy Mayor Jeffrey requested that he be provided with a progress report with regard to this matter.

Question Deputy Mayor Jeffrey re: Illegal Construction - 47 1/2 Coronation Avenue

Deputy Mayor Jeffrey referred to the illegal construction which had occurred at 47 1/2 Coronation Avenue and mentioned the Building Inspection and Legal Department on their side with regard to this matter. Deputy Mayor Jeffrey noted that through legal action an injunction was given to the City to prevent any further construction activity at 47 1/2 Coronation Avenue. Deputy Mayor Jeffrey indicated that subsequent to this the City obtained a Mandatory Injunction requiring the illegal construction to be removed, however, this had been delayed for a 10 day period pending the property owner making any appeals or applications. Deputy Mayor Jeffrey went on to note that the property owner had borne all costs in this regard.

Deputy Mayor Jeffrey requested that before any permits were issued in regard to this property he would like to be advised. Deputy Mayor Jeffrey indicated that he felt the property owners in the area had been dealt with unfairly to this point and requested that he be advised of any changes in relation to this particular property.

Question Deputy Mayor Jeffrey re: Assessment in the City

Deputy Mayor Jeffrey referred to the recent Assessment carried out in the City and noted that he had received a number of calls from concerned residents. Deputy Mayor Jeffrey noted that the bulk of these phone calls had been from seniors who were afraid that this increased assessment would result in the loss of their homes due to an inability to pay their taxes.

Deputy Mayor Jeffrey requested that staff report with regard to the implications of freezing taxes for seniors on fixed incomes. Deputy Mayor Jeffrey indicated that he would like to know how such a freeze could be implemented for a period of five years. Deputy Mayor Jeffrey indicated that he would like a report from the Finance Department regarding this matter.

Question Alderman Leiper re: Rapid Growth Mainland North

Alderman Leiper referred to concerns expressed by area residents with regard to the rapid growth of development in the Mainland North area. Alderman Leiper indicated that she was aware that the City had a policy of encouraging development in this area, however, both the residents of the area and the Planning Advisory Committee were expressing some concern with regard to speed at which the area is being developed.

Alderman Leiper indicated that she was aware that there was a Planning Strategy for the Mainland North and requested that a review of the Strategy be undertaken and a report be forthcoming to both the Planning Advisory Committee and Council.

Question Alderman Walker re: Television Coverage - City Council

Alderman Walker referred to the lack of television coverage of this evening's meeting and asked why the cameras were not present this evening. Alderman Walker noted that a number of persons enjoyed watching Council and suggested that some attempt should be made to advise the residents of Halifax when Council was not to be televised.

Question Alderman Walker re: Snow Removal from Streets

Alderman Walker addressed the matter of removal of snow from streets and asked if there was any way in which to determine which streets the City was responsible for clearing. Alderman Walker indicated that he had received a phone call this morning from a mother regarding her son's difficulty in walking on the sidewalks. Alderman Walker indicated that the woman had advised that the sidewalks were not being cleared and had further noted that quite a section of City sidewalk in her area had not been cleared. Alderman Walker noted that this sidewalk has been cleared since that time.

Alderman Walker indicated that after a number of phone calls he had determined the street in question was the responsibility of the Province, however, Alderman Walker suggested that some effort should be made to make this information more available to residents.

Question Alderman Walker re: Ramp Bay Road

Alderman Walker noted that he had added this matter to the agenda, however, he would like to deal with it at this time. Alderman Walker requested that a progress report with regard to the ramp to the Bay Road be sought from the Province. Alderman Walker indicated that he would like to know if it was to be included in the 1987 budget.

Question Alderman Walker re: Assessment

Alderman Walker referred to a discussion he had with a gentleman who had recently sold a home in the Lunenburg County for some \$97,600. Alderman Walker noted that the recent assessment on that property had been \$69,000.

Alderman Walker referred to the increase in the assessment in the metro area noting that he believed the County's increase to be somewhere in the vicinity of 41% while the City's was 43.8% and Dartmouth's was 34%. Alderman Walker indicated that the increase in the City's Assessment was a cause for concern. Alderman Walker indicated that a number of seniors and young people would be unable to afford this increase.

Question Alderman R. Grant re: Ownership - Wallace Street

Alderman R. Grant requested that staff report with regard to the ownership of Wallace Street or Wallace Road. Alderman P. Grant advised that this street accessed on the Old Sambre Road. Alderman R. Grant indicated that he had a call from a gentleman who had built two houses in the area with regard to this matter and noted that he felt some research would have to be done in this regard.

In response to a question from the City Solicitor regarding his interest, Alderman Grant advised that the Street adjoined Catamaran Street and that there was some difficulty with sewer links in that area. Alderman Grant noted that it was possible that this street would become a connector Street. Alderman R. Grant indicated if the City does own the property and has no use for it, it is possible that the property could be sold and developed as a residential property.



Question Alderman R. Grant re: Reactivation of Tendering Committee

Alderman R. Grant asked if Council wished to reactivate the Tendering Committee to deal with concerns expressed regarding the tendering process over the past number of months. Alderman R. Grant indicated that he as Chairman of the Committee could meet with the Aldermen and the Purchasing Department to address those areas in which there has been some conflict. Alderman R. Grant indicated that he felt most of these matters had been dealt with by the Tendering Report, however, perhaps there should be more discussion on these matters and more detail put into the report in regard to the problem areas.

Question Alderman R. Grant re: Public Hearing Committee

Alderman R. Grant referred to the establishment of the Public Hearing Committee and asked if a meeting of the Committee had been set. Alderman R. Grant indicated that he would like to be present at the first meeting of this Committee to explain his reasoning for making the motion in this regard.

The City Solicitor responded indicating that the first meeting was to be held on Monday and noting that he would pass the details along to the Alderman at a later time.

Question Alderman R. Grant re: Appraisal City Manager

Alderman R. Grant referred to the recent appraisal of the City Auditor General undertaken by the Audit Committee and asked if the City Manager's Appraisal Committee proposed to bring the Council with the Hay Scales in order that they might appraise the Manager. Alderman R. Grant indicated that Council worked closely with the Manager and noted that the appraisals carried out by Council would be returned to the Appraisal Committee for their consideration. Alderman R. Grant noted that if this was not the intention of the Appraisal Committee, he would like to know how the Committee intended upon having Council input in relation to this matter.

Question Alderman O'Malley re: Assessment

Alderman O'Malley referred to the extensive discussions Council had with regard to the possibility that Halifax, as a whole, was being over-assessed. Alderman O'Malley indicated that a motion had been passed at yesterday's meeting that subject to a review by our own appraisal department or a Consultant of this matter and a judgement that the city was being over-assessed, a class action would be attempted.

Alderman O'Malley went on to advise that he had received an early morning call regarding this matter and had

been advised that the City only had 21 days in which to file this appeal. Alderman O'Malley indicated that he was concerned that the appropriate action was not being taken to ensure that the appeal is launched within the given time period. Alderman O'Malley further noted that it had been reported in the press that the Mayor and the Director of Finance had met with the Minister of Municipal to advise him of the situation with regard to assessment in the City.

Alderman O'Malley indicated that there was a great outpouring of interest and concern in relation to the Assessment and that he, as well as the residents of Halifax, would like some information with regard to the previously mentioned meeting and what action was being taken in relation to the resolution approved by the Committee of the Whole Council.

The City Manager addressed the matter indicating that staff was looking at the particular matter and noted that the Legal Department was presently looking into the possibility of a class action. The City Manager indicated that he would not like to mislead the citizen of the Halifax noting that the issue of the relative assessment of Halifax compared to other municipalities will have no effect on the individual taxpayers. The City Manager indicated that the individual taxpayer should appeal their own assessment.

The City Manager went on to note that staff was fairly certain that the general level of assessment within the city was close to market whereas other adjacent municipalities are below market value. The City Manager went on to note that the appeal in this case would be to the Province rather than through the Assessment Appeal process.

Alderman O'Malley addressed the matter indicating that if the City was assured of this then there was no grounds for a class appeal. Alderman O'Malley indicated, however, Council believes that the City is not at market but above and if this is the case he would like to be assured that the opportunity for the class action is available. Alderman O'Malley further noted that he would like to know what effect this has on the City's transfer payments.

The City Manager indicated that staff would act on this matter and advise Council.

Alderman O'Malley addressed the matter indicating that he would like this matter fully explained to the public as well.

Question Alderman O'Malley re: Taxis

Alderman O'Malley referred to his previous request that the Legal Department respond to a question relating to the situation within the taxi industry and the Public Utilities

Board. Alderman O'Malley indicated that at that time he had asked whether or not a hotel had the ability to apply to the Public Utilities Board to force the carrier from the airport to stop at their door. Alderman O'Malley noted that this would break any monopoly situation which existed. Alderman O'Malley indicated that he had not received this report and asked the City Solicitor if this report was being prepared.

The City Solicitor indicated that he was not aware of the situation with this particular matter, however, if the question had been recorded it was likely that someone in his department was working on it.

Alderman O'Malley went on to explain that this question stemmed from the comments made by the solicitor for the carrier that under the agreement with the Department of Transport the carrier has the right to appeal a stop at any given hotel. Alderman O'Malley indicated that this allows the carrier the right of monopoly or exclusivity in terms of having control of exclusive sites at hotels within the boundaries. Alderman O'Malley indicated that he had asked if hotels have the option of applying to the Public Utilities Board for carrier service. Alderman O'Malley indicated that this would break any exclusivity of site at any given hotel.

Question Alderman Meagher re: Possible Metro Transit Strike

Alderman Meagher referred to a number of calls he had received regarding the possibility of a strike by Metro Transit and asked if anything had developed in this regard in the last week. Alderman Meagher asked if there was any progress made with regard to the matter.

His Worship addressed the matter noting that all issues, including monetary issues, excepting one regarding management's right to manage had been settled. His Worship indicated that if no further progress has been made by Monday, a meeting of the four Chief Magistrates will be held in relation to the what plans have been made in the event of a strike and what action has been taken in an attempt to resolve the impasse. His Worship further noted that a strike would be unusual when only one issue remained and it was not monetary.

Question Alderman Meagher re: City Appeal of Assessments

Alderman Meagher indicated that he had received two calls regarding the City forwarding notification of its intention to appeal individual assessments. Alderman Meagher asked if anything of this sort had been sent out under the City Clerk's signature.

The City Clerk responded indicating that apparently under the Assessment Act when mistakes are made in the Assessment Role the way of correcting these is through an appeal by the Municipal Clerk. The City Clerk indicated that

Council  
January 29, 1987

before processing these he had checked them through City staff and then processed them. The City Clerk indicated that he believed these to be clerical type errors.

Alderman Meagher asked why these notices would not be forwarded from the Assessor's Office and suggested that this matter should be considered with all the other problems enunciated at yesterday's meeting. Alderman Meagher noted that the people believe that the City is appealing their assessment because it was not high enough for the City. Alderman Meagher suggested that when the Director of Finance looks at the whole process and relationship between the Assessor and the Municipality this matter should be reviewed in attempt to ensure that the Municipal Clerk is not required to sign these appeals.

Question Alderman Meagher re: Peninsula North Secondary  
Planning Strategy

Alderman Meagher referred to the Public Hearing held on the Peninsula North Secondary Planning Strategy at Joseph Howe School indicating that it was his understanding that this matter has been referred back to staff. Alderman Meagher requested that staff indicate to Council when they expect the matter to be coming back to Council.

His Worship indicated that the matter had been referred to the Planning Advisory Committee earlier in the meeting.

Question Alderman Downey re: Responsibility for Clearing  
of Snow - Wood Avenue

Alderman Downey referred to the recent snowstorm asking who was responsible for snow clearing on Wood Avenue. Alderman Downey noted that there had been an emergency situation on Wood Avenue that evening and the street had not been cleared. Alderman Downey noted the fine job of snow clearing done by City staff, however, he wished to know who was responsible for snow clearing on that street, the City or the Co-operative.

The City Manager indicated that he would look into the matter and report to the Alderman.

Question Alderman Cromwell re: Possible Metro Transit Strike

Alderman Cromwell referred to the question put forward by Alderman Meagher with regard to the possibility of a Metro Transit Strike and indicated that he felt Council should be made aware of the details of this situation. Alderman Cromwell went on to note that Halifax funded approximately 60% of the Metro Transit budget.

Alderman Cromwell indicated that he felt Council should be made aware of why strike action was being considered and indicated he would like this information in written form. Alderman Cromwell noted that it was likely that members of Council would receive a number of calls with regard to this matter and this would enable Council to respond to these questions.

Question Alderman O'Malley re: Review - School Closure Process

Alderman O'Malley referred to the resolution approved by Council at a recent meeting regarding the policy and process of school closures within the City. Alderman O'Malley indicated that he would like additional contact made with the School Board with regard to this matter.

Alderman O'Malley went on to note that he had attended a recent meeting of the School Board at which this matter was discussed. Alderman O'Malley noted that Council's resolution was not even read at that meeting and in fact was almost totally ignored. Alderman O'Malley indicated that the Board had agreed to retain the present process for school closures. Alderman O'Malley indicated that the present system entailed a decision made by the Board upon the recommendation of staff without any public input.

Alderman O'Malley further noted that the three members of Council who represent Council and were in attendance at this meeting voted in favor of retaining the present process for closure of schools rather than supporting Council's position in this regard. Alderman O'Malley suggested that the members of the Board representing Council should be brought before Council and advised that this was a unanimous decision of Council and should not be ignored.

Alderman O'Malley requested that contact be made with the School Board regarding what action had been taken by the Board regarding City Council's resolution.

Alderman O'Malley further noted that at present the City provides legal counsel to the School Board. Alderman O'Malley requested that the City Solicitor report as to whether or not the City was responsible to provide legal counsel to the School Board under the legislation establishing the District School Board. Alderman O'Malley indicated that the requirement for the City Solicitor to act as legal counsel was presumably set down in the Charter, however, he suggested this should be reviewed in light of the legislation establishing the District School Board. Alderman O'Malley suggested that legal counsel should be provided by the Attorney General's Office to the School Board.

Question Alderman R. Grant re: Spryfield Day Care Facilities

Alderman R. Grant referred to an attempt made by the Spryfield Day Care Centre to obtain space in one of the empty classrooms at a Junior High School. Alderman R. Grant noted that the School Board refused this request indicating that they did not feel it was wise to have five year olds to twelve year olds in a Junior High School. Alderman R. Grant indicated that it was not unusual to have elementary and junior high schools combined.

Alderman R. Grant asked if there was any provision under the District School Board legislation to allow for a public participation process similar to that contained within the Planning Act. Alderman R. Grant further asked if there was any appeal of the decision of the District School Board to any other authority.

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

ADDED ITEMS

Award of Tender #46-578 - Passenger Elevator, City Hall

This matter was added to the agenda at the request of the City Clerk. A staff report dated January 27, 1987 was submitted.

MOVED by Alderman Flynn, seconded by Alderman Downey  
That Tender #46-578 be awarded to the low bidder, Kaizer Construction Halifax, in the amount of \$139,750.00 in accordance with the information report dated August 13, 1986 attached to the January 27, 1986 staff report.

Motion passed.

Settlement of Insurance Claim

This matter was added to the agenda at the request of the City Clerk. A staff report dated January 7, 1987 was submitted.

MOVED by Alderman Hershaw, seconded by Alderman Flynn  
That Council authorize the City Manager and the Treasurer to sign the appropriate release forms in connection with acceptance of this settlement of \$14,738 on the Richmond School claim.

Motion passed.

1987 Proposed Operating and Capital Budgets

This matter was added to the agenda at the request of the City Clerk. A staff report dated January 28, 1987 was submitted.

MOVED by Alderman Flynn, seconded by Alderman Leiper that Council formally authorize the official tabling of the Proposed Operating and Capital Budget for 1987 on February 12, 1987.

Motion passed.

Tartan Avenue Walkway - Alderman R. Grant

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

Alderman R. Grant indicated that he was reluctant to bring this matter back to Council and noted that Council made a resolution regarding this matter as long ago as January 31, 1985. Alderman R. Grant indicated that he did not know how to correct the situation. Alderman R. Grant indicated that the problem was that the parents wanted this walkway, however, it was Council's position that the School Board must decide if they want the walkway or not. Alderman R. Grant indicated that if the School Board did not want the walkway Council had expressed the wish that they close the walkway, advise the public of the closure and why it was closed and then advise Council of their action.

Alderman R. Grant noted that the pathway owned by the City at the end of this walkway had to be maintained. Alderman R. Grant further noted that this pathway which is heavily used by students led to a very steep and dangerous hill. Alderman R. Grant further noted that the City had received offers to purchase the pathway.

Alderman R. Grant noted that Council had investigated the cost of correcting the problems with this walkway and the School Board had indicated they did not have sufficient funds in surplus to carry out the necessary work. Alderman R. Grant indicated the School Board is ignoring the dangerous situation which exists due to this walkway.

MOVED by Alderman R. Grant, seconded by Alderman Walker that Council formally request the School Board to make a final decision with regard to the Tartan Avenue Walkway and whether the required work is to be included in an upcoming budget.

Motion passed.

Co-op Housing - Roadways - Alderman Flynn

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

Alderman Flynn addressed the matter referring to Alderman Downey's question regarding who was responsible for snow clearing on Wood Avenue and noted that this street was located in a co-op housing development. Alderman Flynn noted that the problems occurring with regard to street maintenance and garbage collections in co-operative housing developments stem from the fact that the resource groups involved with the planning of these Co-operatives design undersized streets. Alderman Flynn noted that all the streets located within housing co-operatives are undersized and further indicated that agreements were made that the City would not be responsible for street paving or garbage removal.

Alderman Flynn indicated that more effort must be made to contact the resource group and explain to them the situation in which the residents of these housing co-operatives find themselves. Alderman Flynn further noted that he was not sure that the owners of the various co-operatives were apprised of the facts with regard to snow removal and garbage collection as the Resource Group has the power of attorney for the Co-operative during this planning stage. Alderman Flynn further indicated that more effort must be made to provide these basic services to the residents of these co-operatives.

The City Manager addressed the matter indicating that he was sure the resource group was aware of the result of undersized streets and indicated that he felt that in the future they would be advising their clients. The City Manager indicated that in future he would assure that the owners were made aware of the facts. The Manager suggested that this might be accomplished by requiring that the resource group prove that the owners have been notified of the consequences of the undersized street and are in agreement on the matter prior to any permits being issued.

A further discussion ensued with Alderman Flynn explaining concerns regarding the inconsistencies in relation to the policy relating to undersized streets.

The City Manager indicated that staff was presently working on a report with regard to this matter as well as the question of unaccepted streets within the annexed area. The City Manager indicated that this matter would be brought to Council later in the year.



Council  
January 29, 1987

Alderman R. Grant addressed the matter indicating that many of the residents of the Co-operatives do not understand why their street is different than other city streets. Alderman R. Grant noted that in fact technically these are not streets but extended driveways.

11:40 p.m. The meeting adjourned.

HIS WORSHIP MAYOR RON WALLACE  
DEPUTY MAYOR T. JEFFREY  
CHAIRMAN

E. A. Kerr  
City Clerk

•K/sg

HEADLINES FOR CITY COUNCIL MINUTES  
of 01/29/87

MINUTES

	.... 42
APPROVAL OF ORDER OF BUSINESS	.... 43
DEFERRED ITEMS	
Peninsula North Secondary Planning Strategy and Associated MPS and Land Use Bylaw Amendments	.... 44
MOTIONS OF RECONSIDERATION	
Motion of Reconsideration Alderman Flynn : City Council Res. of Jan. 15, 1987 re: Possible Sale of Land (A-1 Auto Body)....	45
PUBLIC HEARINGS, HEARINGS, ETC	
Appeal of Variance Refusal - 552. Hennessey Place	.... 45
Appeal of Variance Refusal - 7093 Quinpool Road	.... 46
PETITIONS AND DELEGATIONS	
Petition Alderman D. Grant re: Ace Towing	.... 47
Petition Alderman Meagher re: Suspension of Assessment Process	.... 47
REPORT - FINANCE AND EXEC COM	
Tender #66-109: Towing Services - Halifax Police Department	.... 48
Tree Search and Related Issues	.... 49
Local Improvement Rates	.... 49
Tender #65-76: Bayers Lake Pumping Station	.... 50
Use of Halifax Hall - Policy Guidelines	.... 50
Report: Audit Committee - Post Audit Letter (TO TABLE)	.... 50
Tender #65-77: Bayers Lake Northwest Interceptor Sewer Forcer #18	.... 51
Pollution Control (Alderman Crowell)	.... 51
Application for Relocation of Junk Dealer - Dominion Metals	.... 52
Contract - Capertown Conservation Incorporated	.... 52
Halifax Bond and Utility Budget - Proposed Meeting	.... 52
Resolution - Tour of New Waterford re: Remembrance Day	.... 52
City of Halifax v. Revenue Board and Director of Assessment	.... 53

HEADLINES FOR CITY COUNCIL MINUTES  
of 01/29/87

Streets Ordinance Number 180 - Mobile Canteens	....	53
Security Precautions - City Hall	....	53
Tender #86-150: Four 1987 Combination Salt and Dump Trucks with Bodies and Plows	....	54
Tender #86-14b: Two 1987 Stake Dump Trucks	....	54
Increase in City Assessment - Alderman Meagher	....	55
Proposed Amendment to Ordinance 137 - the Deferred Payment of Tax Ordinance	....	55
Purchase of Public Service Commission Lands - Bayers Lake Area	....	55
Rockingham Ridge - Phase II Cost-Sharing	....	55
Tax Exemption for Seniors, Widows, Widowers, and Single Parents - Alderman Meagher	....	55
Floating Restaurant - Ferry Terminal - Lease Renewal	....	56
Board/Commission/Union Dialogue - Alderman R. Grant	....	56
Tender #86-140 - One 1987 Stake/Dump Truck	....	56
Special Study of Study Program for Development Countries - Alderman Meagher	....	56
Tender #86-20001 (City Hall Renovations) - Alderman P. Grant	....	56
Update and Criteria for Stormwater Management Study - Alderman P. Grant	....	57
Meeting with Tourist Halifax Board - Alderman O'Malley	....	57
REPORT - COMMITTEE ON WORKS		
Appeal - Ordinance No. 180 - Driveway Application - 6284 Yorkon Street	....	57
Work from St. Margaret's Bay - Alderman Walker	....	58
Public Walkway - North West Arm - Alderman P. Grant	....	58
REPORT - SAFETY COMMITTEE		
EMIP Information Computer System (Halifax Police Department)	....	51
EMIP Information Computer System - Halifax Police Department	....	58
REP. - COMM. OF WHOLE COUNCIL		
Report - Retirement Committee - Amendments Superannuation Plan	....	59

HEADLINES FOR CITY COUNCIL MINUTES  
of 01/29/87

REPORT - CITY PLANNING COMM.

Report - Planning Advisory Committee - Case No. 5161 - Amendment to Land Use Bylaw - Semi-Detached Dwellings	.... 59
Case No. 4961 - Contract Development - 2388-90 Gottingen Street	.... 60

MISCELLANEOUS BUSINESS

1994 Commonwealth Games	.... 60
-------------------------	---------

QUESTIONS

Question Deputy Mayor Jeffrey re: Report - Property Alma Crescent and Dutch Village Road	.... 62
Question Deputy Mayor Jeffrey re: Illegal Construction: 47 1/2 Coronation Avenue	.... 62
Question Deputy Mayor Jeffrey re: Assessment in the City	.... 63
Question Alderman Walker re: Television Coverage - City Council	.... 63
Question Alderman Walker re: Snow Removal from Streets	.... 63
Question Alderman Leiper re: Rapid Growth Mainland North	.... 63
Question Alderman Walker re: Assessment	.... 64
Question Alderman E. Grant re: Ownership - Wallace Street	.... 64
Question Alderman Walker re: Warp Bay Road	.... 64
Question Alderman E. Grant re: Appraisal City Manager	.... 65
Question Alderman O'Malley re: Assessment	.... 65
Question Alderman E. Grant re: Reactivation of Tendering Committee	.... 65
Question Alderman E. Grant re: Public Hearing Committee	.... 65
Question Alderman O'Malley re: TAXES	.... 66
Question Alderman Meagher re: City Appeal of Assessments	.... 67
Question Alderman Meagher re: Peninsula North Secondary Planning Strategy	.... 68
Question Alderman Crowell re: Possible Metro Transit Strike	.... 68
Question Alderman Downey re: Responsibility for Clearing of Snow - Wood Avenue	.... 68
Question Alderman O'Malley re: Review - School Closure Process	.... 69
Question Alderman E. Grant re: Springfield Day Care Facility	.... 70

HEADLINES FOR CITY COUNCIL MINUTES  
of 01/29/87

ADDED ITEMS

Award of Tender #86-57F - Passenger Elevator, City Hall	.....	70
Tartan Avenue Walkway - Alderman K. Grant	.....	71
1987 Proposed Operating and Capital Budgets	.....	71
Co-op Housing - Roadways - Alderman Flynn	.....	72
Question Alderman Feagler re: Possible Metro Transit Strike	.....	67

SPECIAL COUNCIL  
PUBLIC HEARINGS  
HERITAGE HEARING  
M I N U T E S

St. Mary's School  
Gymnasium  
Halifax, Nova Scotia  
February 4, 1987  
7:30 p.m.

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

**PRESENT:** His Worship Mayor Ron Wallace, Chairman; and Aldermen D. Grant, Downey, Meagher, R. Grant, Walker, Leiper and Hamshaw.

**ALSO PRESENT:** City Manager, Mr. G. Gondeau, Acting City Solicitor, City Clerk and other members of City staff.

ADDED ITEMS

The following items were added to the agenda from the Committee of the Whole Council held early this date with the exception of Item No. 4 which was last discussed at the City Council meeting held on January 29, 1987:

1. Case No. 5812 - Contract Development - Public Service Commission, Geizer Hill Reservoir, 158M, Crown Road Reserve (Main Avenue Extension) - SET DATE FOR PUBLIC HEARING
2. Case No. 5181 - Development Agreement - Journey's End Motel 1574 Hollis Street - Amendment to Tex-Park Agreement - SET DATE FOR PUBLIC HEARING
3. Case No. 4946 - Contract Development - 59-61 Purcell's Cove Road - SET DATE FOR PUBLIC HEARING
4. Amendments to the Land Use Bylaw - Semi-Detached Dwellings - TO RESCHEDULE PUBLIC HEARING DATE FROM APRIL 8, 1987 TO MARCH 4, 1987
5. Setback Controls - Spring Garden Road \* Area  
DATE FOR PUBLIC HEARING

Case No. 5812 - Contract Development - Public Service Commission, Geizer Hill Reservoir, 158M, Crown Road Reserve (Main Avenue Extension) - SET DATE FOR PUBLIC HEARING

This matter was added to the agenda from the City Planning Committee held earlier today.

SPECIAL COUNCIL  
PUBLIC HEARINGS  
HERITAGE HEARING  
M I N U T E S

St. Mary's School  
Gymnasium  
Halifax, Nova Scotia  
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PRESENT: His Worship Mayor Ron Wallace, Chairman; and Aldermen D. Grant, Downey, Meagher, R. Grant, Walker, Leiper and Hamshaw.

ALSO PRESENT: City Manager, Mr. G. Goneau, Acting City Solicitor, City Clerk and other members of City staff.

ADDED ITEMS

The following items were added to the agenda from the Committee of the Whole Council held early this date with the exception of Item No. 4 which was last discussed at the City Council meeting held on January 29, 1987:

1. Case No. 5012 - Contract Development - Public Service Commission, Geizer Hill Reservoir, 158M, Crown Road Reserve (Main Avenue Extension) - SET DATE FOR PUBLIC HEARING
2. Case No. 5181 - Development Agreement - Journey's End Hotel 1574 Hollis Street - Amendment to Tex-Park Agreement - SET DATE FOR PUBLIC HEARING
3. Case No. 4946 - Contract Development - 59-61 Purcell's Cove Road - SET DATE FOR PUBLIC HEARING
4. Amendments to the Land Use Bylaw - Semi-Detached Dwellings - TO RESCHEDULE PUBLIC HEARING DATE FROM APRIL 8, 1987 TO MARCH 4, 1987
5. Setback Controls - Spring Garden Road Control Area DATE FOR PUBLIC HEARING

Case No. 5012 - Contract Development - Public Service Commission, Geizer Hill Reservoir, 158M, Crown Road Reserve  
(Main Avenue Extension) - SET DATE FOR PUBLIC HEARING

This matter was added to the agenda from the City Planning Committee held earlier today.

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, as recommended by the City Planning Committee a date for a public hearing be scheduled to consider an application for contract development to permit the location of a reservoir atop Geizers Hill, as shown on Plan P200/15677 of Case No. 5012.

Motion passed.

The City Clerk advised that the date for the public hearing was set as Wednesday, March 4, 1987 at Joseph Howe School Gymnasium, Maynard Street, beginning at 7:30 p.m.

Case No. 5181 - Development Agreement - Journey's End Motel  
1574 Hollis Street - Amendment to Tex-Park Agreement -  
SET DATE FOR PUBLIC HEARING

This matter was added to the agenda from the City Planning Committee held earlier today.

MOVED by Alderman Downey, seconded by Alderman R. Grant that, as recommended by the City Planning Committee, a public hearing be scheduled to consider the application for a motel building at 1574 Hollis Street, as shown on Plans No. P200/15582-85 inclusive of Case No. 5181.

Motion passed.

The City Clerk advised that the date for the public hearing was set as Wednesday, March 4, 1987 at Joseph Howe School Gymnasium, Maynard Street, beginning at 7:30 p.m.

Case No. 4946 - Contract Development - 59-61 Purcell's Cove Road - SET DATE FOR PUBLIC HEARING

This matter was added to the agenda from the City Planning Committee held earlier today.

MOVED by Alderman D. Grant, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee, a public hearing be scheduled to consider an application for a contract development to permit the construction of an 11-unit apartment building at 59-61 Purcell's Cove Road (Case No. 4946).

Motion passed.

The City Clerk advised that the date for the public hearing was set as Wednesday, March 4, 1987 at Joseph Howe School Gymnasium, Maynard Street, beginning at 7:30 p.m.

Amendments to the Land Use Bylaw - Semi-Detached Dwellings  
- TO RESCHEDULE PUBLIC HEARING DATE FROM APRIL 8, 1987  
TO MARCH 4, 1987

This matter was last discussed at the City Council meeting held on January 29, 1987.



MOVED by Alderman Hamshaw, seconded by Alderman Leiper  
that, as recommended by the City Planning Committee a date for  
a public hearing be scheduled to consider an application for  
contract development to permit the location of a reservoir atop  
Geizers Hill, as shown on Plan P200/15677 of Case No. 5012.

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Case No. 5181 - Development Agreement - Journey's End Motel  
1574 Hollis Street - Amendment to Tex-Park Agreement -  
SET DATE FOR PUBLIC HEARING

This matter was added to the agenda from the City  
Planning Committee held earlier today.

MOVED by Alderman Downey, seconded by Alderman R.  
Grant that, as recommended by the City Planning Committee, a  
public hearing be scheduled to consider the application for a  
motel building at 1574 Hollis Street, as shown on Plans No.  
P200/15582-85 inclusive of Case No. 5181.

Motion passed.

The City Clerk advised that the date for the public  
hearing was set as Wednesday, March 4, 1987 at Joseph Howe  
School Gymnasium, Maynard Street, beginning at 7:30 p.m.

Case No. 4946 - Contract Development - 59-61 Parcell's Cove  
Road - SET DATE FOR PUBLIC HEARING

This matter was added to the agenda from the City  
Planning Committee held earlier today.

MOVED by Alderman R. Grant, seconded by Alderman  
Leiper that, as recommended by the Finance and Executive  
Committee, a public hearing be scheduled to consider an  
application for a contract development to permit the  
construction of an 11-unit apartment building at 59-61  
Parcell's Cove Road (Case No. 4946).

Motion passed.

The City Clerk advised that the date for the public  
hearing was set as Wednesday, March 4, 1987 at Joseph Howe  
School Gymnasium, Maynard Street, beginning at 7:30 p.m.

Amendments to the Land Use Bylaw - Semi-Detached Dwellings  
- TO RESCHEDULE PUBLIC HEARING DATE FROM APRIL 8, 1987  
TO MARCH 4, 1987

This matter was last discussed at the City Council  
meeting held on January 29, 1987.

MOVED by Alderman R. Grant, seconded by Alderman Meagher that the public hearing date scheduled by City Council for March 18, 1987 at St. Mary's School to consider an amendment to the Land Use Bylaw pertaining to semi-detached dwellings, as set out in Appendix "B" of the staff report dated November 26, 1986 be rescheduled to March 4, 1987 at Joseph Howe School Gymnasium, Maynard Street, beginning at 7:30 p.m.

Motion passed.

Setback Controls - Spring Garden Road \* Area  
DATE FOR PUBLIC HEARING

This matter was added to the agenda from the City Planning Committee held earlier today.

MOVED by Alderman Downey, seconded by Alderman Meagher that, as recommended by the City Planning Committee, a date for a public hearing be scheduled to consider an amendment to the Land Use Bylaw (Peninsula Area), as shown in Appendix I of the staff report dated January 23, 1987, and that the proposed amendment be forwarded to the Planning Advisory Committee for review and report.

Motion passed.

The City Clerk advised that the date for the public hearing was set as Wednesday, March 4, 1987 at Joseph Howe School Gymnasium, Maynard Street, beginning at 7:30 p.m.

Alderman Flynn joins the meeting.

Closure of a Portion of Rockingstone Road - Approximately 930' South of Ardwell Avenue for a Distance of Approximately 1100' Southward

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

Ms. C. Bradley, Real Estate, addressed Council outlining the proposal to close a portion of Rockingstone Road from a point approximately 930 feet south of Ardwell Avenue for a distance of approximately 1100 feet southward as shown on City Plan TT-38-28799 and as found in the staff report dated December 4, 1986.

Ms. Bradley indicated that staff was recommending approval of this application.

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

February 4, 1987

MOVED by Alderman R. Grant, seconded by Alderman Meagher that the public hearing date scheduled by City Council for March 18, 1987 at St. Mary's School to consider an amendment to the Land Use Bylaw pertaining to semi-detached dwellings, as set out in Appendix "B" of the staff report dated November 26, 1986 be rescheduled to March 4, 1987 at Joseph Howe School Gymnasium, Maynard Street, beginning at 7:30 p.m.

Motion passed.

Setback Controls - Spring Garden Road Control Area  
DATE FOR PUBLIC HEARING

This matter was added to the agenda from the City Planning Committee held earlier today.

MOVED by Alderman Downey, seconded by Alderman Meagher that, as recommended by the City Planning Committee, a date for a public hearing be scheduled to consider an amendment to the Land Use Bylaw (Peninsula Area), as shown in Appendix I of the staff report dated January 23, 1987, and that the proposed amendment be forwarded to the Planning Advisory Committee for review and report.

Motion passed.

The City Clerk advised that the date for the public hearing was set as Wednesday, March 4, 1987 at Joseph Howe School Gymnasium, Maynard Street, beginning at 7:30 p.m.

Alderman Flynn joins the meeting.

Closure of a Portion of Rockingstone Road - Approximately 900'  
South of Ardwell Avenue for a Distance of Approximately 1100'  
Southward

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

Ms. C. Bradley, Real Estate, addressed Council outlining the proposal to close a portion of Rockingstone Road from a point approximately 900 feet south of Ardwell Avenue for a distance of approximately 1100 feet southward as shown on City Plan TT-38-28799 and as found in the staff report dated December 4, 1986.

Ms. Bradley indicated that staff was recommending approval of this application.

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

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

Motion passed.

Heritage Properties - 1350-52-54-56 Queen Street

A hearing into the above matter was held at this time. Correspondence in favor of the registration of the property dated January 27, 1987 from Ms. Linnet Murray, Secretary, Queens Court Condominiums, was submitted.

Mr. A. W. Churchill, Heritage Co-ordinator, addressed Council indicating that the building in question was built in 1870-71 and when it had been evaluated by the Heritage Advisory Committee had received a total of 60 points which is above the number required. Mr. Churchill indicated that the architecture of the building was somewhat unique in Halifax.

In closing Mr. Churchill noted that the building was in fact a condominium and that a letter had been received from the secretary of the Condominium Corporation indicating that all of the owners were in agreement with the registration of the property.

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

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

Motion passed.

Case No. 5209 - Contract Development - 2507 Brunswick Street  
(McCully House)

A public hearing into the above matter was held at this time. A report from Mr. A. C. McMillin, Chairman, Heritage Advisory Committee, dated January 21, 1987 was submitted.

Mr. M. Hanusiak, Development and Planning Department, with the aid of sketches, outlined the application for contract development to permit the occupancy of 2507 Brunswick Street (McCully House) as office/library/exhibit space and accessory residential accommodation for heritage-related organizations, as found in the staff report dated January 16, 1987. Mr. Hanusiak noted that Council was probably well aware of the efforts to renovate McCully House over the last number of years and indicated the proposed contract development was only one of many administrative hurdles the Federation of Nova Scotian Heritage will have to overcome before the building may be fully renovated and used for heritage purposes.

In closing Mr. Hanusiak indicated that the proposed use was in keeping with the MPS and the proposed Peninsula North Secondary Planning Strategy. Mr. Hanusiak indicated that staff was recommending approval of the application.

Ms. Elizabeth Ross, Executive Director, Federation of Nova Scotia Heritage, addressed Council in support of the application and briefly outlined the organization and purpose of the Federation of Nova Scotian Heritage. Ms. Ross went on to note that the location of the Federation of Nova Scotia Heritage at McCully would provide a Heritage Resource Centre for the Federation's many members groups.

Ms. Ross indicated that the Heritage Resource Centre would provide facilities, services and visibility to the many smaller groups who presently have some problems in these areas. Ms. Ross indicated that the provision of appropriate facilities and services would in turn result in the member groups being able to serve their membership more effectively. Ms. Ross indicated that included in the services which would be beneficial to the member groups are Library facilities, computer facilities, bookstore, meeting and training space, mailing and xeroxing and exhibit space.

In conclusion, Ms. Ross indicated that the Federation not only wanted this Centre to serve as a service centre but to also take on the atmosphere of a club, inviting and friendly to all. Ms. Ross further noted that the Federation has met with the residents and the church in the neighbourhood to advise them of the proposal for McCully House. Ms. Ross indicated that the Federation was looking forward to their new facilities and noted that the McCully House was a very special old building and its use as a Heritage Resource Centre was very appropriate.

Ms. Ross submitted copies of her presentation at the Public Hearing and they have since been distributed to members of City Council.

Mrs. E. Pacey, Heritage Trust of Nova Scotia, addressed Council in favor of the proposal indicating that Heritage Trust had been involved in the efforts to preserve McCully House. Mrs. Pacey went on to note that she was pleased to see that Brunswick Street has been designated a Heritage Conservation Area under the Peninsula North Secondary Planning Strategy. In closing, Mrs. Pacey emphasized that Heritage Trust was in full agreement with the proposal.

There were no further persons present wishing to address Council. Correspondence in the form of a brief from the Federation of Nova Scotia Heritage entitled McCully House, Heritage Resource Center was submitted.

February 4, 1987

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

Motion passed.

Case No. 5180 - Contract Development - 2555-65 Gottingen Street

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

Mr. M. Hanusiak, Development and Planning Department, with the aid of a sketch, outlined the application for a contract development to permit a parking lot at 2555-65 Gottingen Street and 5458-62 North Street (the southeast corner of Gottingen Street and North Street) as found in the staff report dated November 24, 1987. Mr. Hanusiak went on to note that the land is owned by the City and it is proposed that the land will be leased to Harbour City Homes, the applicant, for a five year term and an option to renew on a month to month basis thereafter.

Mr. Hanusiak indicated that all costs of developing the parking lot would be borne by Harbour City Homes. Mr. Hanusiak indicated that the proposal was in keeping with the MPS and the Peninsula North Secondary Planning Strategy and that staff was recommending approval of the recommendation.

Mr. L. Woodhams, 5516 North Street, addressed Council indicating that he and his neighbours were very pleased that the City had decided to take some action with regard to this matter. Mr. Woodhams noted that the property in question was an eyesore and a traffic danger to the children in the area. Mr. Woodhams indicated that he felt the location of a parking lot here would improve traffic safety in the neighbourhood. In closing Mr. Woodhams indicated that he was in full support of the proposal.

There were no further persons present wishing to address Council. There was no correspondence received in relation to the matter.

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

Motion passed.

8:05 p.m. There being no further business the meeting adjourned.

HEADLINES

Case No. 5012 - Contract Development: Public Service Commission, Geizers Hill Reservoir, 158M, Crown Road Reserve (Main Avenue Extension) - SET DATE FOR PUBLIC HEARING .....	78
Case No. 5181 - Development Agreement: Journey's End Motel, 1574 Hollis Street (Amendment to Tex-Park Agreement) - SET DATE FOR PUBLIC HEARING .....	79
Case No. 4946 - Contract Development: 59-61 Parcell's Cove Road - SET DATE FOR PUBLIC HEARING .....	79
Case No. 5078 - Amendment to Contract Development: Lot N, Dentith Road - SET DATE FOR PUBLIC HEARING .....	79
Setback Controls - Spring Garden Road Area (Case No. 4289) - SET DATE FOR PUBLIC HEARING .....	80
Closure of a Portion of Rockingstone Road - Approximately 900' South of Ardwell Avenue for a Distance of Approximately 1100' Southward .....	80
Heritage Properties - 1350-52-54-56 Queen Street .....	81
Case No. 5209 - Contract Development - 2507 Brunswick Street (McCully House) .....	81
Case No. 5180 - Contract Development - 2555-65 Gottingen Street .....	83

HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

/s/g

CITY COUNCIL  
M I N U T E S

Council Chamber  
City Hall  
Halifax, Nova Scotia  
February 12, 1987  
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 City Clerk in the recitation of the Lord's Prayer.

PRESENT: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor T. Jeffrey; and Aldermen D. Grant, Cromwell, Downey, Meagher, O'Malley, R. Grant, Walker, Leiper, Flynn, and Hamshaw.

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

Presentation: Long-Service Award - Constable Reginald Gamache, Halifax Police Department

His Worship advised that tonight a special presentation would be made to Constable Reginald Gamache, Halifax Police Department.

Chief Blair Jackson addressed Council indicating that Constable Reg Gamache had been a member of the Halifax Police Department for 32 years and had worked throughout the Department. Chief Jackson indicated that most recently Constable Gamache had been assigned to the Licensing Division acting as the Taxi Inspector. Chief Jackson indicated that Constable Gamache was well known by both the citizens of Halifax and the taxi industry.

His Worship then presented Constable Gamache with the Long Service Award on behalf of the members of Council and the citizens of Halifax in recognition of his service to the City. His Worship wished Constable Gamache well in his retirement.

Constable Gamache addressed Council thanking them for the presentation and indicating that it had been a pleasure to work with Department.

Deputy Mayor Jeffrey, on behalf of the Taxi Commission, thanked Constable Gamache for his fine work during his time in the Licensing Division.



Council  
February 12, 1987

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS

Council agreed to add:

2(d) Tabling of 1987 Proposed Operating and Capital Budget

MOVED by Deputy Mayor Jeffrey, seconded by Alderman Cromwell that the agenda, as amended, be accepted.

Motion passed.

Tabling of 1987 Proposed Operating and Capital Budget

A document entitled the 'City of Halifax 1987 Proposed Operating and Capital Budget Detail' was submitted.

His Worship advised that in accordance with the City Charter the Operating and Capital budgets were to be tabled this evening. His Worship further noted that there would be an opportunity later in the meeting to discuss dates for meetings to consider the budgets.

MOVED by Alderman Cromwell, seconded by Alderman Hamshaw that the City of Halifax 1987 Operating and Capital Budgets be tabled.

Motion passed.

His Worship referred to the opening of the Canada Winter Games in Cape Breton this weekend and indicated that Council and the citizens of Halifax should show support for the Games. His Worship indicated that on behalf of Council he wished the area sponsoring the Games every success.

Deputy Mayor Jeffrey addressed Council indicating that Council had been forwarded an invitation to attend a special evening at the Halifax Forum to honor a very special lady. Deputy Mayor Jeffrey indicated that this event was being held in honor of Doris McLean in recognition of her achievements and dedication to minor hockey and minor sports in the City. Deputy Mayor Jeffrey went on to note that he would appreciate any promotion of this event that could be provided by the media and indicated that he would like to see every Alderman attend this event.

His Worship then referred to the Mayor's and Alderman's skating party scheduled to be held at Chocolate Lake between 2 and 4 p.m. on Sunday, February 15, 1987. His Worship encouraged all members of Council, city staff and the citizens of Halifax to attend.

Council  
February 12, 1987

Alderman R. Grant addressed the matter noting that skates had been stolen at a previous skating party and suggested that the police should be present at the skating party to ensure that a similar situation does not occur this year.

#### MINUTES

Minutes of the regular meeting of City Council held on January 29, 1987 and of a Special Council meeting held on February 4, 1987 were approved on a motion by Alderman Hamshaw, seconded by Alderman Walker.

#### DEFERRED ITEMS

Case No. 5098 - Rezoning from R-2 to R-3: 7 Mont Street

A supplementary staff report dated February 3, 1987 was submitted.

Alderman R. Grant addressed the matter indicating that although this property was located in Ward 8 the effect of development of the property would be borne by residents of Ward 7.

MOVED by Alderman R. Grant, seconded by Alderman Walker that the application for rezoning of Lot "A", Mont Street from R-2, Two Family Dwelling Zone, to R-3 General Residential and Low Rise Apartment Zone be refused for the reasons as outlined in the November 19, 1986 staff report.

Motion passed.

Street Closure - Portion of Rockingstone Road

A public hearing to consider this matter was held on Wednesday, February 4, 1987.

MOVED by Alderman R. Grant, seconded by Alderman Walker that City Council approve the closure of a portion of Rockingstone Road from a point approximately 900 feet south of Ardwell Avenue for a distance of approximately 1100 feet southward as shown on City Plan TT-38-28799 and as found in the staff report dated December 4, 1986.

The City Clerk advised that Deputy Mayor Jeffrey and Aldermen Cromwell and O'Malley were not present at the Public Hearing.

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

Council  
February 12, 1987

Heritage Properties: 1350-52-54-56 Queen Street

A hearing into the above-mentioned matter was held on Wednesday, February 4, 1987.

MOVED by Alderman Hamshaw, seconded by Alderman D.  
Grant that 1350, 1352, 1354, and 1356 Queen Street be  
registered in the City of Halifax Registry of Heritage  
Properties.

The City Clerk advised that Deputy Mayor Jeffrey and Aldermen Cromwell and O'Malley were not present at the Public Hearing.

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

Case No. 5209 - Contract Development: 2507 Brunswick Street  
(McCully House)

A public hearing to consider this matter was held on Wednesday, February 4, 1987.

MOVED by Alderman Downey, seconded by Alderman D.  
Grant that the application for contract development agreement  
to permit heritage offices, library, and related uses including  
a residential/caretaker suite at 2507 Brunswick Street be  
approved by City Council.

The City Clerk advised that Deputy Mayor Jeffrey and Aldermen Cromwell and O'Malley were not present at the Public Hearing.

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

Case No. 5180 - Contract Development: 2555-65 Gottingen  
Street/5458-62 North Street

A public hearing into the above-mentioned matter was held on Wednesday, February 4, 1987.

MOVED by Alderman Downey, seconded by Alderman Meagher  
that the application for contract development to permit a  
parking lot at 2555-65 Gottingen Street and 5458-62 North  
Street (Lots 11, 12, 13, 46 and a portion of Lot 19) as shown  
on Plans P200/15458, 15556, 15557, of Case No. 5180 be approved  
by City Council.

The City Clerk advised that Deputy Mayor Jeffrey and Aldermen Cromwell and O'Malley were not present at the Public Hearing.

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

Council  
February 12, 1987

PUBLIC HEARINGS, HEARINGS, ETC.

Appeal of Variance Refusal - 2351 Clifton Street

A staff report dated January 27, 1987 was submitted.

Mr. B. Algee, Development Officer, addressed Council and with the aid of maps and sketches outlined the application for a number of variances of the Land Use Bylaw for the property located at 2351 Clifton Street to allow the building to be used as a 3-unit dwelling. Mr. Algee indicated that staff had refused the application as it does not comply with Section 79 (3) (a, b & c) of the Planning Act.

Mr. Moncef Askri, the applicant, addressed Council indicating that in the past he had some problems with his developments in the City. Mr. Askri indicated that he was learning the system and each of his developments would be better than the last. Mr. Askri then submitted a photograph of the property and petition from area residents indicating they approved of the application. A copy of each now forms a part of the official file relating to this matter.

Mr. Askri then went on to note that he had begun work on the conversion to a three unit building prior to obtaining permits and that as a result of complaints from the neighbourhood the City had indicated a number of variances would be required to permit these three units. Mr. Askri indicated that he had then applied for the variances. Mr. Askri noted that he had rented the third floor to three boarders while maintaining the existing two units.

Mr. Askri then noted that the City had determined that three boarders would only be permitted in a single family dwelling. Mr. Askri advised that he had then established the second and third floor units as one unit with seven bedrooms and two family rooms. Mr. Askri indicated that he presently was renting the apartment to seven individuals and that it was extremely difficult to control such a situation.

In closing Mr. Askri indicated that he felt the work carried out on the building had improved it and requested that Council approve his application for a variance.

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

Alderman Meagher addressed the matter indicating that this variance was being requested after the fact. Alderman Meagher then reviewed the various variances requested and noted that should Council grant such extensive variances throughout the City it would cause difficulties. Alderman Meagher indicated that he felt the granting of such a variance would destroy the concept of town planning.

Council  
February 12, 1987

MOVED by Alderman Meagher, seconded by Alderman D. Grant that the appeal in relation to the Minor Variance at 2351 Clifton Street be denied and the decision of the Development Officer be upheld.

Motion passed.

Appeal of Variance Refusal - 6243-45 Lawrence Street

A staff report dated January 16, 1987 was submitted.

Mr. B. Algee, Development Officer, addressed Council and with the aid of maps and sketches outlined the application for a variance of the lot frontage and area requirements of the Land Use Bylaw to allow the existing duplex to be converted to three units at 6243-45 Lawrence Street. Mr. Algee indicated that staff had refused the application on the basis that it did not comply with Sections 79 (3) (a and b).

Mr. David Meadows, the applicant, addressed Council indicating that he would like to make a number of points in support of his application. Mr. Meadows noted that it was evident that no rezoning would be required in regard to this application and that there were several multi-dwelling and duplex buildings existing in the area. Mr. Meadows further noted that there would be no change to the exterior of the building with the exception of the installation of dormer windows on the third floor to provide additional light. Mr. Meadows indicated that the character of the building would be retained and that he was simply using space which already existed on the third floor.

Mr. Meadows went on to note that he had spoken to a number of his neighbours, including the adjacent property owners, and they were not in opposition to the application. Mr. Meadows then submitted a document signed by a number of his neighbours indicating they were not in opposition to the proposal. A copy of this document now forms a part of the official file of this meeting.

Mr. Meadows then went on to describe the existing up-down duplex noting that the third floor space had always been in existence. Mr. Meadows then noted that he was proposing a roomy two-bedroom unit on the third floor.

Mr. Meadows then referred to the reasons stated by staff for refusing the application noting that he disagreed that the variance is not minor in that this proposal violates the intent of the Land Use Bylaw. Mr. Meadows indicated that in reviewing the Bylaw he could not readily discern a specific intent within the Land Use Bylaw, however, the Land Use Bylaw did include a number of rules and regulations. Mr. Meadows then referred to the proposed Peninsula North Secondary Planning Strategy noting that this Strategy appears to encourage this type of development in that it encourages the retention and rehabilitation of existing housing and emphasizes the development and retention of family units.

Council  
February 12, 1987

Mr. Meadows then went on to note that the proposal did not require an increase in any city service and there was ample parking available for the proposal.

Mr. Meadows then referred to the second reason for refusal indicating that he did not feel that the problem was general to the area. Mr. Meadows noted that his property was much larger than other properties in the area. Mr. Meadows further noted that the building was larger than buildings of its type and indicated that there was ample parking available. Mr. Meadows noted that the smaller properties did not have parking.

In closing Mr. Meadows indicated that he had not requested the maximum four unit use of the property but was planning only on three units.

Mr. Donald Chiasson, 6252 Lawrence Street, addressed the matter indicating that he was in opposition to the proposal simply because it did not comply with the Land Use Bylaw. Mr. Chiasson indicated that he was aware of other residents in the area who were in opposition to the proposal. Mr. Chiasson noted that this was a large house on a large lot and once the parking area has been established there would be no green area left and the narrow driveway would create further difficulties.

Mr. Chiasson went on to note that the establishment of dormer windows would certainly change the look of the house. In closing Mr. Chiasson indicated once again that he was opposed to the proposal.

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

Correspondence has been received in opposition to the proposal as follows:

1. Correspondence dated January 5, 1987 from Dr. E. Waterson, 6242-46 Lawrence Street.
2. Correspondence dated January 5, 1987 from Rev. Dr. Vincent McR. Tobin, 6234 Lawrence Street.
3. Correspondence dated January 6, 1987 from Michael J. Tobin, 6238 Lawrence Street.
4. Correspondence dated January 15, 1987 from Carolyn and Donald Chiasson, 6252 Lawrence Street.

Alderman Meagher addressed the matter noting that he had received a number of calls in opposition to this proposal and further that a number of letters had been received in opposition to the proposal. Alderman Meagher then quoted from a letter he had received from Adam and Virginia Macller, 6225

Lawrence Street in opposition to the proposal, a copy of which he submitted to the City Clerk for distribution to Council, as follows: "The granting of such a permit would, in our opinion, open the door to further development in this area and be detrimental to the quality of life in our neighbourhood". Alderman Meagher indicated that he felt this letter outlined the concerns of the neighbourhood.

Alderman Meagher noted that through the efforts of the neighbourhood this area had been rezoned from R-3 to R-2 a number of years ago and that over the years the many rooming houses located in the area had ceased to function. Alderman Meagher indicated that he felt this had improved the quality of life in the area.

Alderman Meagher then proceeded to review the deficiencies outlined in the staff report and noted that the parking area would indeed take up most of the green area surrounding this building. Alderman Meagher went on to note that the dormer windows would change the appearance of the house and intrude upon the privacy of the backyards of surrounding neighbours.

MOVED by Alderman Meagher, seconded by Deputy Mayor Jeffrey that the appeal in relation to the Minor Variance at 6243-45 Lawrence Street be denied and the decision of the Development Officer be upheld.

Motion passed.

#### REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on Wednesday, February 4, 1987 as follows:

Proposed Business Improvement District Commission (Spring Garden Road)

MOVED by Alderman Downey, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, a special meeting of City Council be held to consider the formation of a Business Improvement District Commission in the Spring Garden Road area.

The City Clerk advised that the date for the special meeting was Monday, March 23, 1987 at St. Mary's School Gymnasium, Morris Street.

Motion passed.

Council  
February 12, 1987

Proposed Business Improvement District Commission (Barrington Street)

MOVED by Alderman Downey, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, a special meeting of City Council be scheduled to consider the adoption of an Ordinance creating the Barrington Street Business Improvement District Commission, and that staff be directed to arrange for the introduction of an Ordinance substantially in conformance with the draft appended as Schedule "C" to the January 26, 1987 staff report.

The City Clerk advised that the date for the special meeting was Monday, March 9, 1987 at St. Mary's Gymnasium, Morris Street.

A short discussion and questioning of staff ensued and it was agreed that both items be dealt with at the March 23, 1987 meeting.

Motion passed.

Encroachment License - Prince George Hotel (Case No. 4580)

MOVED by Alderman Downey, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, Council approve a permanent encroachment of approximately 6.7 square feet over Market Street by the Prince George Hotel building, as shown on Plan No. P200/15676 for a lump sum fee of \$112.00.

Motion passed.

Tax Agreement - Prince George Hotel Parking Garage

An information report dated February 9, 1987 was submitted.

MOVED by Alderman O'Malley, seconded by Alderman Downey that, as recommended by the Finance and Executive Committee, City Council enter into the agreement (as attached to the staff report dated January 27, 1987) with the owner of the Prince George Hotel regarding a tax concession for the Prince George Hotel parking garage.

Motion passed.

In response to a question from Alderman Meagher regarding the length of the agreement the City Solicitor indicated that the agreement contained a condition which provides that the agreement may be terminated should Council decide to revoke their policy regarding parking garages. The City Solicitor indicated that Council's revocation of their policy would result in a termination of all similar agreements with parking garages.



Alderman Meagher addressed the matter referring to the information report received in relation to his question at the Finance and Executive Committee and noted that there was a substantial amount of money involved. Alderman Meagher indicated that most people were not in favor of tax concessions and he felt that once the budget deliberations had been completed Council should carry out a review of the policy.

Alderman O'Malley addressed the matter indicating that it was his understanding that the agreement was in force until such time as the parking garage reached full taxation. Alderman O'Malley went on to note that based on information Council has received from both staff and the operators of parking garages it is absolutely that parking garages be subsidized. Alderman O'Malley indicated that parking garages are non-profit making entities.

Alderman O'Malley further noted that there would be a cost to the City if these parking garages were to fold as the parking situation in the downtown would be worsened. Alderman O'Malley noted that the loss of parking in the downtown would adversely affect the businesses in the downtown.

Alderman O'Malley went on to note that the operator of these garages must be assured that the tax concession would continue and noted that Council had made a resolution confirming this some three months ago.

The City Solicitor requested that Council defer this matter at this time indicating that the agreements had been prepared in accordance with the 1967 policy of Council regarding parking garages. The City Solicitor indicated that he would like an opportunity to review this agreement in light of the recently approved resolution of Council.

It was agreed by the members of Council that this matter be deferred to the next regular meeting of Halifax City Council to be held on February 26, 1987 in order that the City Solicitor may have an opportunity to review the agreement in light of the recently approved resolution of Council regarding parking garages.

Tax Agreement - Halifax Developments Limited - Brunswick  
Street Parking Garage

Following is the recommendation of the Finance and Executive Committee:

"That City Council enter into the agreement as attached to the January 12, 1987 staff report with Halifax Developments Limited regarding a tax concession on the Brunswick Street parking garage at the southeast corner of Brunswick Street and Cojswell Street, once the parking garage is able to be occupied.

It was agreed, in light of the discussion on the previous matter, that this matter be deferred to the next regular meeting of City Council pending the City Solicitor's review of the agreement in relation to the recently approved City Council resolution.

City Float

MOVED by Alderman Hamshaw, seconded by Alderman Leiper that, staff proceed with the design and construction of the 1987 City of Halifax Float up to an amount of \$15,000.00.

Alderman K. Grant addressed the matter noting that the City float was a very good promotional tool. Alderman R. Grant requested that consideration be given to entering this float in the Grey Cup Parade noting that a number of other Canadian cities have entries. Alderman K. Grant requested that staff look into the financial feasibility of such an action.

Motion passed.

Recommended Heritage Property - 1029 South Park Street  
SET HEARING DATE

MOVED by Alderman D. Grant, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, City Council consider the inclusion of the property at 1029 South Park Street in the Halifax Registry of Heritage Property, and that in accordance with the requirements of Section 14(2) of the Heritage Property Act, a date be set to provide the owners thereof an opportunity to be heard.

Motion passed.

The City Clerk indicated that he was proposing that this hearing be held at the regular Council meeting to be held on April 16, 1987 in the Council Chamber, City Hall, beginning at 8:00 p.m., to which Council agreed.

Buildings Revival Coalition

MOVED by Alderman Crowwell, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, Council:

1. endorse the aims and objectives of the Buildings Revival Coalition and so inform the appropriate members of Parliament and the Provincial Legislature;

2. encourage those organizations representing the industries, businesses and individuals who stand to benefit by the proposed tax reforms to join or otherwise lend their support to the Coalition; and
3. request staff to co-operate with such organizations in all practical ways to further the Coalition's efforts.

Motion passed.

Alderman R. Grant addressed the matter requesting that the Heritage Advisory Committee investigate how other municipalities, Provinces and States in North America become involved in and contribute to such a program. Alderman R. Grant indicated that he found that in many cases Federal efforts left loopholes which can be filled by Provincial/State and municipal governments.

Saint Andrew's Building - Consultant's Reuse Study

This matter was forwarded to Council without recommendation in order that Alderman Flynn might have an opportunity to contact the community regarding what action they felt should be taken in regard to this matter.

Alderman Flynn addressed the matter noting that he had contacted a few area residents with regard to this matter. Alderman Flynn indicated that in light of the comments made by staff in the report that a public meeting would be held before a call for proposals was issued, he would be willing to approve the staff recommendation regarding this matter.

MOVED by Alderman Flynn, seconded by Alderman R. Grant

that:

1. the former Saint Andrew's School building be declared surplus in its present use; and
2. staff be instructed to proceed with the implementation of Option 4, as stated in the October 1986 Lydon Lynch report, preparing a draft call for Proposals for a mix of recreation and housing uses on the site with emphasis on good design, and holding a public meeting to consider same before the issuance of any call.

Alderman Cromwell addressed the matter voicing concern that the resolution instructed staff to proceed with the implementation of Option 4. Alderman Cromwell indicated that he felt this would limit the discussion at the public meeting to the components included in option 4. Alderman Cromwell suggested that all options should be placed before the public meeting for consideration.

Council  
February 12, 1987

A further discussion ensued with His Worship assuring Alderman Cromwell that there would be no restriction placed on the public in making submissions to the meeting.

A further discussion ensued and the Motion was put and passed with Aldermen D. Grant and Cromwell voting against.

Award of Tender #87-63 - Forrestt House Apartments - Gottingen Street - Non Profit Housing

This matter was forwarded to Council without recommendation from the February 4 Finance and Executive Committee meeting, pending a report from the City Manager as to whether the bid from Ecos Construction bid met all other criteria of the tender.

A supplementary staff report, dated February 6, 1987, was submitted.

MOVED by Alderman Downey, seconded by Deputy Mayor Jeffrey that Tender #87-63 (Forrestt House Apartments) be awarded to Ecos Construction at a total project cost of \$882,000.

Addressing the motion on the floor, Alderman Cromwell indicated that while sympathizing with the unfortunate situation in which Ecos has found itself, he is also deeply concerned that in approving this motion Council would be setting a dangerous precedent in terms of similar difficulties with future tender calls.

Alderman R. Grant concurred with the remarks made by Alderman Cromwell, noting that the Tendering Committee had considered the matter at length and had concluded that the City had no other alternative but to award the tender to the next lowest bidder.

Deputy Mayor Jeffrey, speaking in support of the motion, emphasized that Ecos has been the tendering criteria in all other aspects but the provision of a 10 percent deposit, and that, in awarding the tender to this company, the City would realize a saving of approximately \$30,000.

A lengthy discussion ensued which concluded with the motion being put and passed with seven members of Council voting in support and three in opposition, as follows:

FOR: Deputy Mayor Jeffrey; and Aldermen D. Grant, Downey, Meagher, Walker, Flynn, and Hamshaw (7).

AGAINST: Aldermen Cromwell, R. Grant, and Leiper (3).

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

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

RRAP Eligibility Levels

MOVED by Alderman Crowwell, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, representations be made to increase the qualifying income levels for RRAP assistance by 25% in order that more households may take advantage of this program.

Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of its Committee on Works from its meeting held on Wednesday, February 4, 1987 as follows:

Award of Tender #86-149: One WD 1987 Articulated  
Municipal Tractor

MOVED by Alderman Hamshaw, seconded by Deputy Mayor Jeffrey that, as recommended by the Committee on Works, Tender #86-149 for one 1987 WD articulated municipal tractor be awarded to Lshave Equipment Limited, P. O. Box 248, Bridgewater, N.S., B4V 2W8, for a total of \$53,126.00 (funds to be made available from Account Number 126104.X1710.86035).

Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report from its City Planning Committee from its meeting held on Wednesday, February 4, 1987 as follows:

Case No. 5078: Amendment to Contract Development -  
Lot N, Dentith Road

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the City Planning Committee, the application to amend the agreement regulating Lot N, Dentith Road to permit a revised layout (as shown on Plan No. P200/15129 of Case No. 5078) be approved by Council.

Motion passed.

MISCELLANEOUS BUSINESS

Dalhousie University (Sprinklers) - Alderman Crowwell

Alderman Crowwell referred to recent media reports which have indicated that Dalhousie University is considering the construction of a student residence which will not include the installation of a sprinkler system.

Council  
February 12, 1987

The Alderman expressed particular concern regarding this proposal, noting that several years ago Council approved various recommendations from its Fire Department which included a requirement that all buildings of this nature be equipped with safety-approved sprinkler mechanisms. He added that, while these resolutions were not adopted by the Province, it was his understanding (having discussed the matter with representatives of the City's Fire Department) that this particular recommendation remains a valid concern and will be resubmitted for Council's consideration in several months' time.

Alderman Cromwell indicated that, in his opinion, Dalhousie University, as one of the City's major educational institutions, should play a leading role in ensuring that its buildings are properly equipped in terms of safety measures, particularly in view of its previous experiences with major fires.

To that end, it was moved by Alderman Cromwell, seconded by Alderman D. Giant that a letter be forwarded by His Worship the Mayor on behalf of Halifax City Council to Dalhousie University, expressing Council's very grave concern in the matter, and urging the University to reconsider its proposal to construct this building without appropriate sprinkler systems.

Motion passed.

#### QUESTIONS

Question His Worship Mayor Wallace Re: Council Review -  
1987 Proposed Capital and Operating Budgets

His Worship offered various suggestions regarding the framework for the upcoming Council review of the 1987 proposed capital and operating budgets, and requested direction from members of Council.

It was subsequently agreed that Council will schedule two evening meetings (dates to be announced) on a forthcoming Wednesday and Thursday, from 7:00 - 9:30 p.m., to commence their initial review of the proposed budgets (with the Capital Budget to be reviewed first).

Question Deputy Mayor Jeffrey Re: Freezing of Taxes -  
Halifax Senior Citizens

Deputy Mayor Jeffrey referred to a request made during the January 29 regular meeting of City Council concerning a staff report on the implications of freezing taxes for seniors on fixed incomes.

The Deputy Mayor noted that he has not yet received this report, and would appreciate it being made available as quickly as possible.

Question Deputy Mayor Jeffrey Re: Sunday Store Openings

Deputy Mayor Jeffrey voiced concern that certain Shoppers Drug Mart stores have incorporated small food markets as part of their services and because, as drug stores, they are legally entitled to remain open on Sundays, are therefore in direct competition with smaller convenience stores.

The Deputy Mayor asked for information as to why the City's Police Department was not enforcing the Sunday store closing regulations in this regard, to which the City Solicitor responded that he would request the Police Department to contact the Attorney General's Department on the matter.

Deputy Mayor Jeffrey referred to previous discussions on the matter of Sunday store closings and asked if a further report was being prepared on the subject. The City Solicitor indicated that he would review the matter.

Question Alderman Flynn Re: Home Occupations

Alderman Flynn requested that the Planning Advisory Committee be asked to review the regulations concerning home occupations, noting that, in his opinion, there have been a proliferation of commercial uses being allowed to operate under these provisions.

Question Alderman Flynn Re: Metropolitan Authority

Alderman Flynn referred to remarks made in the media by representatives of the County of Halifax and the Town of Bedford concerning the pollution problem in Halifax Harbour. The Alderman indicated his concern that the objectives of the Metropolitan Authority (and of the City of Halifax) regarding this matter had not been sufficiently clarified, and requested that at an upcoming meeting of the Authority the City's representatives outline in specific terms their understanding of the process pertaining to the clean-up of the Harbour and of the general issue of sewage treatment.

Referring to comments made by His Worship Mayor Wallace that the consultant's report concerning the Harbour is expected for general release sometime in April, Alderman Flynn suggested that efforts be made to expedite that report, referring, in particular, to comments made in an editorial printed in the February 12 edition of the Mail Star.

Question Alderman Leiper Re: School Board Policy -  
Termination of School Custodians

Alderman Leiper referred to a recent incident concerning a specific school facility in Ward 10 in which the Halifax District School Board had decided to terminate the services of one of its school custodians on what would appear to have been rather short notice. She emphasized that the school in question had been used for evening recreational

Council  
February 12, 1987

programs, and that the termination of this individual's services placed the operation of these recreational programs in some jeopardy.

To that end, Alderman Leiper requested a report from the Halifax District School Board concerning its policy (and, in particular, the required amount of notice which must be given) with regard to the termination of its school custodians.

Question Alderman Walker Re: Purchase of Tickets -  
Halifax Metro Centre

Alderman Walker referred to a recent incident in which an individual had attempted to purchase front-row seats for an upcoming event at the Metro Centre, and, on arriving at the ticket sales counter early in the morning of the day on which tickets had been advertised for sale, was advised that these seats had already been sold.

The City Solicitor advised that because of its Secure-A-Seat program, the Metro Centre has little control over the number of prime seating locations which will be available for sale to the general public.

11:00 p.m. - His Worship Mayor Wallace retires from the meeting, with Deputy Mayor Jeffrey assuming the Chair.

Question Alderman Walker Re: Assessment Appeal Procedure

Alderman Walker requested information concerning the circumstances under which a property owner may register an appeal against his assessment.

The City Solicitor advised that he would discuss the matter privately with Alderman Walker.

11:10 p.m. - His Worship Mayor Wallace returns to the meeting with Deputy Mayor Jeffrey assuming his usual seat on Council.

Question Alderman Meagher Re: Proposed Peninsula North  
Secondary Planning Strategy

Alderman Meagher referred to a motion approved by Council at its regular meeting held on January 29, 1987, noting that at that time the proposed Peninsula North Secondary Planning Strategy had been referred to the Planning Advisory Committee for further review and report.



Council  
February 12, 1987

The Alderman suggested that consideration be given to allowing the overall Peninsula North Plan to proceed to Council with only the contentious issues (as identified during the January 21 public hearing) being allocated for review by the PAC.

The City Solicitor indicated that it was his understanding a supplementary staff report would be submitted to Council on this matter in the very near future.

Question Alderman Meagher Re: Art Allocation Committee

Alderman Meagher, referring to the Art Allocation Committee recently established by City Council, asked that consideration be given to increasing its membership within the next several weeks, adding that he had several suggestions as to possible appointments which he would pass on to the Mayor's Office.

Question Alderman Meagher Re: City Assessments

Alderman Meagher referred to various questions posed by him during recent Council deliberations pertaining to the assessment process, noting that, to date, no staff reports had been submitted on the matter.

The City Manager indicated that staff will be providing this information in the very near future.

Question Alderman Downey Re: Snow Removal

Referring to a question from Alderman Downey, the City Manager advised that City crews have already commenced snow removal from the City's intersections as well as from sidewalks on which parking meters have been installed.

Question Alderman Downey Re: Pedestrian Safety -  
Intersection at Barrington and Artz Streets

Alderman Downey noted that the intersection at the corner of Artz and Barrington Streets is heavily used by both vehicular traffic and pedestrians during the period 3:00 - 4:30 p.m. In the interests of pedestrian safety, the Alderman requested that consideration be given to the provision of a crossing guard or a police officer at this location during the above-mentioned hours.

Question Alderman E. Grant Re: Dialogue -  
Halifax District School Board

Referring to remarks made recently in the media by the Chairman of the Halifax District School Board which mentioned

regular discussions held with His Worship the Mayor, Alderman R. Grant requested information as to what those discussions entailed and suggested that all members of Council should be given the opportunity to participate in these dialogues.

Alderman R. Grant also expressed concern that the views being expressed during School Board meetings by the City's representatives may not accurately reflect the adopted policies of Council. In that regard, the Alderman requested a report from the City Solicitor as to a procedure which could be followed to ensure that the City's representatives on the Board are adhering to Council's directives on education matters.

Question Alderman R. Grant Re: Halifax Foundation

Alderman R. Grant, referring to the terms of reference for the Halifax Foundation, noted that, to his knowledge, an annual report of the Foundation's activities had never been prepared for Council's information.

His Worship advised that he would convey Alderman Grant's request to the members of the Halifax Foundation.

Question Alderman Cromwell Re: ERAP Eligibility Levels

Referring to a resolution adopted by Council concerning this matter earlier in this evening's meeting, Alderman Cromwell requested that a copy of this motion be forwarded to the Federation of Canadian Municipalities for their reference.

Question Alderman D. Grant Re: Access to Schools -  
Disabled Persons

Alderman D. Grant referred to information received to the effect that the Halifax District School Board will attempt to ensure that in 1987 all its City school facilities will be made horizontally accessible to disabled persons. She further noted that the Province has adopted a similar policy and requested information as to whether the Halifax School Board has been in contact with the Department of Education regarding this matter, particularly in terms of any funding which may be available for the City's use in this regard.

In addition, Alderman Grant suggested that a letter be forwarded to the Halifax District School Board on Council's behalf expressing appreciation for the objectives that have been adopted with regard to school access by disabled persons.

Council  
February 12, 1987

Question Alderman D. Grant Re: Snow Removal

Alderman D. Grant suggested that the City re-advertise its recommendations concerning the clearance of snow from residential sidewalks and pathways, emphasizing that property owners are advised to delay their snow removal operations until after the City plows have made their final sweep through the streets.

NOTICES OF MOTION

Notice of Motion Alderman Leiper Re: Reconsideration of Council's Motion (February 12, 1987) - Award of Tender #87-63 (Forrestt House Apartments)

Alderman Leiper gave Notice of Motion that, at the next regular meeting of Halifax City Council scheduled for Thursday, February 26, 1987, she intends to move a Motion of Reconsideration concerning Item 10.10, Award of Tender #87-63: Forrestt House Apartments, from the Council meeting held on February 12, 1987.

Notice of Motion Alderman Flynn Re: Regent Street

Alderman Flynn gave Notice of Motion that, at the next regular meeting of Halifax City Council scheduled for Thursday, February 26, 1987, he intends to introduce a motion to accept Regent Street from Micmac Street west as an official City street.

There being no further business to be discussed, the meeting was adjourned at 11:25 p.m.

HEADLINES FOR CITY COUNCIL MINUTES  
of 02/12/87

Presentation: Long-Service Award - Constable Reginald Ganache, Halifax Police Department	.... 85
Tabling of 1987 Proposed Operating and Capital Budget	.... 86
MINUTES	.... 87
APPROVAL OF ORDER OF BUSINESS	.... 86
DEFERRED ITEMS	
Case No. 5098 - Rezoning from R-2 to R-3: 7 Mont Street	.... 87
Street Closure - Portion of Rockinestone Road	.... 87
Case No. 5180 - Contract Development: 2555-65 Göttingen Street/5487-62 North Street	.... 88
Case No. 5209 - Contract Development: 2507 Brunswick Street (McCully House)	.... 88
PUBLIC HEARINGS, HEARINGS, ETC	
Appeal of Variance Refusal - 2351 Clifton Street	.... 89
Appeal of Variance Refusal - 6243-45 Lawrence Street	.... 90
REPORT - FINANCE AND EXEC COMM	
Proposed Business Improvement District Commission (Spring Garden Road)	.... 92
Encroachment License - Prince George Hotel (Case No. 4580)	.... 93
Tax Agreement - Prince George Hotel Parking Garage	.... 93
Proposed Business Improvement District Commission (Barrington Street)	.... 93
Tax Agreement - Halifax Developments Limited - Brunswick Str Street Parking Garage	.... 94
Recommended Heritage Property - 1029 South Park Street	.... 95
SET HEARING DATE	
Buildings Revival Coalition	.... 95
Saint Andrew's Building - Consultant's Reuse Study	.... 96
Award of Tender #87-63 - Forrestt House Apartments - Göttingen Street - Non Profit Housing	.... 97
BRAP Eligibility Levels	.... 98

HEADLINES FOR CITY COUNCIL MINUTES  
of 02/12/87

REPORT - COMMITTEE ON WORKS	
Award of Tender #86-149: One WD 1987 Articulated Municipal Tractor	.... 98
REPORT - CITY PLANNING COMM.	
Case No. 5078: Amendment to Contract Development - Lot N, Dentith Road	.... 98
MISCELLANEOUS BUSINESS	
Dalhousie University (Sprinklers) - Alderman Cromwell	.... 98
QUESTIONS	
Question Deputy Mayor Jeffrey re: Sunday Store Openings	.... 100
Question Alderman Flynn re: Home Occupations	.... 100
Question Alderman Flynn re: Metropolitan Authority	.... 100
Question Alderman Leiper re: School Board Policy Termination of School Custodians	.... 100
Question Alderman Walker re: Purchase of Tickets Halifax Metro Centre	.... 101
Question Alderman Walker re: Assessment Appeal Procedure	.... 101
Question Alderman Meagher re: Proposed Peninsula North Secondary Planning Strategy	.... 101
Question Alderman Meagher re: Art Allocation Committee	.... 102
Question Alderman Meagher re: City Assessments	.... 102
Question Alderman Downey re: Snow Removal	.... 102
Question Alderman Downey re: Pedestrian Safety - Intersection at Barrington and Artz Streets	.... 102
Question Alderman E. Grant re: Dialogue - Halifax District School Board	.... 102
Question Alderman E. Grant re: Halifax Foundation	.... 103
Question Alderman Cromwell re: RRAP Eligibility Levels	.... 103
Question Alderman D. Grant re: Access to Schools - Disabled Persons	.... 103
Notice of Motion Alderman Flynn re: Regent Street	.... 104
Question Alderman D. Grant re: Snow Removal	.... 104
Question His Worship Mayor Wallace Re: Council Review - 1987 Proposed Capital and Operating Budgets	.... 99
Question Deputy Mayor Jeffrey re: Freezing of Taxes - Halifax Senior Citizens	.... 99

HEADLINES FOR CITY COUNCIL MINUTES  
of 02/12/87

NOTICE OF MOTIONS

Notice of Motion Alderman Leiper re: Reconsideration -  
C. Resolution - Award of Tender 87-63 (Forrestt House Apt.).... 104

HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

E. A. BERR  
CITY CLERK

/s/g/\*E

SPECIAL COUNCIL  
PUBLIC HEARING  
M I N U T E S

Council Chamber  
City Hall  
Halifax, Nova Scotia  
February 18, 1987  
7:30 P. M.

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

PRESENT: Deputy Mayor Thomas J. Jeffrey, Chairman; and Aldermen Cromwell, Downey, Mesher, O'Malley, Flynn, and Hamshaw.

ALSO PRESENT: Mary Ellen Donovan, Acting City Solicitor; City Clerk; and other members of City staff.

Case No. 5185 - Rezoning: 2685 Agricola Street from C-2 (General Business Zone) to R-2A (General Residential Conversion and Townhouse Zone).

The above-mentioned matter, which had been scheduled for public hearing during this evening's deliberations, was deleted from the agenda on staff's recommendation since the proposal can now proceed as of right.

Case No. 5160 - Application for Rezoning: Lot 37A Winchester Avenue from R-1 (Single-Family Dwelling) to R-2 (Two-Family Dwelling).

Mr. Michael Hanusiak, Planner II with the Development and Planning Department, using maps of the area in question, gave a brief overview of the rezoning application.

In his remarks, Mr. Hanusiak emphasized that staff's initial recommendation for refusal of this application (contained in the staff report dated October 17, 1986) had been based on the proposal's non-conformance with the intent and policies of the Mainland South Secondary Planning Strategy which, at that time, had been adopted by Council and forwarded to the Minister of Municipal Affairs for approval. He noted, however, that as the Mainland South Plan has since been refused by the Minister, staff have reexamined the application in terms of existing Municipal Planning Strategy policies and found it to be in compliance. Staff are therefore recommending that the rezoning application be approved.

SPECIAL COUNCIL  
PUBLIC HEARING  
M I N U T E S

Council Chamber  
City Hall  
Halifax, Nova Scotia  
February 18, 1987  
7:30 P. M.

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

PRESENT: Deputy Mayor Thomas J. Jeffrey, Chairman; and Aldermen Cromwell, Downey, Meagher, O'Malley, Flynn, and Hamshaw.

ALSO PRESENT: Mary Ellen Donovan, Acting City Solicitor; City Clerk; and other members of City staff.

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The above-mentioned matter, which had been scheduled for public hearing during this evening's deliberations, was deleted from the agenda on staff's recommendation since the proposal can now proceed as of right.

Case No. 5160 - Application for Rezoning: Lot 37A Winchester Avenue from R-1 (Single-Family Dwelling) to R-2 (Two-Family Dwelling)

Mr. Michael Hanusiak, Planner II with the Development and Planning Department, using maps of the area in question, gave a brief overview of the rezoning application.

In his remarks, Mr. Hanusiak emphasized that staff's initial recommendation for refusal of this application (contained in the staff report dated October 17, 1986) had been based on the proposal's non-conformance with the intent and policies of the Mainland South Secondary Planning Strategy which, at that time, had been adopted by Council and forwarded to the Minister of Municipal Affairs for approval. He noted, however, that as the Mainland South Plan has since been refused by the Minister, staff have reexamined the application in terms of existing Municipal Planning Strategy policies and found it to be in compliance. Staff are therefore recommending that the rezoning application be approved.



Special Council  
February 18, 1987

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

MOVED by Alderman O'Malley, seconded by Alderman Meagher that this matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for February 26, 1987.

Motion passed.

Case No. 5224: (1) Rezoning from R-2 to C-2A, 6 and 10 Forest Hill Drive; (2) Amendment to the Land Use Bylaw Re: Parking Requirements for Commercial Uses

A staff report, dated February 6, 1987, was submitted together with a report, dated February 18, 1987, from the Chairman of the Planning Advisory Committee.

Using maps and diagrams of the area in question, Mr. Michael Hanusiak of the Development and Planning Department described for Council's benefit the implications of this two-fold application.

In his remarks, Mr. Hanusiak advised that a portion of the application concerns the rezoning of the property at 6 and 10 Forest Hill Drive from R-2 to C-2A to allow it to be used for parking in conjunction with commercial space currently under construction at 246-450 Bedford Highway. He added that staff is of the opinion that parking would be an appropriate use for this site and would not impact negatively on the surrounding neighbourhood, which consists primarily of commercial/  
high-density residential development.

Mr. Hanusiak further noted that a review of the on-site parking requirements for commercial uses (as contained in the Mainland portion of the Land Use Bylaw) has indicated that such requirements are excessively high and are calculated on a floor-to-floor approach without regard to the amount or type of commercial space being proposed. He added that both the adopted Bedford Highway Secondary Planning Strategy and the proposed Mainland South Plan contain what staff consider to be more appropriate approaches to the problem of commercial area parking, and for this reason an amendment to the overall Mainland portion of the Land Use Bylaw is being proposed.

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

MOVED by Alderman Hanchak, seconded by Alderman O'Malley that the matter be forwarded without recommendation to

the next regular meeting of Halifax City Council scheduled for Thursday, February 26, 1987.

Motion passed.

There being no further business to be discussed, the meeting was adjourned at 8:00 p.m.

HEADLINES

Public Hearing Re: Application for Rezoning, 2685 Agricola Street from C-2 (General Business Zone) to R-2A (General Residential Conversion and Townhouse Zone) .....	108
Public Hearing Re: Application for Rezoning, Lot 37A Winchester Avenue from R-1 (Single-Family Dwelling Zone) to R-2 (Two-Family Dwelling Zone) .....	108
Public Hearing Re: Application for Rezoning, 6 and 10 Forest Hill Drive from R-2 (Two-Family Dwelling Zone) to C-2A (Minor Commercial Zone); and to amend the Land Use Bylaw (Mainland Area) with regard to parking requirements for commercial uses .....	109

DEPUTY MAYOR THOMAS J. JEFFREY  
CHAIRMAN

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CITY COUNCIL  
M I N U T E S

Council Chamber  
City Hall  
Halifax, Nova Scotia  
February 26, 1987  
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 City Clerk in the recitation of the Lord's Prayer.

PRESENT: His Worship Mayor Ron Wallace, Chairman; Deputy Mayor T. Jeffrey; and Aldermen D. Grant, Cromwell, Downey, Meagher, O'Malley, Dewell, Walker, Leiper, Flynn, and Hamshaw.

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

On behalf of the members of Halifax City Council, His Worship expressed sympathy with regard to the recent deaths of Mr. Hugh Mills, President of Mills Brothers Limited; Mr. Noel Levasseur, Manager of the Chateau Halifax; and Mr. David Little, a long-time employee of the City of Halifax.

Presentation: Retirement Scroll - Walter E. Wells,  
Halifax Fire Department

On behalf of Halifax City Council, Deputy Mayor Jeffrey presented a retirement scroll to Mr. Walter E. Wells in recognition of his 34 years of service with the City of Halifax. In his remarks, the Deputy Mayor noted that other members of the Wells family had also served the City for many years, and that Mr. Wells himself had worked for the Engineering and Works Department for five years before moving to the Fire Department.

Mr. Wells addressed the Council, thanking the Aldermen, Chief Donald J. Swan, and the people of the City of Halifax for the honor of serving them.

Alderman Walker presented Mrs. Wells with an orchid in honor of her husband's retirement.

City Council  
February 26, 1987

Alderman Leiper introduced members of the 2nd Fairview Scout Troop with their leaders, Mr. Russell Walker and Mr. Gordon Wheeler, who were attending this evening's meeting as part of their citizenship badge requirements.

Alderman Dewell expressed his appreciation to members of Council for their good wishes and support during his recent hospitalization, and, in particular, to Aldermen Flynn and O'Malley who undertook many of the Ward 6 responsibilities in Alderman Dewell's absence.

#### MINUTES

Minutes of the regular meeting of City Council held on Thursday, February 12, 1987 and of a Special Council meeting held on February 18, 1987 were approved on a motion by Alderman Hamshaw, seconded by Deputy Mayor Jeffrey.

#### APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS

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

- 20.1 Bayers Road Shopping Centre - Sewer Easements
- 20.2 Appointments
- 20.3 Award of Tender #87-22: Architectural Woodwork - City Hall
- 20.4 Award of Tender #87-75: Fixed Seating - City Hall

MOVED by Alderman Cromwell, seconded by Deputy Mayor Jeffrey that the agenda, as amended, be approved.

Motion passed.

#### DEFERRED ITEMS

Case No. 5160 - Rezoning Application: Lots 37BA and 37BB Winchester Avenue, from R-1 (Single-Family Dwelling) to R-2 (Two-Family Dwelling).

A public hearing on this matter was held on Wednesday, February 18, 1987.

MOVED by Alderman Beaghel, seconded by Deputy Mayor Jeffrey that the rezoning application for Lots 37BA and 37BB, Winchester Avenue, from R-1 (Single-Family Dwelling) to R-2 (Two-Family Dwelling) be approved by City Council.

City Council  
February 26, 1987

The City Clerk advised that His Worship Mayor Wallace and Aldermen D. Grant, Dewell, R. Grant, Walker, and Leiper were absent during the February 18 public hearing.

The motion was put and passed with Aldermen D. Grant, Dewell, Walker and Leiper abstaining.

8:20 p.m. - Alderman R. Grant enters the meeting.

Case No. 5224 - Rezoning from R-2 to C-2A: 6 and 10 Forest Hill Drive, and Amendment to the Land Use Bylaw

A public hearing on this matter was held on Wednesday, February 18, 1987.

MOVED by Alderman Hamshaw, seconded by Deputy Mayor Jeffrey that City Council:

(a) approve the rezoning of the lands located at 6 and 10 Forest Hill Drive from R-2 (Two-Family Dwelling Zone) to C-2A (Minor Commercial Zone); and

(b) amend Section 9(d) of the Mainland portion of the Land Use Bylaw to read:

9(d) Off-street parking for vehicles shall be provided for a lot on which a commercial building is erected, at a point or points not further than 500 feet from the commercial building, according to the following:

(i) 3 spaces per 1,000 sq. ft. of gross floor area of office space;

(ii) 4 spaces per 1,000 sq. ft. of gross floor area of retail/service store space;

(iii) 8 spaces per 1,000 sq. ft. of gross floor area of restaurant space; and

(iv) parking shall not be permitted within 3 ft. of the street line, and parking for commercial uses shall be paved.

The City Clerk advised that His Worship Mayor Wallace, and Aldermen D. Grant, Dewell, R. Grant, Walker and Leiper were absent from the February 18 public hearing.

The motion was put and passed with Aldermen D. Grant, Dewell, R. Grant, Walker and Leiper abstaining.

City Council  
February 26, 1987

Tax Agreement - Prince George Hotel Parking Garage

This matter was last discussed at a regular meeting of Halifax City Council on February 12, 1987 at which time it was deferred until February 26, to afford the City Solicitor an opportunity of reviewing the proposed agreement in light of Council's recently-approved resolution regarding parking garages.

A private and confidential report, dated February 17, 1987, was submitted from D. F. Murphy, Q.C., City Solicitor.

MOVED by Alderman Downey, seconded by Alderman Hamshaw that City Council enter into the agreement (as attached to the staff report dated January 27, 1987) with the owner of the Prince George Hotel regarding a tax concession for the Prince George Hotel parking garage.

Alderman Meagher expressed concern that the agreements governing the Prince George Hotel parking garage and other similar facilities do not contain a time limit for which the tax concession will be extended. He noted that, in his opinion, such concessions should be available only on a twelve-month basis to allow an opportunity to assess the situation at the end of that period, and advised that, for this reason, he would not be supporting the motion.

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

Tax Agreement - Halifax Developments Limited: Brunswick Street Parking Garage

The above-mentioned matter was last discussed at a regular meeting of Halifax City Council held on February 12, 1987 at which time it was deferred to February 26, pending advice from the City Solicitor.

A private and confidential report, dated February 17, 1987, was submitted from D. F. Murphy, Q.C., City Solicitor.

MOVED by Alderman Downey, seconded by Alderman O'Malley that City Council enter into the agreement as attached to the January 12, 1987 staff report with Halifax Developments Limited regarding a tax concession on the Brunswick Street parking garage at the northeast corner of Brunswick Street and Cogswell Street, once the parking garage is able to be occupied.

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

City Council  
February 26, 1987

Peninsula North Secondary Planning Strategy and Associated  
Municipal Planning Strategy and Land Use Bylaw Amendments

Alderman Downey retired from the meeting owing to a conflict of interest.

This matter was last discussed at a regular meeting of City Council held on January 29, 1987 at which time it was agreed to refer the submissions received at the January 21 public hearing to the Planning Advisory Committee for consideration.

A report, dated February 20, 1987, was received from Mr. J. M. Gatten, Chairman of the Planning Advisory Committee, as well as an Information Report, dated February 12, 1987 and a supplementary staff report dated February 24, 1987.

MOVED by Alderman Meagher, seconded by Alderman O'Malley that the matter be referred to the Special Meeting of Committee of the Whole Council scheduled for 7:30 p.m., Tuesday, March 3, 1987 for discussion purposes.

Responding to a question from Alderman Crowwell, His Worship Mayor Wallace suggested that, subsequent to the March 3 deliberations, the matter would be forwarded to the next regular meeting of City Council scheduled for Thursday, March 12.

The motion was put and passed.

Alderman Downey returned to the meeting.

MOTIONS OF RECONSIDERATION

Motion Alderman Leiper Re: Reconsideration of Council Motion of February 12, 1987 - Award of Tender #87-63 (Forrest House Apartments)

Alderman Leiper gave Notice of Motion of Reconsideration concerning Council's previous resolution on the above-mentioned matter during the regular meeting of City Council held on February 12, 1987.

In addressing the matter, Alderman Leiper referred to the numerous letters received from members of the construction industry (copies of which constitute part of the official file on this tender), and expressed the opinion that by awarding Tender #87-63 to Ecco Construction, Council had shown a disregard for its adopted tendering policies.

City Council  
February 26, 1987

On that basis, it was moved by Alderman Leiper, seconded by Alderman Cromwell that Council reconsider its motion of February 12, 1987 with respect to Item 10.10, Award of Tender #87-63: Forrest House Apartments.

The motion was put and passed with eleven members of Council voting in support and one in opposition, as follows:

FOR: Deputy Mayor Jeffrey; and Aldermen D. Grant, Cromwell, Meagher, O'Malley, Dewell, R. Grant, Walker, Leiper, Flynn, and Hamshaw (11)

AGAINST: Alderman Downey (1)

MOVED by Alderman Leiper, seconded by Alderman O'Malley that Council rescind its motion of February 12, 1987 with regard to the award of this tender, and that Tender #87-63, Forrest House Apartments, be awarded to the lowest legitimate bidder, Blunden Construction Limited, P. O. Box 280, Halifax, Nova Scotia, B3J 2P3, at a total project cost of \$912,300.00.

Alderman Downey spoke in opposition to the motion, referring to the \$30,000 that would be saved by the City in awarding the tender in question to Ecos Construction and emphasizing that, in his opinion, Ecos was not at fault with regard to the error in its tender submission.

Alderman O'Malley, speaking in support of the motion, noted that, in his opinion, Council must adhere to its adopted tendering practices, including the refusal of all submissions which do not meet the terms of the City's tendering policies.

Following a lengthy discussion, the motion was put and passed with 11 members of Council voting in support and 1 in opposition, as follows:

FOR: Deputy Mayor Jeffrey; and Aldermen D. Grant, Cromwell, Meagher, O'Malley, Dewell, R. Grant, Walker, Leiper, Flynn, and Hamshaw (11)

AGAINST: Alderman Downey (1)

9:05 p.m. - Alderman Leiper retires from the meeting.

#### PUBLIC HEARINGS, HEARINGS, ETC.

Appeal of Minor Variance Refusal - 3205 Union Street

A staff report, dated February 11, 1987, was submitted.



City Council  
February 26, 1987

Mr. E. Boyd Algee, Development Officer, using maps and diagrams of the property in question, presented a brief overview of the minor variance appeal pertaining to 3205 Union Street.

In his remarks, Mr. Algee noted that a previous application for a variance of the front yard requirement had been approved by staff on July 15, 1986; however, he added that when the variance approval was appealed, the decision of the Development Officer was overturned by City Council. Based on Council's deliberations of September 25, 1986, staff refused a second (and identical) application on January 29, 1987. The applicant, Mr. Robertson, has appealed this refusal primarily owing to the fact that he had waived his right to address Council on the matter during the 1986 hearing.

Referring to the actual minor variance application, Mr. Algee noted that Mr. Robertson proposes to construct a two-storey addition at the side of an existing two-storey building, creating a semi-detached dwelling 10 feet from the street/front property line (the front yard requirement in this area of the City is 15 feet).

Mr. Dale Robertson, the owner of the property in question, addressed Council, noting the considerable number of multiple-unit dwellings already located on Union Street and emphasizing that the addition to his property will be as attractive and in conformance with the rest of the street as possible. He pointed out that, under the Land Use Bylaw, he is legally empowered to convert 3205 Union Street to a duplex as-of-right, and requires minor variance approval only to construct a porch at the front of the addition in order to bring it into conformity with the existing structure. Mr. Robertson indicated, however, that because of his dedication to quality construction and to aesthetics, he doubted whether he would proceed with the overall addition unless this variance for the porch area were granted.

9:10 p.m. - Mayor Wallace retires from the meeting with Deputy Mayor Jeffrey assuming the Chair.

Ms. Jane Curran, a resident of 3231 Union Street (four houses away from the property in question), addressed Council in opposition to the proposal, emphasizing that the conversion of 3205 Union Street to a duplex unit will only serve to exacerbate the parking shortage already in evidence on the street.

Mr. Richard Lawrence of 3206 Union Street indicated his opposition to the proposal on the basis of the threat such intensive forms of development pose for the quality of life on Union Street and the precedent it will set for future developments of this nature.

Mr. Simon Sawyer, a resident of 3190 Union Street, spoke in opposition to the proposal, reiterating the remarks made by Mr. Lawrence.

Mr. Thomas Cater, a resident of Union Street, addressed Council in opposition to the proposal, noting that in addition to a shortage in parking spaces, Union Street also suffers from a lack of continuous sidewalk, particularly in the area directly abutting Mr. Robertson's property. He concluded his remarks by urging Council to consider a rezoning of the area to R-1.

Alderman O'Malley addressed the matter, stating that, in his opinion, Mr. Robertson's proposal constitutes a threat to a neighbourhood which has a long history of stability, adding that the design of the proposed addition is unacceptable from an occupancy point of view.

It was moved by Alderman O'Malley, seconded by Alderman Meagher that Council uphold its previous decision of September 25, 1986, that the decision of the Development Officer be upheld, and that the appeal be denied.

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 February 18 as follows:

Award of Tender #87-65: Eleven 1987 Four-Door Sedans (Halifax Police Department)

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

1. Tender #87-65 for eleven 1987 model four-door sedans for the Halifax Police Department be awarded to McDonald Chev Olds Limited, 3681 Kempt Road, Halifax, Nova Scotia, B3K 5M7, for a total project cost of \$149,404.64; and
2. Funds are available from Account Number: 126104.X1720.87101.

Motion passed.

Award of Tender #87-66: Three 1987 Four-Door Sedans  
(Halifax Police Department)

It had been recommended by the Finance and Executive Committee that this tender be awarded to Harbour View Plymouth Chrysler Limited for a total project cost of \$31,746.00.

A supplementary staff report, dated February 24, 1987, was submitted, indicating that the recommended low bidder on Tender #87-66, Harbour View Plymouth Chrysler Limited, has declared bankruptcy. An Information Report, dated February 25, 1987, was also submitted.

MOVED by Alderman Downey, seconded by Alderman Hamshaw  
that:

1. Tender #87-66 for three 1987 model four-door sedans for the Halifax Police Department be awarded to Halifax Chrysler Dodge Limited, 3737 Kempt Road, Halifax, Nova Scotia, B3K 4X6, at a total project cost of \$32,262.00; and
2. Funds are available from Account Number 126104.X1720.86100.

Motion passed.

9:30 p.m. - Mayor Wallace returns to the meeting, with Deputy Mayor Jeffrey assuming his usual seat on Council.

Tender #86-160: Towing Services (Halifax Police Department)

MOVED by Alderman Downey, seconded by Alderman Walker  
that, as recommended by the Finance and Executive Committee, authority be granted to award this tender to the only bidder, Ace Towing Limited, in accordance with all terms and conditions of the tender documents and the resolution dated January 29, 1987 as attached to the February 13, 1987 supplementary staff report.

Alderman D. Grant clarified the terms of the agreement with Ace Towing Limited (namely, that noise from the towing operation will be controlled between the hours of 11:00 p.m. and 7:00 a.m.; all vehicles towed to Mitchell Street will be contained within the fenced compound; that all vehicles used in conjunction with the Ace Towing business will be parked in legal parking spaces; \* and that, should Ace Towing not adhere to these terms and conditions, the tender agreement can be immediately terminated)\* and expressed appreciation to Ace Towing Limited for its willingness to comply with these conditions.

Motion passed.

Award of Tender #87-66: Three 1987 Four-Door Sedans  
(Halifax Police Department)

It had been recommended by the Finance and Executive Committee that this tender be awarded to Harbour View Plymouth Chrysler Limited for a total project cost of \$31,746.00.

A supplementary staff report, dated February 24, 1987, was submitted, indicating that the recommended low bidder on Tender #87-66, Harbour View Plymouth Chrysler Limited, has declared bankruptcy. An Information Report, dated February 25, 1987, was also submitted.

MOVED by Alderman Downey, seconded by Alderman Hamshaw  
that:

1. Tender #87-66 for three 1987 model four-door sedans for the Halifax Police Department be awarded to Halifax Chrysler Dodge Limited, 3737 Kempt Road, Halifax, Nova Scotia, B3K 4X6, at a total project cost of \$32,262.00; and
2. Funds are available from Account Number 126104.X1720.86100.

Motion passed.

9:30 p.m. - Mayor Wallace returns to the meeting, with Deputy Mayor Jeffrey assuming his usual seat on Council.

Tender #86-160: Towing Services (Halifax Police Department)

MOVED by Alderman Downey, seconded by Alderman Walker  
that, as recommended by the Finance and Executive Committee, authority be granted to award this tender to the only bidder, Ace Towing Limited, in accordance with all terms and conditions of the tender documents and the resolution dated January 29, 1987 as attached to the February 13, 1987 supplementary staff report.

Alderman D. Grant clarified the terms of the agreement with Ace Towing Limited (namely, that noise from the towing operation will be controlled between the hours of 11:00 p.m. and 7:00 a.m.; all vehicles towed to Mitchell Street will be contained within the fenced compound; and that all vehicles used in conjunction with the Ace Towing business will be parked in legal parking spaces) and expressed appreciation to Ace Towing Limited for its willingness to comply with these conditions.

Motion passed.

Office Systems Furniture - Scotia Square Offices

MOVED by Alderman Cromwell, seconded by Alderman Flynn that, as recommended by the Finance and Executive Committee, prior to Council hearing further representations from the various companies, each company should be requested to establish a mock-up of the work station in order that members of Council might view them; and further, that the establishment of the location of mock-ups and the specific criteria would be determined by staff.

Motion passed.

F. & S. Offshore Co. Limited - Renewal of Lease  
(Floating Restaurant)

MOVED by Alderman Dewell, seconded by Alderman Downey that, as recommended by the Finance and Executive Committee, the Mayor and City Clerk be authorized to execute the license with F. & S. Offshore Ltd. for the balance of 1987 at a monthly rent of \$1,100 in the form attached to the January 28, 1987 staff report.

Motion passed.

Acquisition - Parcels A, B, and C: 562 Herring Cove Road

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, Parcels A, B and C, as shown on Plan P200/155449 attached to the confidential staff report dated February 4, 1987, be acquired from Oakwood Contractors Limited for the sum of \$2,898.00 (funds to be made available from Account No. 226111 20330 CJ012, Herring Cove Road Traffic Improvement).

Motion passed.

Tender #86-139: Sale of Castle Hill Drive - Lots H-1 to H-9

MOVED by Alderman Hamshaw, seconded by Alderman Flynn that, as recommended by the Finance and Executive Committee, in connection with the sale of Lot H-6, Castle Hill Drive, an easement over City land (as shown on Attachment "A" of the confidential staff report dated February 3, 1987) be granted to the purchaser of Lot H-6 for one dollar, and that the purchaser, Mr. John Hilton, be paid \$5,000 as settlement in full for extra sewer lateral costs (funds are to be made available from the proceeds of the sale, since this is a cost of the sale of the lands).

Motion passed.

Sale of Portion of Grosvenor School Lands

Responding to a question from Alderman Hamshaw, Mr. R. J. Matthews, Director of Development and Planning, advised that the conceptual plans for the development in question show a green space at the back of these lots, and indicated that he would discuss the matter with the developer to ensure that this green space is properly landscaped.

MOVED by Alderman Hamshaw, seconded by Alderman Flynn that, as recommended by the Finance and Executive Committee, Parcel "X", as shown on the sketch attached to the confidential staff report dated February 9, 1987, be sold to Ryco Atlantic Limited for \$50,000 at such time as construction of Phase I of Ryco's proposed development is substantially underway, and subject to the provision of a guarantee acceptable to the City Solicitor that the approved development will be completed.

Motion passed.

Application for Relocation of Junk Dealer -  
Dominion Metals Limited

An Information Report, dated February 25, 1987, was submitted.

MOVED by Alderman D. Grant, seconded by Alderman O'Malley that the matter be deferred and that Council not consider issuing a license until Dominion Metals indicates that it has permission to relocate to MacLean Street and to Pier 9A, and until a complete environmental impact study can be carried out and submitted to Council as to the effects of the Dominion Metals relocation in terms of environmental pollution and/or hazards to the public.

Responding to a question, Alderman O'Malley expressed the view that the onus is on the applicant to provide Council with the requested information regarding the results of an environmental impact study.

Alderman Flynn, referring to his comments made during the Finance and Executive Committee meeting on February 18, advised that he had discussed the feasibility of rescinding the Junk Dealers Ordinance with City staff, and, on their recommendation, had decided not to proceed until such time as a full report on this matter (and addressing the zoning of wrecked-car depositories) has been submitted to Council.

Motion passed.

Deputy Mayor Jeffrey requested that staff review the bottling plant operation located on Andrew Street to ascertain whether any aspects of that business come under the jurisdiction of the Junk Dealers Ordinance.

Alderman Dewell noted that the bulk of the Dominion Metals operation deals with scrap metal and asked for advice from the City Solicitor as to whether this undertaking falls within the jurisdiction of the Junk Dealers Ordinance.

The City Solicitor advised that he would investigate the matter and respond to the Alderman's question.

Encroachment License - Art Gallery of Nova Scotia

MOVED by Alderman Downey, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, Council approve a permanent encroachment of the Art Gallery of Nova Scotia building, and the proposed addition thereto, of approximately 45.2 square feet over Hollis Street, and approximately 216 square feet over Bedford Row.

Motion passed.

Sponsorship - Canadian Study Program on Housing

In Alderman Leiper's absence, it was moved by Alderman Flynn, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, Council authorize the Board of Harbour City Homes to negotiate with the City of Dartmouth on an agreement to joint-sponsor a participant from an under-developed country, and to complete the necessary forms prior to the March 15, 1987 deadline.

Motion passed.

Nominees for Vanier Awards

In Alderman Leiper's absence, it was moved by Alderman Flynn, seconded by Deputy Mayor Jeffrey that, as recommended by the Finance and Executive Committee, a letter of congratulation be forwarded on behalf of Halifax City Council to Messrs. Dalglish and Hanson, two of the five recipients of the 1987 Vanier Awards.

Motion passed.

Sunday Openings - Retail Stores

An Information Report, dated February 19, 1987, was submitted from Chief Blair D. Jackson, Halifax Police Department.

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, City Council defer any action under the Retail

City Council  
February 26, 1987

Business Uniform Closing Day Act until after the Spring sitting of the House of Assembly, and that staff be requested to report further to Council on the options open to it after the Legislature has prorogued.

Alderman R. Grant asked for information as to whether the Legislature will clarify which categories of retail outlets (of 4,000 square feet or less) will be allowed to remain open on Sundays.

Motion passed.

Clarification of Discretionary Funding -  
Halifax District School Board

MOVED by Alderman O'Malley, seconded by Deputy Mayor Jeffrey that, as recommended by the Finance and Executive Committee a letter be forwarded to the Honorable Mr. T. McInnis, Minister of Education, requesting an interpretation of the Provincial Education Act, particularly from the perspective as to whether municipalities have the authority to designate the area of application for their discretionary funding.

Alderman R. Grant referred to a letter received some time ago from the previous Minister of Education, Mr. Donahoe, in which it was indicated that monies received over and above that which is needed to fund core programs (as mandated by the Department of Education) can be used for discretionary purposes, providing the application of these funds is agreed upon both by the School Board and by City Council.

Alderman Grant asked that a copy of that letter be forwarded as an attachment to the correspondence with Mr. McInnis for clarification purposes.

Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report from the Committee on Works from its meeting held on February 18, 1987 as follows:

Crosswalk Illumination

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the Committee on Works, Council, through the Mayor, correspond with the Minister of Transportation requesting that the Province study the possibility of establishing flashing amber beacons, or better illuminated warning devices at crosswalks throughout the Province, and to investigate the criteria for installation of flashing warning signs at zebra crosswalks.

Motion passed.



Devonshire Avenue and Albert Street - Crossover

It had been recommended by the Committee on Works that staff be granted permission to canvass the affected residents in relation to proposed changes to Albert Street and Devonshire Avenue.

A staff report, dated February 23, 1987, was submitted.

MOVED by Alderman O'Malley, seconded by Alderman R. Grant that staff be directed to mail a questionnaire to all affected property owners advising them of the City's interest in changing the official name of Albert Street to South Albert Street, North Albert Street and Devonshire Avenue, and for staff to report back to City Council with the results of the survey.

Motion passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Report - Lakes and Waterways Advisory Committee:  
Northeast Corner of Kearney Lake Road and Bicentennial Highway  
MPS and Land Use Bylaw Amendments

A report, dated February 20, 1987, was submitted from Mr. John Murtagh, Chairman, Lakes and Waterways Advisory Committee together with an Information Report, dated February 25, 1987.

MOVED by Alderman Hamshaw, seconded by Alderman Flynn that the recommendation from the Lakes and Waterways Advisory Committee, as set out below, be referred to the Planning Advisory Committee for review and report:

That, in addition to the requirements under Schedule L and pursuant to subsection 10 of the Policy, that Council require that an Environmental Impact Assessment be carried out, and that Erosion and Sediment Control Measures be fully applied and implemented in relation to the proposed development at the northeastern corner of Kearney Lake Road and the Bicentennial Highway, and further, that Council give consideration to amending Schedule L to provide for both an Environmental Impact Assessment and Erosion and Sediment Control Measures.

Motion passed.

City Council  
February 26, 1987

Report - Advisory Design Panel: Contract Development -  
5560-62 Morris Street and 5561-65 Morris Street

A report, dated February 20, 1987, was submitted from Mr. Essy Baniassad, Chairman, Advisory Design Panel.

MOVED by Alderman Downey, seconded by Alderman D. Grant that the report of the Advisory Design Panel regarding the contract developments at 5560-62 Morris Street and 5561-65 Morris Street be tabled.

Alderman D. Grant suggested that the Advisory Design Panel may wish to invite the architects in question to meet with them in order to discuss the Panel's recommendations on the matter.

The motion was put and passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on February 18, 1987 as follows:

Case No. 5216 - Development Agreement: Lot 9 Catamaran Road (SET DATE FOR PUBLIC HEARING)

MOVED by Alderman R. Grant, seconded by Deputy Mayor Jeffrey that, as recommended by the City Planning Committee:

- (1) a date for a public hearing be scheduled by Halifax City Council to consider the application for a development agreement to permit the requested use of Lot 9, Catamaran Road; and further that
- (2) City Council consider changes to the proposed Mainland South Secondary Planning Strategy that would:
  - (a) designate the property "Minor Commercial;" and
  - (b) allow the site to be rezoned to C-2A, Minor Commercial Zone, during associated amendments to the Land Use Bylaw.

The motion was put and passed.

The City Clerk advised that the public hearing on this matter would be scheduled for WEDNESDAY, APRIL 22, 1987 at the Joseph Howe School, 2557 Maynard Street.

City Council  
February 26, 1987

Mainland South Secondary Planning Strategy (SET DATE  
FOR PUBLIC HEARING)

Correspondence, dated February 25, 1987, was submitted from Mr. Pyara S. Randhawa of Astro Management Limited, as well as a letter, dated February 26, 1987, from Mr. Raymond W. Ferguson, R. W. Ferguson Investments Limited.

It had been recommended by the Finance and Executive Committee that a public hearing date be set to consider the Mainland South Secondary Planning Strategy adopted by Council on July 23, 1986 with changes as contained in Appendix 1 of the staff report dated February 10, 1987, excluding Recommendation (9) which should read "to designate the Kelly Street area as 'Low-Density Residential,' zoned R-2."

It was moved by Alderman R. Grant, seconded by Alderman O'Malley that the matter be deferred to the Special Meeting of City Council scheduled for Wednesday, March 4, and further, that the item be added to the agenda of the Special Meeting of Committee of the Whole Council scheduled for Tuesday, March 3 at 7:30 p.m. to provide an opportunity for a staff presentation.

The motion to defer was put and passed.

10:00 p.m. - The meeting adjourned for a brief recess.

10:15 p.m. - The meeting reconvened with the same members being present.

Prison Lands Development - Amendment to Development Agreement

MOVED by Alderman O'Malley, seconded by Alderman Meagher that, as recommended by the City Planning Committee, an amended Schedule "C," with start/completion dates as noted in the staff report, dated February 2, 1987, be prepared and attached to the September 17, 1985 Development Agreement for the Prison Lands.

Alderman Dewell noted that the suggested amendments to the development agreement would extend the construction period for a two-year period, and (referring to submissions made during the public hearing on this matter) expressed concern that the neighborhood would be unduly disrupted as a result.

Alderman O'Malley expressed similar concerns, but emphasized that the construction period is not being extended for another 24 months, clarifying that additional time is now being required owing to a delay in start-up.

Both Aldermen Dewell and O'Malley requested that the developer in question be encouraged to complete this project as quickly as possible to avoid prolonged inconvenience to residents of the area.

The motion was put and passed.

Case No. 5198 - Schedule "K" Application: Langbrae  
Gardens - Phase Two-A

A supplementary staff report, dated February 23, 1987, was submitted.

MOVED by Alderman Henshaw, seconded by Deputy Mayor Jeffrey that:

- 1) the application by Arka Construction Limited under Schedule "K," Section 68 of the Land Use Bylaw (Mainland Area), for Stage II approval of the Langbrae Gardens - Phase Two-A development, Kilbirnie Lane, be approved by City Council.
- 2) a reduction of the front yard requirements be granted limited to Lots 2 to 9 inclusive;
- 3) the cul-de-sac island requested by the developer be approved;
- 4) the developer, as appropriate, be given an opportunity to participate in staff discussions concerning the design of the proposed park area; and
- 5) Council require that the contract shall be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Halifax City Council; otherwise, the Stage II approval will be void and obligations arising hereunder shall be at an end.

Motion passed.

#### MOTIONS

Motion Alderman Flynn Re: Pejant Street (Official Street)

At the request of Alderman Flynn, it was agreed that this matter be deferred to the next regular meeting of Halifax City Council scheduled for Thursday, March 12, 1987, pending the receipt of a staff report pertaining to cost estimates.

QUESTIONS

Question Alderman Walker Re: Apartment Vacancy Rate

Alderman Walker noted that, owing to an increase in the vacancy rates pertaining to rental units, many tenants wishing to relocate are experiencing difficulty in finding individuals willing to sub-let. He added that the situation is exacerbated by the fact that many leases are for a 12-month period, which places a considerable financial burden on those who cannot find individuals to take over their existing lease.

Alderman Walker advised that owing to the improved vacancy rate, many landlords are offering one month free rental on vacant apartments, a policy which is understandably more attractive to prospective tenants than a sub-lease.

The Alderman requested information from the City Solicitor as to whether there are any steps that Council could take to alleviate the problems experienced by those individuals wishing an early release from their rental agreements.

Question Alderman R. Grant Re: Surplus Equipment  
(Halifax Fire Department)

Alderman R. Grant referred to a request from the Herring Cove and District Volunteer Fire Department with reference to a pumper truck currently being auctioned by the City.

Responding to the Alderman's comments, the City Manager advised that unfortunately the proposal submitted by the Herring Cove group was considerably less than the highest bid of \$20,000.

Question Alderman R. Grant Re: Bottling Exchange Operations

Alderman R. Grant referred to the practice of certain bottling exchanges of parking a tractor trailer on a site and leaving it until it has been filled with bottles. He asked that the City Solicitor's Department investigate this matter to ascertain whether, in fact, it is legal for a bottling exchange operation to conduct its business in this fashion.

Question Alderman R. Grant Re: Letter from Astro Management  
(Mainland South Secondary Planning Strategy)

Alderman R. Grant referred to a letter, dated February 25, 1987, received from Astro Management Limited with regard to a development proposed for Herring Cove Road. He noted that the final paragraph of that letter states that "city staff is greatly in favour of this innovative proposal," and requested confirmation from staff as to the validity of this statement.

Question Alderman Flynn Re: Surplus Equipment  
(Halifax Fire Department)

Alderman Flynn referred to the cooperation the City receives from the various County fire departments in battling fires in the vicinity of the Halifax City limits, and asked if staff could give special consideration (when disposing of surplus fire equipment) to the requirements of those County fire departments.

The City Manager indicated that he would take this matter under advisement.

Question Alderman Dewell Re: Sewage Treatment  
- Halifax Harbour

Alderman Dewell requested information as to whether consideration had been given to the use of ozone generators with respect to sewage treatment in Halifax Harbour.

The City Manager suggested that this option may be alluded to in the forthcoming BAPC report on the Halifax Harbour situation.

Question Alderman Dewell Re: Gymnasium - St. Catherine's  
School

Alderman Dewell advised that the St. Catherine's School is now being used by grades Primary through Junior High, emphasizing that its gymnasium facilities were originally designed only for grades Primary to Grade 6. He noted that the gymnasium equipment has been identified as being inadequate for its present usage, adding that the School Board plans to request the Minister of Education to provide for an upgrading of this equipment in his 1987 budget.

Alderman Dewell suggested that City Council may wish to forward a letter supporting the School Board's request with regard to the St. Catherine's Gymnasium.

His Worship Mayor Wallace indicated that he would discuss the matter further with the Alderman before taking any action.

Question Alderman Dewell Re: Unsightly Buildings

Alderman Dewell referred to numerous complaints received regarding buildings which, while meeting all conditions of the National Building Code, are unsightly because for example, they badly require painting. The Alderman emphasized that the presence of such buildings often detracts from the overall appearance of the neighbourhood and brings down the value of the homes surrounding it.

City Council  
February 26, 1987

Alderman Dewell requested information from the City Solicitor's Department as to what steps Council might adopt to control problems such as this or to encourage property owners to maintain their buildings in a better state of repair.

Question Alderman O'Malley Re: Mulgrave Park - Graffiti

Alderman O'Malley referred to the graffiti currently displayed on some of the Mulgrave Park buildings which can be seen from one of the main highways into the City.

Noting that such graffiti is in bad taste and gives visitors to Halifax a negative impression of the City, the Alderman requested, and it was so agreed, that a letter be forwarded to the Halifax Housing Authority and to other operators of City-owned buildings, notifying them that City Council wishes graffiti to be removed from all public buildings as and when it occurs.

Question Alderman Meagher Re: Proposed Tax Revisions

Alderman Meagher referred to information contained in a recent newsletter from the Canadian Federation of Mayors and Municipalities concerning various tax revisions proposed by the Federal Government and the implications of those changes in terms of the municipalities themselves.

The Alderman requested that staff prepare a paper in opposition to the proposal for Council's consideration and possible submission to the Honorable Mr. Michael Wilson, Federal Minister of Finance, and to the Federation of Canadian Municipalities.

Question Alderman Meagher Re: Driveway Application:  
6284 Yukon Street (Ordinance 180)

Responding to a question from Alderman Meagher, the City Manager advised that he would investigate the matter further with staff as to what action is currently being taken.

Question Alderman Meagher Re: Tax Exemptions for Widows

Responding to a question from Alderman Meagher, the City Manager advised that a report on this matter would be submitted in the very near future.

City Council  
February 26, 1987

ADDED ITEMS

Bayers Road Shopping Center - Sewer Easements

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

A staff report, dated February 12, 1987, was submitted.

MOVED by Alderman Flynn, seconded by Alderman O'Malley that the sewer easements held by the City of Halifax over the lands of Marex Properties at the Bayers Road Shopping Centre be released.

Motion passed.

Appointments

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

A report, dated February 20, 1987, was submitted from His Worship Mayor Wallace.

MOVED by Deputy Mayor Jeffrey, seconded by Alderman Flynn that the following appointments be made:

HALIFAX TAXI COMMISSION

Mr. Phil Herritt (owner-representative)  
Mr. Neil Landry  
Ms. Kim Turner  
Mr. Noel Westall  
Mr. Barry Herod  
Mr. Richard Joseph  
(Terms to expire November 1, 1987)

HALIFAX CIVIC HOSPITAL

Ms. Lois Avison  
Mr. Patrick Shaw  
Mr. Donald Peverill  
Mr. George Finlay  
(Terms to expire February 28, 1988)

ELECTION PROCEDURES COMMITTEE

Mr. Dan Clarke  
Mr. Don Curren  
Mrs. Mary Moffatt  
Mrs. Joan Fraser  
(Terms to expire February 28, 1988)



City Council  
February 26, 1987

LAKES AND WATERWAYS

Technical Representatives:

Dr. J. G. Ojden  
Dr. D. H. Waller  
Mr. John Murtagh  
Dr. Richard Addison  
Mr. John Spencer  
Mr. Reinhart Petersman

Concerned Citizen Representatives:

Ms. Heather Ragnell  
Mr. Gerry Blom  
(Terms to expire February 28, 1988)

HALIFAX COURT HOUSE COMMISSION

Mr. Jeffrey Morris  
Mr. Donald Urquhart  
Dr. William Gorman  
(Terms to expire February 28, 1988)

ADVISORY COMMITTEE ON CONCERNS OF AGEING

Ward 1: Mr. Archie MacKenzie  
Ward 2: Mrs. Ida Zifkin  
Ward 3: Mr. Alexander J. Krieger  
Ward 4: Mr. Walter C. Buchanan  
Ward 5: Ms. Joy Keeler  
Ward 6: Mrs. Margaret Neaves  
Ward 7: Mrs. Margaret Cochrane  
Ward 8: Mr. Stanley Faine  
Ward 9: Mr. Roy Hanson  
Ward 10: Mrs. Marian Smith  
Ward 11: Mrs. Beryl Kelcher  
Ward 12: Mr. Elliott Robertson  
Citizens at Large: Ms. Lucy Riley  
Independent Chairman: Ms. Margaret Cragg  
(Terms to expire February 28, 1988)

HALIFAX CITY REGIONAL LIBRARY

Mrs. Mary Cooley  
Mrs. Leah O'Neill  
Dr. John Arneaud  
Ms. Marjorie Willison  
(Terms to expire February 28, 1988)

TOURISM HALIFAX

Ms. Bernice Sullivan  
Ms. Elaine Sibson  
Mr. Peter Johnstone  
Mr. Peter Andrews  
Ms. Anna Fried  
Mr. Ross Stinson  
(Terms to expire February 28, 1988)

City Council  
February 26, 1987

BOARD OF HEALTH

Mr. Peary Tidd-Carleton  
(Term to expire February 26, 1988)

POINT PLEASANT LAKE COMMISSION

Mrs. Judith Tolson  
Mr. Peter Herrmann  
(Term to expire February 26, 1988)

HALIFAX RECREATION COMMITTEE

Mrs. Margorie Ferguson  
(Term to expire February 26, 1988)

The motion was unanimously passed.

Alfred G. Crowell reported that, in future, reports concerning committee appointments be made available to members of Council at least 48 hours in advance of the Council meeting at which such decisions are to be made.

Alfred G. Crowell further reported that the matter of the length of term of appointment of Council committees be brought back to a future meeting of Committee of the Whole Council for additional study, noting that Council would appear to be deviating from its previously adopted resolution regarding a maximum appointment of two terms per member.

Alfred G. Crowell reported that other recommendations made by the Commission on City Government which are still outstanding include the inclusion of a provision with committee appointments, allowing that, in his opinion, a special meeting should be authorized to deal with these matters prior to placing it on the agenda of an upcoming Committee of the Whole Council.

Mr. William Woyt Wallace indicated that he would look into making the necessary arrangements for such a meeting.

Alfred G. Crowell indicated that, in his opinion, members of Council should be given the opportunity by the Mayor's office to contact those individuals in their wards who are being considered for appointment to the various committees.

Award of Tender #87-72: Architectural Workbooks (City Hall)

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

A report of the same, dated February 16, 1987, was submitted.

Motion of Mr. Woyt Wallace, seconded by Alderman  
Crowell, that Tender #87-72 for Architectural Workbooks (City  
Hall) be awarded to the lowest bidder, \$12,000.

BOARD OF HEALTH

Ms. Peggy Tibbo-Cameron  
(Term to expire February 28, 1988)

POINT PLEASANT PARK COMMISSION

Mrs. Judith Tulloch  
Mr. Peter Herschorn  
(Terms to expire February 28, 1988)

HALIFAX RECREATION COMMITTEE

Mrs. Marjorie Ferguson  
(Term to expire February 28, 1988)

THE BOARD OF HARBOUR CITY HOMES

Ms. Sylvia Hamilton  
Ms. Nancy Wooden  
Mr. Robert Russell  
(Terms to expire February 28, 1988)

PLANNING ADVISORY COMMITTEE

Mr. Frank Palermo  
Mr. Walter Nolan  
(Terms to expire February 28, 1989)

The motion was put and passed.

Alderman Cromwell requested that, in future, reports concerning committee appointments be made available to members of Council at least 48 hours in advance of the Council meeting at which such decisions are to be made.

Alderman Cromwell further requested that the matter of the length of terms of appointment to Council committees be brought back to a future meeting of Committee of the Whole Council for additional study, noting that Council would appear to be deviating from its previously-adopted resolution regarding a maximum appointment of two terms per member.

Alderman R. Grant suggested that other recommendations made by the Commission on City Government which are still outstanding could be discussed in conjunction with committee appointments, adding that, in his opinion, a special meeting should be scheduled to deal with these matters prior to placing it on the agenda of an upcoming Committee of the Whole Council.

His Worship Mayor Wallace indicated that he would look into making the necessary arrangements for such a meeting.

Alderman Walker indicated that, in his opinion, members of Council should be given the opportunity by the Mayor's Office to contact those individuals in their wards who are being considered for appointment to the various committees.

\* AMENDED PAGE \*  
City Council  
February 26, 1987

Award of Tender #87-72: Architectural Woodwork (City Hall)

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

A staff report, dated February 16, 1987, was submitted.

MOVED by Deputy Mayor Jeffrey, seconded by Al Sherman Walker that Tender #87-72 for architectural woodwork (City Hall) be awarded to Nova Woodcraft Limited, Box 819,

Lunenburg, Nova Scotia, B0J 2C0, for a total project cost of \$54,900.00 (funds to be made available from Account Number 222502.20500.EH021).

Motion passed.

Award of Tender #87-75: Fixed Seating (City Hall)

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

A staff report, dated February 16, 1987, was submitted.

MOVED by Alderman Downey, seconded by Alderman Hamshaw that Tender #87-75 for fixed seating (City Hall) be awarded to Irwin Seating Canada Limited, 5675 Temberlea Boulevard, Mississauga, Ontario for a total project cost of \$14,540.16 (funds to be made available from Account Number 222502.20500.EH021).

Motion passed.

There being no further business to be discussed, the meeting was adjourned at 10:45 p.m.

HEADLINES

Presentation: Retirement Scroll - Walter E. Wells (Halifax Fire Department) .....	111
MINUTES .....	112

DEFERRED ITEMS

Case No. 5160 - Rezoning Application: Lot 37A Winchester Avenue from R-1 (Single-Family Dwelling) to R-2 (Two-Family Dwelling) .....	112
Case No. 5224 - Rezoning from R-2 to C-2A, 6 and 10 Forest Hill Drive, and Amendment to Land Use Bylaw .....	113
Tax Agreement - Prince George Hotel Parking Garage .....	114
Tax Agreement - Halifax Developments Limited: Brunswick Street Parking Garage .....	114
Peninsula North Secondary Planning Strategy, and Associated Municipal Planning Strategy and Land Use Bylaw Amendments .....	115

MOTIONS OF RECONSIDERATION

Motion Alderman Leiper Re: Reconsideration of Council Motion of February 12, 1987 - Award of Tender #87-63 (Forrest House Apartments) .....	115
---	-----

HEADLINES (CONT'D)

**PUBLIC HEARINGS, HEARINGS, ETC.**

Appeal of Minor Variance Refusal - 3285 Union Street ..... 116

**REPORT - FINANCE AND EXECUTIVE COMMITTEE**

Award of Tender #87-65: Eleven 1987 Four-Door Sedans (Halifax Police Department) ..... 118  
 Award of Tender #87-66: Three 1987 Four-Door Sedans (Halifax Police Department) ..... 119  
 Tender #86-160: Towing Services (Halifax Police Department) ..... 119  
 Office Systems Furniture - Scotia Square Offices ..... 120  
 F. & S. Offshore Co. Limited - Renewal of Lease (Floating Restaurant) ..... 120  
 Acquisition - Parcels A, B and C: 562 Herring Cove Road ..... 120  
 Tender #86-139: Sale of Castle Hill Drive - Lots H-1 to H-9 ..... 120  
 Sale of Portion of Grosvenor School Lands ..... 121  
 Application for Relocation of Junk Dealer - Dominion Metals ..... 121  
 Encroachment License - Art Gallery of Nova Scotia ..... 122  
 Sponsorship - Canadian Study Program on Housing ..... 122  
 Nominees for Vanier Awards ..... 122  
 Sunday Openings - Retail Stores ..... 122  
 Clarification of Discretionary Funding - Halifax District School Board ..... 123

**REPORT - COMMITTEE ON WORKS**

Crosswalk Illumination ..... 123  
 Devonshire Avenue and Albert Street - Crossover ..... 124

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

Report - Lakes and Waterways Advisory Committee - Northeast Corner of Kearney Lake Road and Bicentennial Highway: MPS and Land Use Bylaw Amendments ..... 124  
 Report - Advisory Design Panel: Contract Development - 5560-62 Morris Street and 5561-65 Morris Street ..... 125

**REPORT - CITY PLANNING COMMITTEE**

Case No. 5216 - Development Agreement: Lot 9 Catamaran Road (SET DATE FOR PUBLIC HEARING) ..... 125  
 Mainland South Secondary Planning Strategy (SET DATE FOR PUBLIC HEARING) ..... 126  
 Prison Lands Development - Amendment to Development Agreement ..... 126  
 Case No. 5190: Schedule "K" Application - Langbrae Gardens (Phase Two-A) ..... 127

**MOTIONS**

Motion Alderman Flynn Re: Regent Street (Official Street) ..... 127

HEADLINES (CONT'D)

QUESTIONS

Question Alderman Walker Re: Apartment Vacancy Rate .....	128
Question Alderman R. Grant Re: Surplus Equipment (Halifax Fire Department) .....	128
Question Alderman R. Grant Re: Bottling Exchange Operations .....	128
Question Alderman R. Grant Re: Letter from Astro Management (Mainland South Secondary Planning Strategy) ..	128
Question Alderman Flynn Re: Surplus Equipment (Halifax Fire Department) .....	129
Question Alderman Dewell Re: Sewage Treatment - Halifax Harbour .....	129
Question Alderman Dewell Re: Gymnasium - St. Catherine's School .....	129
Question Alderman Dewell Re: Unsightly Buildings .....	129
Question Alderman O'Malley Re: Mulgrave Park - Graffiti .....	130
Question Alderman Meagher Re: Proposed Tax Revisions .....	130
Question Alderman Meagher Re: Driveway Application: 6284 Yukon Street (Ordinance 180) .....	130
Question Alderman Meagher Re: Tax Exemptions for Widows .....	130

ADDED ITEMS

Bayers Road Shopping Center - Sewer Easements .....	131
Appointments .....	131
Award of Tender #87-72: Architectural Woodwork (City Hall) .....	133
Award of Tender #87-75: Fixed Seating (City Hall) .....	134

HIS WORSHIP MAYOR RON WALLACE  
AND  
DEPUTY MAYOR T. JEFFREY  
CHAIRMAN

E. A. KERR  
CITY CLERK

\*k