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HIS WORSHIP MAYOR RON WALLACE  
AND  
DEPUTY MAYOR T. JEFFREY  
CHAIRMAN

E. A. KERR  
CITY CLERK

\*K

SPECIAL COUNCIL  
PUBLIC HEARINGS  
M I N U T E S

Joseph Howe School  
Gymnasium  
Halifax, Nova Scotia  
March 4, 1987  
7:30 p.m.

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

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

Present: His Worship Mayor Ron Wallace, Chairman; and Aldermen Downey, Richard Grant, Walker, Leiper, Flynn and Hamshaw.

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

Amendment to the Land Use By-law - Peninsula Area (Spring Garden Road Area) - Building Setback Requirements

A public hearing into the above matter was held at this time. A report from Mr. J. M. Gatien, Chairman, Planning Advisory Committee, dated February 23, 1987 was submitted.

Mr. W. D. Campbell, Development and Planning Department, addressed Council outlining the proposal to amend the Land Use Bylaw, Peninsula area, in order to correct situations in which both the setback requirements provided for in the Spring Garden Road Commercial Area Plan and the normal C-2 setback controls were being applied to properties on Spring Garden Road. Mr. Campbell indicated that this provides for a greater degree of height control than envisaged by the plan. Mr. Campbell went on to note that this was not the intent of the plan and was the result of an oversight.

In closing, Mr. Campbell advised that the proposed amendments were contained in Appendix I of the February 5, 1987 Information Report.

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

7:40 p.m. Alderman Meagher joins the meeting.

Amendment to the Land Use Bylaw (Peninsula & Mainland) Respecting  
Semi-Detached Dwellings

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

Mr. Mike Hanusiak, Development and Planning Department, addressed Council and outlined the proposed amendment to the Land Use Bylaw regarding semi-detached dwellings as found in the staff report dated November 26, 1987. Mr. Hanusiak indicated that there were four areas of concern being: 1. The definition of semi-detached dwelling; 2. Unnecessary inconsistencies between zones; 3. Clarification regarding subdivisions of the building; and 4. Additions to the existing structures.

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

A question regarding the impact of the proposed amendments on sideyards was raised from an individual present in the gallery with Mr. Hanusiak indicating that the proposed amendments would have no impact on sideyards, however, staff was presently preparing a report with regard to the subject of sideyards.

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

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

Motion passed.

\* Case No. 5012 - Contract Development - Public Service Commission  
Geizer Hill Reservoir - 158M, Crown Road Reserve (Main Avenue  
Extension

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

\* Mr. William Gates, Manager, Public Service Commission, addressed Council and with the aid of a sketch briefly outlined the purpose of the requested contract development. Mr. Gates indicated the purpose of the new reservoir was to provide adequate water services to not only the Bayers Lake Industrial Park but, as well, to the extensive new development in the Mainland North. Mr. Gates located the reservoir on the sketch and briefly described the project.

Mr. Hanusiak addressed the matter indicating that the requested Contract Development was in keeping with the intent of the MPS and staff was recommending approval of the contract development.



7:40 p.m. Alderman Meagher joins the meeting.

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

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

Motion passed.

Contract Development - Public Service Commission - Schedule "K",  
Section 68 - Land Use Bylaw - Geizer Hill Reservoir

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Mr. William Gates, Manager, Public Service Commission, addressed Council and with the aid of a sketch briefly outlined the purpose of the requested contract development. Mr. Gaetz indicated the purpose of the new reservoir was to provide adequate water services to not only the Bayers Lake Industrial Park but, as well, to the extensive new development in the Mainland North. Mr. Gates located the reservoir on the sketch and briefly described the project.

Mr. Hanusiak addressed the matter indicating that the requested Contract Development was in keeping with the intent of the MPS and staff was recommending approval of the contract development.

Special Council  
March 4, 1987

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

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

Motion passed.

Case No. 5181 - Development Agreement - 1574-82 Hollis Street  
Journey's End Motel

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

Mr. Mike Hanusiak, Development and Planning Department, addressed Council and outlined the application for contract development involving Lot G of the lands of Gabriel Aero Marine Improvements Limited, located at 1574 Hollis Street. Mr. Hanusiak indicated that the purpose of the contract is to permit construction of a 13 storey "Journey's End Motel" and further noted that the application was fully explained in the January 30, 1987 staff report regarding the matter.

Mr. Hanusiak, with the aid of sketches, further detailed the application and noted that the application further requests that City Council amend its agreement with Texaco Canada Ltd. to permit reserved parking for seventy-five cars at the Tex-Park garage. Mr. Hanusiak indicated that the applicant has reached an agreement with Texaco Canada Inc. for 75 parking spots in the off peak hours (6:00 p.m. - 8:00 p.m.).

Mr. Hanusiak indicated that staff was recommending approval of the application.

In response to a question from His Worship regarding plans for a bus bay, Mr. Hanusiak indicated that the Traffic Authority was looking into the possibility.

Alderman Walker referred to the use of Tex-Park and asked if there was to be a through way between the hotel and Tex-Park.

Mr. Hanusiak indicated that there were no plans for a through way between the two buildings.

Mr. S. Mandaville, John A. McElmon & Associates Ltd., Consulting Engineers & Land Surveyors, addressed Council indicating that his company was co-ordinating the project. Mr. Mandaville went on to note that the architectural plan was a very ingenious one and thanked staff for their complete presentation regarding the project.

Special Council  
March 4, 1987

Mr. Mandaville indicated that Journey's End Motel was involved in the licensing and management of economy hotels. Mr. Mandaville briefly described the growth of this enterprise to date and the expected growth in the next three to four years. Mr. Mandaville went on to note that the proposal incorporated the features of the medium rise Journey's End Motel in a high-rise structure.

Mr. Mandaville advised Council that during the construction period the project would employ some 200 persons and once permits have been issued it was expected that construction would be completed within 12 months. Mr. Mandaville further noted that 24 persons would be employed full-time once operations began and another four to ten persons on a part-time basis.

Mr. Mandaville went on to note that the hotel would contain a coffee shop/restaurant the operation of which would be contracted to a local company. Mr. Mandaville further noted that the cost of a room per night would be approximately 50-55 dollars.

In closing, Mr. Mandaville quoted from an article taken from the Financial Post in favor of the establishment of economy hotels.

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

Mr. Frank Medjuck, a property owner in the downtown area, addressed Council indicating that working in the downtown area he was glad to see more economy hotel space being proposed for the downtown. Mr. Medjuck further noted that he was very happy to see this site developed as it was near his own building.

Mr. Medjuck expressed concern with regard to the present congested traffic situation on Hollis Street noting that the plans for the proposal indicated there were four exits on Hollis Street. Mr. Medjuck further noted that there was additional land available to the rear of the site he felt should be acquired and developed with this proposal. Mr. Medjuck indicated that development of this property would allow for direct access to Tex-Park and Granville Street and for more rooms. Mr. Medjuck indicated that the proposed access to Tex-Park was not convenient.

In closing, Mr. Medjuck suggested that the developer should be asked to do a little more planning and acquire a little more land. Mr. Medjuck indicated that he felt this would result in a more viable and workable enterprise.

His Worship addressed the matter referring to the lands to the rear of the property and asked if staff had investigated these lands and if, in fact, had discussed them with the applicant.



In responding, Mr. Hanusiak indicated that staff was aware of the property to the rear of the site and noted that if the property was available at this time, it was not available for the purposes of this development. Mr. Hanusiak further noted that the proposed design of the building would allow for the incorporation of this property in the future should the land become available. Mr. Hanusiak further noted that if Council was concerned with regard to the parking arrangements, staff could look into the matter with the developer and Tex-Park.

Mr. Hanusiak then referred to the concerns raised by the speaker regarding traffic and noted that the traffic situation had been carefully studied by staff and the Traffic Authority.

Mr. Mandaville addressed Council and advised, in response to Mr. Medjuck's concern regarding the exits on Hollis Street, that two of these exits were emergency exits.

Alderman Downey addressed the matter suggesting that, in light of the parking situation downtown, Council should request that the developer look at the land to the rear of the proposed development for use as parking. Alderman Downey further suggested that at the very least Council should request that some sort of agreement should be provided establishing that the 75 parking spaces are available at Tex-Park.

Mr. B. Allen, Acting City Solicitor, addressed the matter noting that Council could make certain of the parking arrangements and ask the developer to look at the possibility of acquiring the two sites for parking, however, the proposal must be judged on the basis of what has been presented to Council this evening.

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

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

Motion passed.

Case No. 4946 - Contract Development - 59-61 Purcell's Cove Road

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

Mr. Mike Hanusiak, Development and Planning Department, with the aid of sketches and maps, outlined the application for contract development to permit the construction of an 11 unit apartment building at 59-61 Purcell's Cove Road as found in the January 26, 1987 staff report. Mr. Hanusiak went on to note the proposed development was being considered under the existing MPS and was in keeping with the policies of the MPS.



Mr. Hanusiak noted that staff was in favor of the application.

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

Mr. R. Morehouse, the applicant, addressed Council indicating that discussions with regard to planning in the Mainland South had begun a number of years ago. Mr. Morehouse noted that since that time there have been a number of meetings with widespread public input and a great deal of city staff work relating to the matter. Mr. Morehouse went on to note that he had been trying for a number of years to develop this property and in fact in 1975 had received the appropriate development permits. Mr. Morehouse noted, however, that he had been unable to proceed with development for a number of reasons.

Mr. Morehouse indicated that he was now in a position to develop the property and both the Planning Advisory Committee and staff of the Development and Planning Department were recommending that he be permitted to proceed with his proposal as it conforms to existing development in the area. Mr. Morehouse noted that the Edmonds Grounds development was almost directly across the street from his property, Melville Ridge was to the rear of his property and that Dead Man's Island located on the other side of Melville Cove was, as he understood, to be developed as R-4 or as a Residential Development District. Mr. Morehouse went on to note that he believed that his property and Dead Man's Island were the only two sites in the area to be developed as multiple dwelling sites.

Mr. Morehouse went on to note that his property was located on a piece of highway which was the original Purcell's Cove Road. Mr. Morehouse indicated that the new Purcell's Cove Road was constructed in order to eliminate a bad curve. Mr. Morehouse indicated that his property was set back from the new Purcell's Cove Road and was visible to only the properties adjacent, on either side, to his property.

Mr. Morehouse went on to note that there was a single family dwelling located on one side of his property, 63 Purcell's Cove Road, and a nonconforming business and single family dwelling, 55 Purcell's Cove Road, on the other side. Mr. Morehouse noted that the nonconforming business/single family dwelling was almost equal in width and height to his proposed development.

Mr. Morehouse went on to note that only the residents of 55 Purcell's Cove Road use the piece of highway on which his property is located. Mr. Morehouse noted that the other properties in the area use the new highway. Mr. Morehouse indicated that parking would not be a difficulty and no problems for traffic will be created for the neighbours.

Mr. Morehouse then briefly described the surrounding uses and, in closing, requested that in light of the information before Council this evening favorable consideration be given to this application.

Mr. James Rosborough, 55 Purcell's Cove Road, addressed Council indicating that he had lived at 55 Purcell's Cove Road for some 30 years. Mr. James indicated that he was familiar with the type of development in the area. Mr. James indicated that he felt the height of the proposal before Council this evening would be overbearing to the other buildings in the area. Mr. James indicated that he believed that the proposal was over 50 ft. rather than 35 ft. in height.

Mr. Rosborough indicated that he was also concerned with regard to traffic in the area. Mr. Rosborough indicated that it was possible that there would be 11 cars added to the traffic of the area as a result of this development. Mr. Rosborough then referred to the angle of the driveway to the underground parking and suggested that it would be steep and end in a 90 degree turn. Mr. Rosborough indicated that he felt due to the difficulty of entering and exiting the underground parking, particularly in the winter, residents would park their cars on the street.

Mr. Rosborough further went on to note that the road in front of the building was gravel and has been a single car traffic road in the past. Mr. Rosborough referred to traffic problems created by the family business of George L. Mitchell Electrical located at the end of the road and suggested that this development would only increase these problems.

Mr. Rosborough further went on to note that the majority of dwellings along the Purcell's Cove Road were single family and that nothing of the proposed height or density was located on the road. Mr. Rosborough then referred to his letter of March 2, 1987 which has been distributed to members of Council and noted that Council would have this before them during their deliberations.

Mr. John Murray, architect for the project, addressed Council indicating that the proposal was in keeping with the Municipal Planning Strategy and then briefly reviewed the history of the property. Mr. Murray noted that staff and the Planning Advisory Committee had proposed a higher density as-of-right development for this site. Mr. Murray went on to describe the proposed design of the proposal in relation to height and noted that an attempt had been made to ensure the development was in keeping with the neighbourhood.

Mr. Murray indicated that the proposal was for an 11 unit, 4 storey building and further noted that due to the slope of the land the building was only three stories on one side for an average of 3 1/2 stories. Mr. Murray noted that a canopy has

Mr. Morehouse then briefly described the surrounding uses and, in closing, requested that in light of the information before Council this evening favorable consideration be given to this application.

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been included on the roof of the proposal, however, due to the setback of the canopy it would not cast shadows on adjacent properties. Mr. Murray noted that this particular aspect of the proposal was removable if necessary.

Mr. Murray then reviewed with Council the height of the building in comparison with other properties in the area noting that the site minimized the height of the building. Mr. Murray went on to suggest that this proposal would be an architectural focal point for the community and would be in keeping with the nautical nature of the community in that it would stand as a tower or lighthouse type building.

Mr. Murray went on to note that a minimum of excavation would be carried out on the site and that the building would have no balconies to emphasize the apartment use of the property. Mr. Murray further noted that there would be no problem with parking as this has been carefully and expensively taken care of by the inclusion of underground parking.

In closing, Mr. Murray indicated that the proposal was attractive and in keeping with the varied land uses and residential patterns in the area.

Mr. Wilfred Dauphinee, 63 Purcell's Cove Road, addressed Council advising that he was the abuttor to the east of the proposal. Mr. Dauphinee indicated that his home was some 70 years old and had no concrete foundation. Mr. Dauphinee indicated that any blasting carried out during the excavation of this site would be disastrous to his property.

Mr. Dauphinee went on to indicate that he was concerned with the possibility of traffic congestion should this proposal go forward. Mr. Dauphinee noted that the Edmonds Grounds development would increase traffic in the area and noted that at present traffic on the Armdale Rotary was disastrous. Mr. Dauphinee indicated that he was not in favor of this type of development being permitted on this site.

Mrs. Lynda Melling, 71 Purcell's Cove Road, addressed Council and distributed a grouping of photographs which reflected the character and nature of the neighbourhood. Mrs. Melling noted that most of the development in the area was of a single family dwelling nature. Mrs. Melling indicated that most of the homes were quite old and small and that the community was quite rich in history of which the members of the community were quite proud.

Mrs. Melling went on to note that the Rosborough boat yard was not a problem in the neighbourhood and, in fact, was a nice attraction in the area. Mrs. Melling indicated that she felt the proposal was out of scale with the neighbourhood and was certainly not in keeping with the proposed Mainland South Secondary Planning Strategy. Mrs. Melling indicated that she



would like to see R-1 development on this site.

Mrs. Melling expressed concerns with regard to possible traffic problems noting that the road was narrow and that difficulties could arise with service trucks and emergency vehicles. Mrs. Melling further noted that problems often occurred at present due to the Mitchell's Electrical business.

Mrs. Melling then referred to the geography of the property suggesting that Council should visit the site. Mrs. Melling indicated that she could not envision how this development could be positioned on this property which would be in keeping with the neighbourhood. Mrs. Melling noted that the community did not require an architectural focal point as the yacht club and the boats in the harbour provided a very attractive focal point. In closing, Mrs. Melling indicated that she would not like to see this development located on the site.

Mr. Graham Read, a resident of Mainland South, indicated that he sympathized with the residents of the area. Mr. Read indicated that he felt the proposal was incompatible with this area of predominantly single family dwellings. Mr. Read further noted that during the Mainland South Secondary Planning Strategy hearings there were a number of presentations regarding this property. Mr. Read indicated that the suggestion had been that this property should be zoned R-1.

Mr. Read further noted that it was possible that should the property be zoned R-1, the property could be subdivided into four residential lots or alternately allow a four unit building to be developed on the site. Mr. Read indicated that he did not believe that R-1 or R-2 development on the site would have the same impact on the neighbourhood as the proposed development.

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

The following correspondence has been received in opposition to the proposal:

1. Correspondence dated February 24, 1987 from Michael Maddalena, Clyde A. Paul & Associates representing Mr. Wilfred Dauphinee, 63 Purcell's Cove Road, in opposition to the proposal.
2. Correspondence received March 3, 1987 from Lynda Melling, 71 Purcell's Cove Road, in opposition to the proposal.

Correspondence has also been received from Mr. R. Morehouse, applicant, dated March 2, 1987.

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

Motion passed.

9:00 p.m. The meeting adjourned.

HEADLINES

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HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

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

Motion passed.

9:00 p.m. The meeting adjourned.

#### HEADLINES

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HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

/sq

CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
March 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, Dewell, R. Grant, Walker, Leiper, Flynn, and Hamshaw.

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

Alderman D. Grant, on behalf of all members of City Council, extended best wishes to the St. Mary's University basketball team and their coach during the quarter-finals of the CIAU basketball championship games being played this evening.

MINUTES

Minutes of the regular meeting of City Council held on Thursday, February 26, 1987 and of a Special Council meeting held on Wednesday, March 4, 1987 were approved on a motion by Alderman Hamshaw, seconded by Deputy Mayor Jeffrey.

Presentation: Retirement Scroll - Mr. George McCaughey,  
Engineering and Works Department

His Worship Mayor Wallace welcomed Mr. and Mrs. George McCaughey and members of their family, and on behalf of members of City Council presented Mr. McCaughey with a retirement scroll in recognition of his 27 years of service with the City of Halifax.

Alderman R. Grant presented Mrs. Florence McCaughey with a corsage, wishing her and her husband a long and happy retirement.



Mr. Peter Connell, Director of Engineering and Works, expressed his appreciation for Mr. McCaughey's hard work and effort during his years with the City and extended best wishes on behalf of the Engineering Department.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS AND DELETIONS

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

- 20.1 Appointments
- 20.2 Dates for Budget Meetings

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

- 20.3 Snow Removal

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

- 20.4 Extended Family Use of Dwellings in R-1 Zones

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

- 20.5 Ringo Operation - Corner of Cork and Oxford Streets

MOVED by Alderman R. Grant, seconded by Alderman Hanshaw that the agenda, as amended, be approved.

Motion passed.

DEFERRED ITEMS

Amendment to Land Use Bylaw - Peninsula Area (Spring Garden Road Area): Building Setback Requirements

A public hearing on this matter was held on Wednesday, March 4, 1987.

MOVED by Alderman Downey, seconded by Alderman Hanshaw that Council approve an amendment to the Land Use Bylaw (Peninsula Area) as follows:

Delete Section 57(2) and replace it with the following:

- 57(2) Notwithstanding Section 58, any building to be constructed in the C-2 Zone on a property which abuts Spring Garden Road and/or South Park Street, located in the area identified as "Spring Garden Road," as shown on Zoning Map ZM-16, shall comply with the following:

- (a) Maximum setback from Spring Garden Road and South Park Street - 2 feet (first storey).
- (b) There shall be no setback requirement at grade from any street line other than Spring Garden Road and South Park Street.
- (c) There shall be no setback requirement at grade from any lot line other than a street line.
- (d) Maximum Height abutting Spring Garden Road and South Park Street: 55 feet, provided that 2 feet of additional height may be permitted for each 3 feet the building is set back.
- (e) There shall be no maximum height requirement for a distance of 200 feet at any lot line coming directly off the Spring Garden Road or the South Park Street street line.
- (f) For those street lines other than Spring Garden Road and South Park Street any lot line other than those identified in subsection (e), the maximum height shall be 6 storeys or 80 feet, provided that 2 feet of additional height may be permitted for each 1 foot the building is set back.

The motion was put and passed.

Amendment to Land Use Bylaw (Peninsula and Mainland Areas)  
Respecting Semi-Detached Dwellings

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

MOVED by Alderman R. Grant, seconded by Alderman O'Malley that the Land Use Bylaw (Peninsula and Mainland Areas) be amended with regard to the requirements for semi-detached dwellings as set out in Appendix "B" of the staff report, dated November 26, 1986.

The motion was put and passed.

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Case No. 5012 - Contract Development: Public Service Commission  
Geizers Hill Reservoir - 158M Crown Road Reserve (Main  
Avenue Extension)

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

MOVED by Alderman Hamshaw, seconded by Alderman Walker  
that the application for contract development to permit the  
location of a reservoir atop Geizers Hill, as shown on Plan  
P200/15677 of Case No. 5012, be approved by City Council.

The City Clerk advised that Deputy Mayor Jeffrey, and  
Aldermen D. Grant, Cromwell, O'Malley and Dewell were absent  
from the March 4 public hearing.

The motion was put and passed with Deputy Mayor  
Jeffrey, and Aldermen D. Grant, Cromwell, O'Malley and Dewell  
abstaining from the vote.

Case No. 5181 - Development Agreement: 1572-82 Hollis  
Street (Journey's End Motel)

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

An Information Report, dated March 10, 1987, was  
submitted, together with correspondence, dated March 12, 1987,  
from John A. McElmon & Associates Limited.

Referring to the fact that he had only recently  
received a copy of the March 10 Information Report and advising  
that there were still some aspects of the proposed development  
agreement which require clarification, it was moved by Alderman  
Downey, seconded by Alderman D. Grant that this matter be  
deferred to the next regular meeting of City Council scheduled  
for Thursday, March 26, 1987.

The motion to defer was put and passed.

Case No. 4946 - Contract Development: 59-61 Purcell's  
Cove Road

A public hearing into this matter was held on  
Wednesday, March 4, 1987.

A letter, dated March 7, 1987, was submitted from Mr.  
R. E. Morehouse, 38 Crown Drive, Halifax, Nova Scotia, B3N 1L1.

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MOVED by Alderman Walker, seconded by Alderman Hamshaw that City Council approve the 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), subject to the conditions contained in the draft agreement attached to the staff report dated January 26, 1987.

The City Clerk advised that Deputy Mayor Jeffrey, and Aldermen D. Grant, Cromwell, O'Malley and Dewell were absent from the March 4 public hearing.

The motion was put and lost with Deputy Mayor Jeffrey and Aldermen D. Grant, Cromwell, O'Malley and Dewell abstaining.

Alderman Flynn advised that, in voting against the motion, it is his opinion that the proposed development would be inappropriate for an area which is primarily composed of single-family and semi-detached dwellings, and expressed concern with regard to the amount of traffic which would be generated by such an apartment building on this portion of Purcell's Cove Road.

Aldermen Downey and Leiper, concurring with Alderman Flynn's remarks, noted that, in their opinion, the proposed development would be too overpowering for the area in question in terms of lot coverage and height.

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

This matter was last discussed at a special meeting of Committee of the Whole Council held on Tuesday, March 3, 1987.

A supplementary staff report, dated March 11, 1987, was submitted.

Alderman Downey requested that staff, in making its recommendations concerning the Peninsula North Secondary Planning Strategy, take into consideration all of the submissions made during the public hearing process with regard to changes in the proposed Plan.

Alderman Downey retired from the meeting.

MOVED by Alderman O'Malley, seconded by Alderman Meagher that the matter be deferred to the next regular meeting of City Council scheduled for Thursday, March 26, 1987 in order to provide members of Council an opportunity to review in depth the recommendations contained in the March 11, 1987 supplementary staff report.

The motion to defer was put and passed.

Alderman Downey returned to the meeting.



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Mainland South Secondary Planning Strategy and  
Land Use Bylaw Amendments

This matter was last discussed at a special meeting of Committee of the Whole Council held on Tuesday, March 3, 1987.

Correspondence, dated March 3, 1987, was received from Mr. Raymond W. Ferguson, R. W. Ferguson Investments Limited, as well as an Information Report dated March 4, 1987.

MOVED by Alderman R. Grant, seconded by Alderman Cromwell that, as recommended by the Committee of the Whole Council, notwithstanding any action that is taken with regard to the adoption of the Mainland South Secondary Planning Strategy (and whether it is adopted after the public hearing or rejected), Council request the Planning Advisory Committee to undertake a review of the appropriate policy options for the vicinity of Deadman's Island in order that Council may affirm, amend, or reject the policies presently in place or contemplated.

Responding to a question from Alderman Flynn, Alderman R. Grant emphasized that by forwarding this matter to the Planning Advisory Committee, the property in question will be reviewed in detail from the perspective of all available zoning alternatives and policy options.

Following a questioning of Mr. R. J. Matthews, Director of Development and Planning, the motion was put and passed with a request to the Planning Advisory Committee that they undertake this review as expeditiously as possible.

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

- 1) Council set the date for a public hearing to consider adoption of the Mainland South Secondary Planning Strategy approved on July 23, 1986, with the changes proposed in the staff report of February 10, 1987 and the Committee of the Whole motion of February 18, 1987; and further, that:
- 2) the properties fronting on Birchview Drive and Willowdale Terrace, and the four properties fronting on the south side of Williams Lake Road immediately to the west of Birchview Drive be advertised for the public hearing as "Low Density Residential," zoned R-1;
- 3) the properties identified as Lot 9 Catamaran Road and 247 Herring Cove Road be advertised as "Commercial" and zoned C-2A;
- 4) the existing semi-detached dwelling identified as 5A and 5B Withrod Drive (Lot 86R) be advertised as R-2;

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- 5) the existing duplexes at Winchester Avenue and Herring Cove Road, identified as Lot Numbers 25BA, 25BB, 26BA, 26BB, 37BA and 37BB, be advertised as R-2; and
- 6) the property located at 59-61 Purcell's Cove Road be advertised as "Low-Density Residential" and zoned R-1 (pursuant to Council's motion on the matter of March 12, 1987).

The motion was read and passed.

The City Clerk advised that a public hearing to consider this matter would be scheduled for WEDNESDAY, MAY 6, 1987 at 7:30 p.m. at the J. L. Hiley High School.

#### PUBLIC HEARINGS, HEARINGS, ETC.

##### APPEAL of Minor Variance Refusal - 6180-82 North Street

A staff report, dated February 23, 1987, was submitted. A submission was also received from Michael and Verna Turner, owners of the property at 6180-82 North Street.

Mr. Michael Banasick of the Development and Planning Department gave a brief overview of the application for a variance of the side yard requirement for the property located at 6180-82 North Street.

In his remarks, Mr. Banasick advised that while staff have no difficulty with the applications of a reduction in the side yard requirement at this location, the application had had to be refused in conformance with the provisions of Section 79(3) of the Planning Act.

Mr. Michael Turner, owner of the property in question, addressed Council in support of his application for a minor variance, noting that should the proposed Peninsula North Secondary Planning Strategy be approved, he would be able to proceed with the side yard reduction as-of-right under the requirements of the C-2A, Minor Commercial Zone.

Alderman Meagher noted that the property in question had been considerably improved under Mr. Turner's ownership, and moved, seconded by Alderman P. Grant that the decision of the Development Officer be overturned and that the appeal be granted.

Motion passed.

PETITIONS AND DELEGATIONS

Petition Alderman R. Grant Re: Contract Development -  
284-288 Herring Cove Road .....

Alderman R. Grant submitted a petition on behalf of residents and property owners of the area bounded by Clovis Street, Herring Cove Road, Williams Lake Road and Pinegrove Drive in opposition to the proposal to construct a 40-unit apartment building at 284-288 Herring Cove Road.

The Alderman advised that the application in question is currently being reviewed by staff and asked that this petition be considered as part of that review.

Petition Alderman O'Malley Re: Proposed Rezoning -  
Union Street .....

Alderman O'Malley submitted a petition (signed by 36 residents of Union Street) requesting that the area be rezoned to R-1. In referring this matter to staff for review and report, the Alderman noted that the petition is based on comments made during a regular meeting of Council held on February 26, 1987 concerning the appeal of a minor variance refusal at 3285 Union Street.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

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

Requested Tax Reduction - ROSCO Marine Industries Inc.

MOVED by Alderman R. Grant, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, necessary steps be taken to eliminate Business Occupancy Taxes from the grain elevator facility operated by ROSCO Marine in the year 1986; and further, that Council call upon the two senior levels of government to join with the City in a concerted effort to have the Canadian Wheat Board eliminate its obsolete and punitive surcharge on grain shipped through Halifax, such that the City will not be called upon to subsidize this operation in 1987.

Alderman Crowwell indicated his opposition to the proposed motion, emphasizing his reservations concerning tax forgiveness.

Concurring with Alderman Crowwell's remarks, Alderman Leiper indicated that, in her opinion, the root of the problem lies with the surcharge imposed by the Canadian Wheat Board and

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suggested that together with its request to the senior levels of government to encourage the discontinuance of this surcharge, Council should ask the Halifax Industrial Commission to make a submission in this regard.

Following a lengthy discussion, the motion was put resulting in a tie vote. His Worship Mayor Wallace voted in opposition to the motion, declaring it lost, but indicating that NOSCO has the option of making a further application to the City in three months' time.

10:10 p.m. - The meeting adjourned for a brief recess.

10:20 p.m. - The meeting reconvened with His Worship Mayor Wallace and Alderman D. Grant being absent, but with Deputy Mayor Jeffrey assuming the Chair and all other members of Council in attendance.

Award of Tender #87-69: Computer Equipment -  
Organization and Methods

MOVED by Alderman Downey, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, Tender #87-69 for computer equipment (Organization and Methods) be awarded to Datamaster Business Center, 1770 Market Street, Suite 100, Halifax, Nova Scotia, B3J 3M3, for a total project cost of \$72,941.00.

Motion passed.

Halifax Industrial Commission Motion Re: Director's Letter  
of Indemnity (Personal Liability of Members)

MOVED by Alderman O'Malley, seconded by Alderman Flynn that, as recommended by the Finance and Executive Committee, a letter of indemnity be written to all members of the Halifax Industrial Commission (in conjunction with the report dated March 10, 1986) submitted by the City Solicitor, with the inclusion of legal representation at no cost to the individual; and further, that all City boards and commissions be extended a similar courtesy.

The motion was put and passed.

Resolution: Municipality of the District of Lunenburg Re:  
Oil and Gas Drilling on Georges Bank

MOVED by Alderman Leiper, seconded by Walker that, as recommended by the Finance and Executive Committee, endorsement of the resolution received from the Municipality of the District

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of Lunenburg be deferred, and that it be forwarded to the UNSM and FCM for their consideration with the District of Lunenburg being advised accordingly.

10:25 p.m. - His Worship Mayor Wallace returns to the meeting with Deputy Mayor Jeffrey assuming his usual seat on Council.

Alderman O'Malley emphasized that through approval of this motion, Council is withholding its endorsement of the Lunenburg resolution. He stated that, in his opinion, the City of Halifax should be taking a stand with regard to an issue as sensitive as the preservation of Georges Bank.

Alderman Leiper (with the approval of the seconder, Alderman Walker) withdrew her initial motion, and moved, seconded by Alderman Flynn that the resolution from the Municipality of the District of Lunenburg be forwarded to the UNSM and FCM for their consideration, and that a letter be sent to the Municipality indicating the endorsement of that resolution by Halifax City Council.

10:30 p.m. - Alderman D. Grant returns to the meeting.

A discussion ensued, subsequent to which it was moved by Alderman Hamshaw, that the matter be deferred until such time as Council has heard a presentation from representatives of Texaco Canada concerning the Georges Bank issue.

There was no seconder for this motion of deferral.

After some further discussion, it was moved by Alderman Dewell, seconded by Alderman E. Grant that the matter be deferred, and that invitations be forwarded from the Office of the Mayor to Texaco Canada asking representatives to attend the next regular meeting of Committee of the Whole Council in order to provide members of Council with up-to-date information on the Georges Bank situation.

The motion was put and resulted in a tie vote, 6 voting in support; 6 in opposition. His Worship Mayor Wallace broke the tie by voting in favor of the motion to defer.



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Six New Units of Family Public Housing

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

- 1) Council pass the resolution, as attached to the February 27, 1987 staff report, requesting the Nova Scotia Department of Housing to proceed with securing financing for six (6) units of Family Public Housing; and
- 2) Council authorize the Mayor and City Clerk to execute the agreement on behalf of the City.

Motion passed.

Award of Tender #86-147(r) - Tractor, Loader, Backhoe, Engineering and Works Department

MOVED by Alderman Hamshaw, seconded by Deputy Mayor Jeffrey that, as recommended by the Finance and Executive Committee, Council award Tender #86-147(R) for a tractor-loader-backhoe (Engineering and Works Department) to Northeast Tractor Limited, 60 Symonds Road, Bedford, Nova Scotia, B4B 1H3, for a total project cost of \$59,940.00 (funds to be made available from Account Number 126104.X1710.86038).

Motion passed.

Parcel "P", Kempt Road - Closure and Sale

MOVED by Alderman Dewell, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, Parcel "P" as shown on Plan TT-38-28779 be sold to McDonald Chevrolet Oldsmobile Limited for \$14,360 and further that proceeds of the sale to be deposited in the Sale of Land Account.

Motion passed.

Municipal/Provincial Agreement - Housing Demonstration Project

MOVED by Alderman Downey, seconded by Deputy Mayor Jeffrey that, as recommended by the Finance and Executive Committee, the Mayor and City Clerk be authorized to execute the Project Agreement for the Housing Demonstration Project (as attached to the staff report dated February 26, 1987) on behalf of the City.

Motion passed.

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Advice on Future City Systems Configuration - Computer  
Consultants

MOVED by Alderman R. Grant, seconded by Alderman Dewell that, as recommended by the Finance and Executive Committee, Council authorize an expenditure of funds (not to exceed \$50,000) from the Consulting Services Reserve Account, and the engagement of consultants for the purpose of assisting staff in the development of a strategic plan for the replacement of the City's mainframe computer; and further, that an advisory committee on computers be established at some future date with respect to the City's computer system.

Alderman O'Malley addressed Council asking if it was the intention that the proposed committee would assist staff in the hiring of a consultant and if there was to be a call for proposals to obtain a consulting firm.

The City Manager addressed the matter advising that it was staff's intent to appoint a consulting firm and in fact the selection had already taken place.

Alderman O'Malley indicated that he felt a call for proposals should be made with regard to this matter.

The City Manager indicated that a call for proposals had been issued, albeit, not a public call for proposals. The City Manager went on to note that staff had chosen specific firms having experience in the areas required by the City. The City Manager noted that from those companies a selection had been made.

After a further short discussion Alderman O'Malley indicated that he felt Council should have been distributed with the criteria upon which the call for proposals was issued and should have the matter come before it in a finalized financial form.

The motion was put and passed.

His Worship indicated that the information Alderman O'Malley was seeking would be distributed to members of Council.

Recommendation re: Appeal Committee - Widows Allowance

MOVED by Alderman Meagher, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, the Tax Concession and Grants Committee be designated as the appeal body with respect to widows allowance appeals.

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Alderman Meagher addressed the matter referring to the insert which was included in the application for relief of taxes regarding the disclosure of total household income and noted that he felt this was an invasion of the privacy of seniors. Alderman Meagher outlined the difficulties a senior would have in obtaining the income of a boarder living within his or her home and indicated that he would like to see the City reverting to its practice of requiring only the householder's income.

Motion passed.

#### REPORT - CITY PLANNING COMMITTEE

Council then considered the report of the City Planning Committee from its meeting held on March 4, 1987, as follows:

Report - Planning Advisory Committee - Park and Institutional  
Zone - TO BE TABLED

Following is the recommendation of the City Planning Committee:

"That City Council table the review of the "P" (Park and Institutional) Zone, as attached to the February 23, 1987 report from the Planning Advisory Committee, and further, that staff take a serious look at separating the two uses within this zone."

Alderman R. Grant addressed the matter outlining his concern with regard to the possibility that under the present Park and Institutional Zone, park land, that is green land, could be converted to an institutional use. Alderman R. Grant indicated that this was his reason for requesting that staff study the possibility of separating the two uses within this zone. Alderman R. Grant indicated that if the separation of the two uses was not feasible, staff should look at the possibility of requiring a public hearing prior to any institutional use being placed on a green area.

MOVED by Alderman R. Grant, seconded by Alderman Dewell that this matter be sent back to staff for a study of the possibility of requiring that prior to any institutional use occurring on park land which is green area a public hearing must take place.

Motion passed.

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Review of Development Patterns in Lady Hammond Road Area:  
Rezoning of 6130-6142 Lady Hammond Road (Case No. 4888)  
and Rezoning of 6200 Lady Hammond Road (Case No. 4911) -  
Planning Advisory Committee Report

An information report dated March 10, 1987 was submitted. Correspondence dated March 11, 1987 from Sandy Ramen, Habitat Project Planning and Management, was also submitted.

Alderman Dewell addressed the matter referring to the sensitivity of this area and noting that there was a development proposed for this area. Alderman Dewell went on to note that upon viewing the proposal he felt it to be sensitive to the area. Alderman Dewell indicated, however, that he had one concern with regard to the possible height of development in the area. Alderman Dewell noted that as stated in the staff report an R-3 zoning could allow for a high-rise tower to be located in the area.

Alderman Dewell asked if it would be possible to hold a public hearing with regard to this matter and through the public hearing process restrict the height of development in that area. Alderman Dewell noted that advertising height limitations might put a stop to the proposed development and asked if the public hearing could be advertised without height limitations and through the process of public hearing height limitations be established.

The City Solicitor responded indicating that this might be possible, however, he noted that he had no background information upon which to base a judgement with regard to this matter. The City Solicitor further indicated that he had insufficient facts to make a definitive judgement with regard to the matter.

The City Manager addressed the matter indicating that the public hearing advertisement could be worded so to provide for certain height limitations over these parcels of land.

A short discussion regarding the appropriate height limitation ensued with Alderman Dewell suggesting that a height restriction of a maximum of 45 ft. would be acceptable.

After a further short discussion the City Solicitor indicated the advertisement could include a height range, and if that is not possible, staff could report to Council.

MOVED by Alderman Dewell, seconded by Alderman Walker  
that, as recommended by the City Planning Committee, City Council set a date for a public hearing to amend Map 9 (Generalized Future Land Use Map) and the zoning to reflect the changes of "Option IV" of the staff report of January 22, 1987.

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Alderman O'Malley addressed the matter indicating that he was very concerned with the area and noted that in his judgement that the implied height limitation of 45 ft. was too great and that a 40 ft. height limitation would be more suitable. Alderman O'Malley referred to the slope of the land noting that it was such that a 45 ft. height limitation could result in a much higher development and further indicated that if such a limitation was placed on the area in question all development on that site could reach the 45 ft. maximum height.

Alderman Dewell addressed Alderman O'Malley's concern indicating that he agreed with this concern, however, he felt that Council would have the prerogative to refuse any development which in fact was not in keeping with the area and due to the slope of the land exceeded the 45 ft. limitation.

The City Solicitor noted that if the advertisement was to indicate a maximum of 45 ft., it may be within the developer's prerogative to develop all structures to that maximum height.

A further short discussion ensued and it was MOVED by Alderman Dewell, seconded by Alderman O'Malley that this matter be deferred to the next regular meeting of City Council pending a report from staff regarding the appropriate manner in which to deal with the establishment of height restrictions in this area.

Alderman R. Grant indicated that he would like a clear understanding of how the advertisement was to read and whether this would require differing height restrictions such as 25-35 ft. or 35-45ft.

Council agreed that the item be deferred to the next Council.

Subsequently, Alderman Dewell referred to his deferral of the matter and indicated that he had spoken with the developer involved in this matter and there was no problem with placing a 40 ft. height restriction on the property in question.

Alderman Dewell requested that, in light of the information received from the developer, he be permitted to drop his deferral and move this matter to a public hearing, to which Council agreed.

MOVED by Alderman Dewell, seconded by Alderman O'Malley that, as recommended by the City Planning Committee, City Council set a date for a public hearing to amend Map 9 (Generalized Future Land Use Map) and the zoning to reflect the changes of "Option IV" of the staff report of January 22, 1987 and further that a 40 ft. height restriction be placed on all development in that area.

Motion passed.



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The City Clerk advised that the date set for the public hearing was Wednesday, April 22, 1987 at 7:30 p.m. at the Joseph Howe School Gymnasium, 2557 Maynard Street.

Case No. 5227 - Amendment to Land Use Bylaw - Commercial  
Recreational Uses

MOVED by Alderman R. Grant, seconded by Alderman Leiper that, as recommended by the City Planning Committee, City Council refer the following amendment to the Land Use Bylaw re Commercial Recreation Uses to the Planning Advisory Committee for consideration and report to Council:

Amend the Peninsula and Mainland portions of the Land Use Bylaw as follows:

1. By adding immediately after Section 1(g), but before Section 1(h) of both portions of the Bylaw, the following definition;

(ga) Commercial Recreation Use means a building or part of a building in which a recreational activity is performed and for which a membership or instruction fee is charged, and without limiting the generality of the foregoing, shall include weight-lifting and/or fitness centres, boxing or racquet sport clubs, martial arts centres and dance studios, but shall not, for the purposes of this Bylaw, include bingo halls or amusements centres.

2. Amend the Land Use Bylaw by adding immediately after Section 59A(1)(la), but before Section 59A(1)(m) of the Peninsula portion of the Land Use Bylaw, the following:

(lb) Commercial recreation uses.

3. Amend the Land Use Bylaw by adding immediately after Section 38A(1)(la), but before Section 38A(1)(m) of the Mainland portion of the Land Use Bylaw, the following:

(lb) Commercial recreation uses.

Alderman R. Grant addressed the matter noting that in moving the motion he was also requesting that staff look at the other recreational uses of land which are zoned commercial. Alderman R. Grant referred to the golf course on the Herring Cove Road noting that this provided a recreational service not provided for by the City.

Motion passed.

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Case No. 5236 - Rezoning - R-2 to U-1, 5907 Gorsebrook Avenue

MOVED by Alderman D. Grant, seconded by Alderman Cromwell that, as recommended by the City Planning Committee, a date be set for a public hearing to consider the application by St. Mary's University to rezone 5907 Gorsebrook Avenue from R-1 to U-2.

Motion passed.

The City Clerk advised that the date set for the public hearing was Wednesday, April 22, 1987 at 7:30 p.m. at the Joseph Howe School Gymnasium, 2557 Maynard Street.

#### MOTIONS

Motion Alderman Flynn Re: Regent Street (Official City Street - (Deferred from February 26, 1987 Council))

This matter was deferred to this meeting from the City Council meeting held on February 26, 1987.

A staff report dated March 3, 1987 was submitted.

Alderman Flynn addressed the matter referring to the submitted staff report noting that he had not received a response to his question regarding the cost of providing snow removal and garbage collection for Regent Street.

MOVED by Alderman Flynn, seconded by Alderman R. Grant that this matter be deferred to the next regular meeting of Halifax City Council pending the receipt of additional information as outlined by Alderman Flynn in his previous remarks.

Motion passed.

#### MISCELLANEOUS BUSINESS

Rescheduling - of Regular City Council Meeting - from April 16th to April 15, 1987

A staff report dated March 5, 1987 was submitted.

MOVED by Alderman R. Grant, seconded by Alderman Hamshaw that the regular City Council meeting scheduled to be held on Thursday, April 16, 1987 be re-scheduled to Wednesday, April 15, 1987 in order to avoid the Good Friday Holiday and to provide a work day prior to the Easter holiday weekend.

Motion passed.

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Tender #86-148 - Two 1987 Stake/Dump Trucks - Engineering  
and Works

A staff report dated March 3, 1987 was submitted.

MOVED by Alderman Hamshaw, seconded by Alderman Flynn  
that Tender #86-148, due to the cessation of operation of  
Harbour View Plymouth-Chrysler Ltd., now be awarded to the  
second bidder Bob McDonald Chev Olds Ltd. at a cost of \$34,748  
and further funds are available in account number  
126104.X1710.86034.

Motion passed.

Alderman Hamshaw addressed Council advising that on  
Saturday his mother, Mrs. Mary Hamshaw, would have her 95th  
Birthday. Alderman Hamshaw indicated that an open house was  
planned in celebration of her birthday and he invited all  
members of Council to attend the open house. Alderman Hamshaw  
further advised that the open house would begin at 2:00 p.m.  
and continue until 4:00 p.m.

QUESTIONS

Question Deputy Mayor Jeffrey re: Mail Box - Central Avenue  
and Dutch Village Road

Deputy Mayor Jeffrey referred to his question  
regarding the relocation of a mail box presently located at the  
corner of Central Avenue and Dutch Village Road and noted that  
he had received a report with regard to the matter. Deputy  
Mayor Jeffrey indicated that the report referred to the fact  
that the mail box did not obstruct traffic, however, he noted  
that his intention in putting forward this question was to  
ascertain if it were possible to have the mail box moved to the  
opposite side of the street.

Deputy Mayor Jeffrey indicated that a number of  
seniors living on the opposite side of the street made use of  
the mail box and had to cross the street without the benefit of  
a cross walk. Deputy Mayor Jeffrey requested that a letter be  
forwarded to Canada Post to move the mail box to the opposite  
side of the street.

Question Deputy Mayor Jeffrey re: Benches at Bus Stops

Deputy Mayor Jeffrey noted that he had received a report in relation to his question regarding benches at bus stops which indicated that such benches would be the responsibility of Metropolitan Transit. Deputy Mayor Jeffrey indicated that Parks and Grounds has similar benches and suggested that some of these should be placed at bus stops particularly in areas where a number of seniors are concentrated.

Question Deputy Mayor Jeffrey re: 74 Coronation Avenue

Deputy Mayor Jeffrey referred to the structure at 74 Coronation Avenue and requested a report from the Building Inspection Division in relation to the status of this particular building. Deputy Mayor Jeffrey asked when this matter was going to be finalized and if the building was to be torn down or what action is to be taken.

Question Deputy Mayor Jeffrey re: Newspaper Article - Taxi Stands

Deputy Mayor Jeffrey referred to a recent newspaper article dealing with the establishment of four to six common taxi stands on Argyle Street and noted that the article indicated that the Mr. Hearst, a major property owner on Argyle Street, had approved the location of two stands in front of his properties. Deputy Mayor Jeffrey requested a report from the Traffic Authority or the City Solicitor as to when permission from a property owner had become necessary to establish a taxi stand in front of a city street.

Question Alderman Leiper re: Tendering - Halifax Housing Authority

Alderman Leiper referred to a letter Council had received regarding the awarding of a contract by the Halifax Housing Authority and noted that it was her understanding that this contract had been awarded without following the usual tendering process. Alderman Leiper noted that although it was possible that the Halifax Housing Authority had different tendering policies than the City, she felt that the City, as a contributor to the Halifax Housing Authority Budget, should ensure that the appropriate tendering process was followed by the authority.

Alderman Leiper further noted that as a result of a telephone conversation this evening she had ascertained that the Department of Housing was quite concerned that the contract had been awarded without going to tender. Alderman Leiper indicated that she would like a report regarding the details of the previous contract and specifically who held the previous contract. Alderman Leiper further indicated that she would

like a copy of the tendering process of the Halifax Housing Authority and further information regarding why the tender was awarded in the way it was.

His Worship addressed the matter indicating that it was his understanding that the previous contract had been extended for a period of two years due to problems and disruptions. His Worship indicated further noted that he was of the opinion that the Department of Housing had approved this extension.

Question Alderman Leiper re: 911 Emergency Number

Alderman Leiper referred to a letter received from the Council of Churches regarding the 911 Emergency Number and requested a report with regard to the status of this matter. Alderman Leiper noted that a number of her residents have questioned her in regard to the status of the 911 number.

Question Alderman R. Grant re: Snow Banks on Intersection

Alderman R. Grant noted that a number of automobile accidents were occurring due to the height of snow banks at intersections. Alderman R. Grant noted that although motorists were using caution when entering intersections, accidents were still happening. Alderman R. Grant further noted that this was a problem not only on residential streets but, also at some major thoroughfares. Alderman R. Grant requested that staff look seriously at removing snowbanks at intersections in order to avoid further accidents of this kind.

Question Alderman R. Grant re: Benches at BUS Stops

Alderman R. Grant referred to Deputy Mayor Jeffrey's question regarding benches at bus bays and suggested that the City should make a proposal to advertisers throughout the City with regard to supplying benches for bus stops. Alderman R. Grant noted that this would be an excellent way to advertise and noted that it was done in other cities. Alderman R. Grant further indicated that the provision of bus shelters in this manner was quite successful.

Question Alderman R. Grant re: Parking Garage - Vacant City Owned Land

Alderman R. Grant referred to vacant city owned land in the downtown area and suggested that Council should approach the various oil companies with a proposal to lease or sell the property to these companies with the stipulation that these lands be developed as aesthetically pleasing parking facilities and gas bars. Alderman R. Grant noted that there appeared to be a lack of gas bars in the downtown area and this would be a good way to correct the parking problem in the downtown.



Question Alderman O'Malley re: Incorporation of Sewage  
Treatment Plants and Sewers under Authority of PUB

Alderman O'Malley noted that he had received a report in response to his question of February 4, 1987 regarding the possibility of incorporating sewage treatment plants and sewers under the authority of the Public Utilities Board. Alderman O'Malley noted, however, that the report did not address his specific question.

Alderman O'Malley referred to a recent problem experienced by the City in relation to sewage and suggested that had the avenue been available to forward this matter to the Public Utilities Board, it might have been possible to save taxpayers dollars. Alderman O'Malley indicated that he felt that sewers were a public utility and suggested that the governorship of sewers and sewage treatment plants should be held by the Public Utilities Board.

Alderman O'Malley requested that staff take another look at this matter and that a report and recommendation be brought back to Council for possible forwarding to the Province.

Question Alderman Walker re: St. Margaret's Bay Road Ramp

Alderman Walker referred to his request of January 28, 1987 for a report on the status of the St. Margaret's Bay Road Ramp and noted that he had been forwarded a copy of a previous report on the matter. Alderman Walker indicated that his intention was that staff contact the Department of Transportation with regard to whether or not they were planning to include funds for this ramp in the 1987-1988 budget. Alderman Walker requested that staff seek an update report with regard to this matter.

Question Alderman Hamshaw re: Natal Day Committee

Alderman Hamshaw referred to Council's approval of the budget for the Natal Day Float and noted that the Natal Day Committee was not active nor had a Chairman been appointed. Alderman Hamshaw further noted that a number of persons who had served on the Committee in past have moved away from the City and that the person acting as secretarial support for the Committee last year was no longer employed by the City.

Alderman Hamshaw indicated that there was some urgency for the Committee to meet and begin planning. Alderman Hamshaw asked when the Natal Day Committee would be appointed.

His Worship noted that a preliminary meeting had been held with regard to appointments to the Natal Day Committee and that the matter would be coming before Council in the near future.

March 12, 1987

Question Alderman Meagher re: Gutted House - Corner of Quinpool and Connaught

Alderman Meagher referred to correspondence directed to the City Solicitor from His Worship regarding the gutted house on the corner of Quinpool and Connaught and asked if the City Solicitor would be replying with regard to the status of the matter.

The City Solicitor indicated that this was really a matter for Building Inspection and he suspected that the report would originate from that department.

Question Alderman Downey re: Winter Parking Ban

Alderman Downey referred to the winter parking ban and noted that in the past the ban has been removed at this time of the year. Alderman Downey requested a report from the Traffic Authority as to when it is expected that the ban will be removed.

Question Alderman Downey re: Alert System - Seniors Manors

Alderman Downey referred to a situation in one of the Seniors Manors in his area where a resident had been dead for a number of days before being found and requested that the Halifax Housing Authority establish some type of alerting system to ensure that seniors are able to advise someone of illness. Alderman Downey suggested that some sort of check should be made on the individual units to ensure that the residents are not ill. Alderman Downey requested that information with regard to the type of response system which is in place for such situations be submitted to Council.

His Worship indicated that a report would be forthcoming with regard to the system followed in these situations.

Alderman O'Malley requested a similar report in regard to the senior citizens manors in his area.

Question Alderman D. Grant re: Administrative Orders

Alderman D. Grant referred to her request for an action list in relation to the establishment of Administrative Orders for each Department and asked when this action list would be brought to Council.

The City Manager indicated that the various Administrative Orders were being reviewed by the City Auditor General and the appropriate staff. The City Manager further noted that the Administrative Orders would come before Council upon completion.

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Alderman D. Grant requested that the action list in relation to this matter be distributed to members of Council.

Question Alderman D. Grant re: Amendment Ordinance 172 - the Smoking Ordinance

Alderman D. Grant requested that the City Solicitor look at Ordinance 172, the Smoking Ordinance, with regard to the possibility of including a provision in that Ordinance that all restaurants have a Non-Smoking Section. Alderman D. Grant indicated that she had a number of requests for such a provision within Ordinance 172.

Question Alderman D. Grant re: Parking - Mitchell Street and Waverley Terrace

Alderman D. Grant requested a report on the status of parking on Mitchell Street and Waverley Terrace and the effect of this parking.

Question Alderman D. Grant re: Snow Removal on Sidewalks

Alderman D. Grant referred to a number of complaints she had received from seniors regarding sidewalks not being cleared of snow and noted that a letter had been received from Mr. D. Curren, Chairman, Human Rights Commission regarding his concern with difficulties experienced by handicapped persons due to uncleared sidewalks. Alderman D. Grant noted that at a meeting she had with seniors in her area it had been suggested that a full page ad be taken out by the City next year explaining the difficulties experienced by seniors as a result of uncleared sidewalks.

Question Alderman O'Malley re: Gutted Houses - Robie Street and Stanley Street

Alderman O'Malley referred to two gutted houses in his area one on Robie Street and one on Stanley Street and asked when these houses would be demolished or repaired. Alderman O'Malley indicated that he did not wish to endure the ordeal Alderman Meagher had with regard to the Connaught/Quinpool property and indicated that he would like the appropriate action taken as soon as possible.

#### ADDED ITEMS

##### Appointments

A report received March 11, 1987 was submitted.

MOVED by Alderman Meagher, seconded by Alderman O'Malley that nominations be made as follows:

March 12, 1987

LAKES AND WATERWAYS (CONCERNED CITIZEN REPRESENTATIVE)

Louis Dursi

Term to expire February 28, 1988

HERITAGE ADVISORY COMMITTEE

Dan Goodspeed

Term to expire February 28, 1989

TOURISM HALIFAX

William McCurdy  
Roy Willwerth

Term to expire February 28, 1988

THE BOARD OF HARBOUR CITY HOMES

Grant Wanzell

Term to expire February 28, 1988

PLANNING ADVISORY COMMITTEE

Frank Hamill

Term to expire February 28, 1989

Motion passed.

Dates for Budget Meetings

It was agreed by members of Council that the following dates be set for Budget Meetings:

Tuesday, March 24, 1987	Evening
Monday, March 30, 1987	Afternoon & Evening
Wednesday, April 1, 1987	Afternoon & Evening
Thursday, April 2, 1987	Afternoon & Evening
Monday, April 6, 1987	Afternoon & Evening
Tuesday, April 7, 1987	Afternoon & Evening

Snow Removal - Alderman Flynn

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

Alderman Flynn addressed the matter noting that many of his concerns had been referred to during the question period. Alderman Flynn noted that the greatest difficulty

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experienced by seniors and the disabled was at corners. Alderman Flynn noted that he was referring to the snow located past the curb on the edge of the street and suggested that this would be the City's responsibility rather than the abutters'. Alderman Flynn indicated that he was not aware of any planned procedure by city staff with regard to the clearing of this snow.

Alderman Flynn asked if there was a policy in place, and if not, would staff like Council to review the matter and establish a policy directing staff to clear snow at corners.

Mr. Connell addressed the matter advising that the problem occurred as a result of the plow sweeping around the corners. Mr. Connell estimated that another \$1 million dollars would be required to clear the corners within the City. Mr. Connell further noted that this winter had been an extremely bad winter for heavy snowfall.

Alderman Flynn then referred to the clearing of snow and ice from drains and noted that if the drains were not cleared, major flooding problems would result. Alderman Flynn indicated that he did not feel this was the responsibility of the homeowner and suggested that the City also required a policy with regard to the clearing of drains.

Mr. Connell addressed the matter indicating that staff shared this concern and that staff was working to clear as many of the drains as possible.

Alderman Walker referred to problems with two particular properties not clearing their sidewalks and noted that he had ascertained that these persons had been advised of the consequence of not clearing their sidewalks and subsequently ticketed. Alderman Walker indicated that he felt it would be beneficial to each Alderman to have a report outlining those persons who have been served with a warning or a ticket in relation to not clearing their sidewalks.

Alderman O'Malley addressed the matter referring to the severity of the winter and noting that staff had done an excellent job on the narrow streets in his area. Alderman O'Malley suggested that one possibility would be for the city to provide a crew to clear the abutting sidewalks of properties not fulfilling their responsibility and bill the owner or alternately, to employ persons presently receiving Social Assistance to remove snow from intersections and finance this employment through revenues received from ticketing of persons for not clearing sidewalks.



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Alderman O'Malley further indicated that staff should report to Council with regard to the cost of removing the snow from intersections after which Council could develop a policy with regard to this matter. Alderman O'Malley indicated that based upon the figures Council could then determine if they were or were not going to have a policy of snow removal at intersections and noted that this policy could be put into place prior to next year's winter conditions.

Alderman O'Malley noted that should Council determine that the City was going to take over this responsibility this could be reflected in the tax rate or Council could resolve to provide a crew for the removal of snow from sidewalks and bill the homeowner accordingly.

Alderman Cromwell addressed the matter noting he did not believe that the City should be responsible for the clearing of snow on or near the corner, however, he was concerned with those situations in which the snow plow sweeps out by as much as three feet beyond the corner. Alderman Cromwell requested that staff come forward with a costing for the correction of situations such as this.

Alderman D. Grant suggested that if the City was going to look into the clearing of corners they should also look into clearing all sidewalks. Alderman D. Grant indicated that this would possibly be more cost effective.

Extended Family Use of a Dwelling in an R-1 Zone - Alderman R. Grant

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

Alderman R. Grant referred to a situation in which a resident of his area had purchased a property and wished to have his parents live with him. Alderman R. Grant indicated that the individual, due to the independence of his parents, wished to provide his parents with an in-law suite. Alderman R. Grant noted that the gentleman in question had determined that although he can provide his parents with a bathroom, bedroom, and living room, he is unable to provide them with a kitchen.

Alderman R. Grant referred to the City's efforts to maintain seniors in their homes and noted that extended families should be given a similar accommodation. Alderman R. Grant noted that this appeared to be a problem in an R-1 area and although this is a difficult problem, it should be addressed.

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MOVED by Alderman R. Grant, seconded by Alderman D. Grant that this matter be forwarded to the Planning Advisory Committee for review and recommendation to Council with regard to the possible methods of accommodating an extended family use in an R-1 zone.

Alderman Flynn addressed the matter indicating that if it was just a matter of a kitchen some resolution could be found, however, the issue extended to a desire for a separate entrance and the use of the unit once the in-law suite use has been discontinued.

Alderman D. Grant referred to studies being carried out by the Federal government with regard to use of small trailer like housing for seniors and noted that these trailers could be attached to the rear of a property. Alderman D. Grant indicated that although the City might not wish to use these trailers, it should be aware of all possible accommodations for seniors.

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

Bingo Operation - Corner of Cork and Oxford Street - Alderman Dewell

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

Alderman Dewell referred to the issuance of building occupancy permit for a bingo operation on the corner of Cork and Oxford Street and noted that the permit had been issued approximately one year ago under the Community Use provisions of the Zoning Bylaw. Alderman Dewell noted that the issuance of that permit had caused concern at the time and since that time changes have been made to the Zoning Bylaw providing that the community use must be publicly owned.

Alderman Dewell further noted that at the time the operator of the establishment had come before Council and assured them there would be day time bingo only and that parking problems would not occur as patrons were to be bussed to the bingo. Alderman Dewell noted that bussing of patrons had discontinued due to the bus not meeting Department of Transport requirements and the owner has also applied for and received a permit to operate the bingo at least three nights per week. Alderman Dewell indicated that all the things Council had been assured would not happen have now happened.

Alderman Dewell went on to note that the Amusement Board had issued the appropriate license to allow operation of the bingo on the basis that this was to be a daytime bingo. Alderman Dewell advised that the Lotteries Commission issued the permit for the actual operation of the bingo and had

issued the night bingo permit. Alderman Dewell advised, however, that this license was due to expire and that he would like to go on record as not being in support of a renewal. Alderman Dewell indicated that he would like Council to support him in this matter and forward a letter to the Lottery Commission indicating they did not support the renewal of the license given that the statements made to Council were not followed.

Alderman Dewell further suggested that perhaps the City should look into the purchase of this property for use as recreational facility and requested that staff report on the feasibility of this possibility.

MOVED by Alderman Dewell, seconded by Alderman O'Malley that City Council forward its feelings on the matter to the Lottery Commission and that if the permit was granted on the basis of of given information, the City Solicitor be asked to look at the means available to Council to cancel or revoke the occupancy permit.

Alderman Dewell advised there was no difficulty as a result of the actual operation of the Bingo saying that he was bringing forward to Council some concerns that have been expressed by residents in the area. Alderman Dewell said he understood a verbal undertaking was made to Council that it would be a day-time operation. Alderman Dewell indicated that he may be in error and suggested it should be determined that such an undertaking was made. Alderman Dewell further noted that the operation would soon become a non-conforming use due to the changes made to the community use within the Zoning Bylaw.

The motion was put and passed.

12:45 p.m. The meeting adjourned.

HIS WORSHIP MAYOR RON WALLACE  
DEPUTY MAYOR T. JEFFREY  
CHAIRMEN

E. A. KERR  
CITY CLERK

\*K/sq

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MOVED by Alderman Dewell, seconded by Alderman O'Malley that City Council forward its feelings on the matter to the Lottery Commission and that if the permit was granted on the basis of of given information, the City Solicitor be asked to look at the means available to Council to cancel or revoke the occupancy permit.

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The motion was put and passed.

12:45 p.m. The meeting adjourned.

HIS WORSHIP MAYOR RON WALLACE  
DEPUTY MAYOR T. JEFFREY  
CHAIRMEN

E. A. KERR  
CITY CLERK

\*K/sg

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CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
March 26, 1987  
8:00 p.m.

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

After the meeting was called to order, the members of Council attending, joined the 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, Downey, Meagher, O'Malley, Dewell, Walker, Leiper, Flynn and Hamshaw.

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

Introduction - Group from China

His Worship recognized the attendance of a group from China presently visiting St. Mary's University and noted that in mid April these gentlemen would be leaving St. Mary's to work in various parts of Canada. His Worship indicated that the group would be returning to China in March of 1988.

His Worship further recognized the Director of the program which brought the group to Canada.

Presentation - Retirement Scroll - Kenneth Crawley - Fire Department

His Worship indicated that Captain Jack Pritchard was present this evening to receive a long service award on behalf of Kenneth Crawley of the Halifax Fire Department. His Worship noted that Mr. Crawley had been with the city for 29 years. His Worship requested that Captain Pritchard present the retirement scroll to Mr. Crawley in recognition of his dedicated work with the Fire Department.

Introduction - Andre Barnett - Mayor of Minto, New Brunswick

Alderman Walker addressed Council indicating that it was his pleasure to introduce Mrs. Andre Barnett, Mayor of Minto, New Brunswick. Alderman Walker indicated that Mayor Barnett was in Halifax as her mother was having a stay in the Victoria General Hospital.

His Worship indicated that it was an honor to have Mayor Barnett visiting Halifax. At the request of His Worship Mayor Barnett came forward and was welcomed to Halifax \*with His Worship presenting Mrs. Barnett with Sherman Hines's recent book on Halifax\*.

Alderman Walker then presented Mayor Barnett with a flower arrangement for her mother and wished her mother a speedy recovery on behalf of Council and the City.

Mayor Barnett then addressed Council and expressed her appreciation of the flower arrangement for her mother. Mayor Barnett indicated that she had visited Halifax on previous occasions and indicated that Halifax was a beautiful and hospitable City. Mayor Barnett indicated that members of Halifax Council would be welcome to visit Minto Council should they ever visit the village.

#### MINUTES

Minutes of the regular meeting of City Council held on November 13, 1986 were approved on a motion by Alderman Hamshaw, seconded by Deputy Mayor Jeffrey.

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

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

- 20.1 RAPID System - Computer Room Support - Equipment
- 20.2 Union Negotiations - Local 143

The City Clerk also advised that it was proposed that item 10.7 be deferred to the next meeting of the Committee of the Whole Council as the requested staff report was not available.

At the request of Alderman Leiper Council agreed to add:

- 20.3 Billboards

At the request of Deputy Mayor Jeffrey Council agreed to add:

- 20.4 Zone Office

At the request of Alderman Walker Council agreed to add:

- 20.5 Telephone Exchange Industrial Park

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

- 20.6 Application for Minor Variance - 5522 Hennessey Place
- 20.7 Halifax Housing Authority Re: Family Member Eviction with Age

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20.7 Halifax Housing Authority Re: Family Member Eviction with Age

Council  
March 26, 1987

DEFERRED ITEMS

Case No. 5181 - Development Agreement - 1572-82 Hollis Street  
Journey's End Motel

This matter was deferred to this meeting from the March 12, 1987 meeting of City Council. Correspondence dated March 25, 1987 from Shalom M. Mandaville, John A. McElmon & Associates Limited was submitted.

Alderman Downey addressed the matter referring to his questions at Committee of the Whole and suggested that his questions had not been answered. Alderman Downey noted that he had asked if the company would look at purchasing some lands at the rear of the proposed development. Alderman Downey noted that the answer had been that the developer was not interested in acquiring this land at this time and indicated that he could not support the development as proposed.

MOVED by Alderman Downey, seconded by Alderman Meagher that the application for contract development to permit a 13 storey "Journey's End Motel " at 1574 Hollis Street be refused.

A short discuss ensued and the Motion was put resulting in a tie vote. His Worship cast his vote in favor of the motion to refuse and declared the motion to be passed.

His Worship indicated that he felt a major building of this type should have a service entrance in the rear particularly in light of the congested traffic condition on Hollis Street. His Worship further noted that it was within the capability of the developer to acquire a rear service entrance and indicated that he felt the reason of costs given was not satisfactory.

The City Solicitor indicated that all those voting in favor of the motion to refuse should give their reasons for refusal.

His Worship addressed the matter and indicated that in addition to the reasons he gave earlier, he felt the main flaw with the proposal was that parking was expected in a motel/hotel development. His Worship noted that although 75 spaces were being reserved in the Tex Park during off hours, no daytime parking accommodations have been made for hotel guests. His Worship noted that the hotel could be located there for a great number of years and the present agreement regarding reserved spaces was only for five years.

Alderman Meagher addressed the matter indicating that he did not feel the proposal was being built on sufficient land and that the building was too high in comparison with the surrounding buildings. Alderman Meagher further indicated that he felt that goods should be received and garbage removed

through a rear entrance. Alderman Meagher noted that Hollis Street was too busy a street upon which to locate a complex of this nature and that the hotel should have its own parking rather than using the public way.

Alderman Walker addressed the matter noting that Hollis Street was a very busy street and there was very little likelihood that a lay by would be installed to allow for easier vehicle or bus stopping when hotel guests entered or exited the hotel. Alderman Walker indicated that this would create more congestion on Hollis Street. Alderman Walker further indicated that he felt the hotel should have a service entrance.

In conclusion, Alderman Walker noted that it was his understanding that an agreement or policy had been made some years ago regarding the number of parking spaces which could be reserved at Tex Park. Alderman Walker indicated that he did not believe this was the proper place to build a hotel of this size.

In response to Alderman Walker's comment regarding the restriction of the number of reserved parking spaces, the City Solicitor indicated that Tex Park was only permitted such number of long term parking spaces as agreed to by City Council.

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

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

This matter was deferred from a regular meeting of Halifax City Council held on Thursday, March 12, 1987. \*A supplementary staff report dated March 23, 1987 was submitted.\*

Alderman Meagher referred to the supplementary staff report dated March 11, 1987 and indicated that he would like to deal with the contents of the report on an item by item basis, as follows:

Policy 1.5.3 Concerning Rezoning on Agricola Street

MOVED by Alderman Meagher, seconded by Alderman O'Malley that Council accept the motion to amend Policy 1.5.3 concerning the rezoning of Agricola Street\*, as follows:

Amend Policy 1.5.3 to read:

On Agricola Street between Harris and Macara Streets the City may permit attached and stacked-attached housing, and low-rise apartments through a process of rezoning provided that:



through a rear entrance. Alderman Meagher noted that Hollis Street was too busy a street upon which to locate a complex of this nature and that the hotel should have its own parking rather than using the public way.

Alderman Walker addressed the matter noting that Hollis Street was a very busy street and there was very little likelihood that a lay by would be installed to allow for easier vehicle or bus stopping when hotel guests entered or exited the hotel. Alderman Walker indicated that this would create more congestion on Hollis Street. Alderman Walker further indicated that he felt the hotel should have a service entrance.

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Bylaw Amendments

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

This matter was deferred from a regular meeting of Halifax City Council held on Thursday, March 12, 1987.

Alderman Meagher referred to the supplementary staff report dated March 11, 1987 and indicated that he would like to deal with the contents of the report on an item by item basis, as follows:

Policy 1.5.3 Concerning Rezoning on Agricola Street

MOVED by Alderman Meagher, seconded by Alderman O'Malley that Council accept the motion to amend Policy 1.5.3 concerning the rezoning of Agricola Street.

Motion passed.

Russell Street between Robie and Agricola Streets

MOVED by Alderman Meagher, seconded by Alderman O'Malley that Council accept the motion to change the designation and zoning of the aforementioned properties to "Medium Density Residential" and R-2, respectively, and exclude them from Schedule Q.

Motion passed.

- (i) there is no substantial impact on the surrounding areas as a result of the potential scale of new development, and wind and shadow effects of any permissible development;
- (ii) no substantial expansion of traffic in terms of generation and flow, particularly on surrounding residential streets; and
- (iii) vehicle access and egress does not unduly disrupt the flow of traffic on Agricola Street.\*

Motion passed.

Russell Street between Robie and Agricola Streets

MOVED by Alderman Meagher, seconded by Alderman O'Malley  
that Council accept the \*following motion:

Amend PNSPS Map 4 (Proposed Zoning) in the vicinity of Russell Street between Robie and Isleville Street as follows:

- (i) exclude the properties known as 3043, 3047, and 3049 Robie Street, 5781 through 5787 Russell Street on the north side of Russell Street, and all properties on the west side of Agricola Street between Russell and Sullivan Streets from the area proposed to be under Schedule "Q" in the staff report of February 24, 1987;
- (ii) designate these lands \*Medium Density Residential\* and;
- (iii) rezone them R-2 (General Residential).\*

Policies 6.1 and 6.1.1 Concerning the Widening and Realignment of Barrington Street

Alderman Meagher then referred to the Policies dealing with the widening and realignment of Barrington Street and indicated that he did not agree with the supplementary staff report in this regard. Alderman Meagher indicated that City Council had a policy not to widen Barrington Street and that this policy was made clear in a May, 1977 motion of City Council which indicates that Barrington Street will not be moved from its present roadbed. Alderman Meagher noted that a widening would move Barrington Street out of its original roadbed.

Alderman Meagher indicated that he would like to see the term "widening" removed from the report.

Alderman O'Malley addressed the matter indicating that he believed Council had approved a resolution subsequent to the May, 1977 resolution regarding the widening of Barrington Street between Duke and North Streets. Alderman O'Malley indicated

Policies 6.1 and 6.1.1 Concerning the Widening and Realignment  
of Barrington Street

Alderman Meagher then referred to the Policies dealing with the widening and realignment of Barrington Street and indicated that he did not agree with the supplementary staff report in this regard. Alderman Meagher indicated that City Council had a policy not to widen Barrington Street and that this policy was made clear in a May, 1977 motion of City Council which indicates that Barrington Street will not be moved from its present roadbed. Alderman Meagher noted that a widening would move Barrington Street out of its original roadbed.

Alderman Meagher indicated that he would like to see the term "widening" removed from the report.

Alderman O'Malley addressed the matter indicating that he believed Council had approved a resolution subsequent to the May, 1977 resolution regarding the widening of Barrington Street between Base and North Streets. Alderman O'Malley indicated that he believed this resolution had been approved some time in 1982-83. Alderman O'Malley asked the implications of Alderman Meagher's proposal in light of this later resolution.

The City Solicitor indicated that he would have to review the resolution proposed by Alderman Meagher this evening, as well as, the 1982-83 resolution to determine if there would be any implications in relation to the proposal by Alderman Meagher. The City Solicitor indicated that he could have a report for Council with regard to this matter for the next meeting of the Committee of the Whole Council.

A further report by the City Solicitor with Alderman Meagher agreeing that the matter be deferred pending a report from the City Solicitor clarifying the situation in regard to the 1982-83 resolution and his proposal.

Alderman O'Malley requested that staff report with regard to what exactly is Barrington Street and what were the specifications of Barrington Street as set down the Peninsula North Secondary Planning Strategy. Alderman O'Malley asked where Barrington Street began and ended. Alderman O'Malley further referred to the widening of Barrington Street and asked what sections were being referred to when widening was discussed. Alderman O'Malley asked exactly what was being talked about when staff and Council talks about Barrington Street.

Policy 1.5.3 Concerning Parking on Agricola Street

Alderman Meagher referred to Policy 1.5.3 regarding the rezoning on Agricola Street and noted that this matter was covered adequately under the previous motion relating to Policy 1.5.3.

that he believed this resolution had been approved some time in 1982-83. Alderman O'Malley asked the implications of Alderman Meagher's proposal in light of this later resolution.

The City Solicitor indicated that he would have to review the resolution proposed by Alderman Meagher this evening, as well as, the 1982-83 resolution to determine if there would be any implications in relation to the proposal by Alderman Meagher. The City Solicitor indicated that he could have a report for Council with regard to this matter for the next meeting of the Committee of the Whole Council.

A further short discussion ensued with Alderman Meagher agreeing that the matter be deferred pending a report from the City Solicitor clarifying the situation in regard to the 1982-83 resolution and his proposal.

Alderman O'Malley requested that staff report with regard to what exactly is Barrington Street and what were the specifications of Parrington Street as set down the Peninsula North Secondary Planning Strategy. Alderman O'Malley asked where Barrington Street began and ended. Alderman O'Malley further referred to the widening of Barrington Street and asked what sections were being referred to when widening was discussed. Alderman O'Malley asked exactly what was being talked about when staff and Council talks about Barrington Street.

#### Policy 1.5.3 Concerning Rezoning on Agricola Street

Alderman Meagher referred to Policy 1.5.3 regarding the rezoning on Agricola Street and noted that this matter was covered adequately under the previous motion relating to Policy 1.5.3.

#### Cunard/Cornwallis/North Park/Maynard/Creighton Blocks

Alderman Meagher then referred to the blocks including Cunard, Cornwallis, North Park, Maynard and Creighton Streets and MOVED, seconded by Alderman O'Malley that "the area of" Cunard, Cornwallis, North Park, Maynard and Creighton Streets be zoned R-2 with a 35 foot height limitation.

Alderman Meagher indicated that he felt this would alleviate the concerns of the residents in this neighbourhood regarding the retention of their existing neighbourhood.

Motion passed.

#### Piercey's/ATV/Lion's Head Properties

Alderman Meagher then referred to the Piercey's, ATV, and Lion's Head properties noting that a great deal of discussion regarding these properties had been carried out at the Planning Advisory Committee.

Cunard/Cornwallis/North Park/Maynard/Creighton Blocks

Alderman Meagher then referred to the blocks including Cunard, Cornwallis, North Park, Maynard and Creighton Streets and MOVED, seconded by Alderman O'Malley that the blocks including Cunard, Cornwallis, North Park, Maynard and Creighton Streets be zoned R-2 with a 35 foot height limitation.

Alderman Meagher indicated that he felt this would alleviate the concerns of the residents in this neighbourhood regarding the retention of their existing neighbourhood.

Motion passed.

Piercey's/ATV/Lion's Head Properties

Alderman Meagher then referred to the Piercey's, ATV, and Lion's Head properties noting that a great deal of discussion regarding these properties had been carried out at the Planning Advisory Committee.

MOVED by Alderman Meagher, seconded by Alderman O'Malley that the Piercey's property retain its C-3 zoning, the ATV property retain its C-2 zoning and the Lion's Head retain its C-2 zoning and further that these properties be overlaid with a Schedule O to provide the type of control being sought.

Motion passed.

Policy 6.5 Concerning Insubria Road

MOVED by Alderman Meagher, seconded by Alderman O'Malley that Policy 6.5 concerning Insubria Road be deleted.

Motion passed.

Quinpool Centre Low-rise Apartments and Townhouses

Alderman Meagher referred to the Quinpool Centre Low-rise Apartments and Townhouses noting that there had been a great deal of discussion regarding these properties. Alderman Meagher noted that it was always the concern of the neighborhood that some of these condominiums and townhouses would be torn down and high rise development replace them. Alderman Meagher indicated that he would like to see the contract the City has with the developer retained on the property.

MOVED by Alderman Meagher, seconded by Alderman Flynn that the contract presently held with the developer in relation to the Quinpool Centre Low-rise Apartments and Townhouses be retained in order that the City have control of these properties in the future.

Motion passed.

MOVED by Alderman Meagher, seconded by Alderman O'Malley  
that the Piercey's property retain its C-3 zoning, the ATV  
property retain its C-2 zoning and the Lion's Head retain its  
C-2 zoning and further that these properties be overlaid with a  
Schedule Q to provide the type of control being sought.

Motion passed.

Policy 6.5 Concerning Chebucto Road

MOVED by Alderman Meagher, seconded by Alderman O'Malley  
that Policy 6.5 concerning Chebucto Road be deleted.

Motion passed.

Quinpool Centre Low-rise Apartments and Townhouses

Alderman Meagher referred to the Quinpool Centre  
Low-rise Apartments and Townhouses noting that there had been a  
great deal of discussion regarding these properties. Alderman  
Meagher noted that it was always the concern of the  
neighbourhood that some of these condominiums and townhouses  
would be torn down and high rise development replace them.  
Alderman Meagher indicated that he would like to see the  
contract the City has with the developer retained on the  
property.

MOVED by Alderman Meagher, seconded by Alderman Flynn  
that the contract presently held with the developer in relation  
to the Quinpool Centre Low-rise Apartments and Townhouses be  
retained in order that the City have control of these properties  
in the future.

Motion passed.

Include Lot at the South Corner of Yale Street and Monastery  
Lane in Schedule XI.1 and Zone Property at 2045 Harvard  
Street C-2A

Alderman Meagher referred to the diagram entitled  
"Proposed Plan Boundary Amendment" attached to the March 11,  
1987 supplementary report and indicated that he would like all  
those properties included within the dotted line on the south  
side of Yale Street to be designated residential. Alderman  
Meagher indicated that several of the properties included would  
be parking lots, however, these lots could still be used if they  
were designated residential.

MOVED by Alderman Meagher, seconded by Alderman O'Malley  
that all those properties included within the dotted line as  
indicated on the diagram "Proposed Plan Boundary Amendment"  
attached to the March 11, 1987 supplementary report and located  
on the south side of Yale Street be designated residential.

Include Lot at the Northeast Corner of Yale Street and Monastery Lane in Schedule "A" and Zone Property at 2445 Harvard Street C-2A.

Alderman Meagher referred to the diagram entitled "Proposed Plan Boundary Amendment" attached to the March 11, 1987 supplementary report and indicated that he would like all those properties included within the dotted line on the south side of Yale Street to be designated residential. Alderman Meagher indicated that several of the properties included would be parking lots, however, these lots could still be used if they were designated residential.

MOVED by Alderman Meagher, seconded by Alderman O'Malley that all those properties included within the dotted line as indicated on the diagram "Proposed Plan Boundary Amendment" attached to the March 11, 1987 supplementary report and located on the south side of Yale Street be designated residential.

Alderman Flynn referred to the property located on the corner of Yale and Harvard Streets and noted that this property was presently being used for business. Alderman Flynn asked if this residential designation would result in this property becoming a non-residential use.

Alderman Meagher responded that he would like to see it residential, non-residential uses could still use it for business.

Alderman Flynn stated that he had some difficulties with this notion that the residential zone could go a bit into the property and a portion of the property could not permit any type of expansion. Alderman Flynn stated that this property could be included with the zone and that the lot located on Quinpool Road.

Alderman Flynn stated that there were four units in the building along with a commercial use on the ground floor and that this development had already been completed within the last two years. Alderman Flynn stated that this property should be excluded from the residential designation and perhaps a height limitation placed on the property.

MOVED in amendment by Alderman O'Malley, seconded by Alderman Flynn that the property located on the corner of Harvard and Yale Streets be excluded from the residential designation and that it retain its present zoning.

Alderman Meagher informed Council indicating that this amendment contained the creation of intrusion of commercial properties into the residential zone.

The motion to amend was put and passed.

The main motion as amended, was put and passed.



Alderman Flynn referred to the property located on the corner of Yale and Harvard Streets and noted that this property was presently being used commercially. Alderman Flynn asked if this residential designation would result in this property becoming a non-conforming use.

Alderman Meagher indicated that he would like to see it residential, non-conforming and the owner could still use it for business.

Alderman Flynn indicated that he had some difficulties with this noting that the owner had invested quite a bit into the property and a non-conforming use would not permit any type of expansion. Alderman Flynn asked if this property could be included with the service station located next door on Quinpool Road.

Alderman Flynn indicated that there were four units in the building along with a commercial use on the ground floor and that this development had only been accomplished within the last two years. Alderman Flynn suggested that this property should be excluded from the residential designation and perhaps a height limitation placed on the property.

MOVED in amendment by Alderman O'Malley, seconded by Alderman Flynn that the property located on the corner of Harvard and Yale Streets be excluded from the residential designation and that it retain its present zoning.

Alderman Meagher addressed Council indicating that this amendment continues the erosion and intrusion of commercial properties into this residential area.

The motion by amend was put and passed.

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

Zone 2540 Maynard Street, 5677 Charles Street, and 2530  
Gottingen Street R-3 (Multiple Dwelling) Zone

MOVED by Alderman Meagher, seconded by Alderman Walker that Council accept the motion to zone 2540 Maynard Street and 2530 Gottingen Street R-2B (Low Rise Apartment).

Motion passed.

Alderman Dewell referred to the Pilcher's Flowers situation and indicated that he wished to ensure that this situation is corrected under the Peninsula North Plan.

MOVED by Alderman Meagher, seconded by Alderman Dewell that Council set a date for a public hearing to consider the report of November 12, 1987 concerning the rezoning of Pilcher's Flowers to \*C-2A\*.

Motion passed.

zone 2540 Maynard Street, 1677 Charles Street, and 2530  
Gottingen Street R-2 (Multiple Dwelling) Zone

MOVED by Alderman Keagher, seconded by Alderman Walker  
that Council accept the motion to zone 2540 Maynard Street and  
2530 Gottingen Street R-2s (Low Rise Apartment).

Motion passed.

Alderman Keagher then referred to page 9 of the report  
and MOVED, seconded by Alderman O'Malley that City Council:

Amend PNSPS Map 4 (Proposed Zoning) in the vicinity of Russell  
Street between Robie and Leveille Streets as follows:

- (i) exclude the properties known as 3843, 3847, and 3849  
Robie Street, 5181 through 5187 Russell Street on the  
north side of Russell Street, and all properties on  
the west side of Agricola Street between Russell and  
Sullivan Streets from the area proposed to be under  
Schedule "G" in the staff report of February 24;

Motion passed.

Alderman Powell referred to the Pilcher's Flowers  
situation and indicated that he wished to ensure that this  
situation is corrected under the Peninsula North Plan.

MOVED by Alderman Keagher, seconded by Alderman Dwell  
that Council set a date for a public hearing to consider the  
report of November 12, 1986 concerning the rezoning of Pilcher's  
Flowers to C-2.

Motion passed.

MOVED by Alderman Keagher, seconded by Alderman O'Malley  
that a date be set for a public hearing to consider the July,  
1986 draft of the Peninsula North Secondary Planning Strategy  
with the amendments approved at this meeting.

Motion passed.

The City Clerk advised that the date for the hearing was  
Wednesday, May 20, 1987 at Joseph Howe School Gymnasium, 2557  
Maynard Street, beginning at 7:30 p.m.

Alderman Downey returned to the meeting.

#### PUBLIC HEARINGS, HEARINGS, ETC.

Appeal of Minor Variance Approval - Lot 321-A Pioneer Avenue

A staff report dated March 9, 1987 was submitted.

MOVED by Alderman Meagher, seconded by Alderman O'Malley  
that a date be set for a public hearing to consider the  
\*July 30, 1986 report of the Planning Advisory Committee re the  
Peninsula North Secondary Planning Strategy and the\* July, 1986  
draft of the Peninsula North Secondary Planning Strategy with  
the amendments as approved at this meeting.

Motion passed.

The City Clerk advised that the date for the hearing was  
Wednesday, May 20, 1987 at Joseph Howe School Gymnasium, 2557  
Maynard Street, beginning at 7:30 p.m.

Alderman Downey returns to the meeting.

PUBLIC HEARINGS, HEARINGS, ETC.

Appeal of Minor Variance Approval - Lot 321-A Pioneer Avenue

A staff report dated March 9, 1987 was submitted.

Mr. B. Algee, Development Officer, addressed Council indicating that this was an appeal of the Development Officer's approval of a minor variance approval at Lot 321-A Pioneer Avenue. Mr. Algee, with the aid of maps and sketches, briefly outlined the application noting that it was a minor variance of the lot frontage. Mr. Algee further noted that upon review of the application it was found to meet Section 79 (a-c) of the Planning Act and, therefore, was approved.

Alderman Hamshaw addressed the matter referring to the strip of land adjacent to the property which was used as a right-of-way and noted that residents in the area seemed to be most concerned with the condition of the street and the effect of increased traffic. Alderman Hamshaw indicated that he felt an upgrading of the street would do much to alleviate the concerns of the residents and suggested that perhaps the right-of-way could be used as an access for the apartment to the Bedford Highway.

Mr. Gary McKinnon, 15 Pioneer Avenue, the appellant, addressed Council indicating that he was not in favor of the proposal to locate this apartment building on Pioneer Avenue. Mr. McKinnon referred to the street as a cow path and noted that there was an extremely treacherous blind curve on the street. Mr. McKinnon referred to the number of children walking and playing on the street and noted that the traffic from the apartment building would be exiting on to Wren Street which is the street used by all the children in the area to get to their school.

Mr. McKinnon further noted that the apartment building would be detrimental to the property values on the street and indicated that he did not feel this was an appropriate street upon which to locate a 16 unit apartment building. Mr. McKinnon referred to a recent case in the Mainland South where an apartment building had been denied simply because it was not suitable to the area and would create traffic and noted that this was a similar situation.

Mr. McKinnon expressed concern that similar minor variances would be granted in the area and noted that there was a large piece of unused land to the rear of the property in question which someone could buy and develop.

Mrs. Kim Himmelman, 34 Pioneer Avenue, addressed Council indicating that her concerns were basically the concerns expressed by the previous speaker. Mrs. Himmelman referred to the poor condition of the road noting that there were a great number of potholes. Mrs. Himmelman indicated that she felt this street should be a one way street in its present condition and noted that she did not think 16 additional units should be permitted on this street.

Mr. B. Algee, Development Officer, addressed Council indicating that this was an appeal of the Development Officer's approval of a minor variance approval at Lot 321-A Pioneer Avenue. Mr. Algee, with the aid of maps and sketches, briefly outlined the application noting that it was a minor variance of the lot frontage. Mr. Algee further noted that upon review of the application it was found to meet Section 79 (a-c) of the Planning Act and, therefore, was approved.

Alderman Bushaw addressed the matter referring to the strip of land adjacent to the property which was used as a right-of-way and noted that residents in the area seemed to be most concerned with the condition of the street and the effect of increased traffic. Alderman Bushaw indicated that he felt an upgrading of the street would do much to alleviate the concerns of the residents and suggested that perhaps the right-of-way could be used as an access for the apartment to the Bedford Highway.

Mr. Gary McKinnon, 21 Pioneer Avenue, the appellant, addressed Council indicating that he was not in favor of the proposal to locate this apartment building on Pioneer Avenue. Mr. McKinnon referred to the street as a cow path and noted that there was an extremely treacherous blind curve on the street. Mr. McKinnon referred to the number of children walking and playing on the street and noted that the traffic from the apartment building would be a nuisance on to Wren Street which is the street used by all the children in the area to get to their school.

Mr. McKinnon further noted that the apartment building would be detrimental to the property values on the street and indicated that he did not feel this was an appropriate street upon which to locate a 16 unit apartment building. Mr. McKinnon referred to a recent case in the Mainland South where an apartment building had been denied simply because it was not suitable to the area and would create traffic and noted that this was a similar situation.

Mr. McKinnon expressed concern that similar minor variances would be granted in the area and noted that there was a large piece of unused land to the rear of the property in question which someone could buy and develop.

Mrs. Kim Himmelman, 34 Pioneer Avenue, addressed Council indicating that her concerns were basically the concerns expressed by the previous speaker. Mrs. Himmelman referred to the poor condition of the road noting that there were a great number of potholes. Mrs. Himmelman indicated that she felt this street should be a one way street in its present condition and noted that she did not think 16 additional units should be permitted on the street.

Mr. Phil McNeil, Forrest Hill Drive, addressed the matter noting that Mr. Algee had expressed some concern that the letter of appeal had included signatures of persons outside the 100 foot area of appeal. Mr. McNeil noted that six of the eight households on Pioneer Avenue had signed the letter of appeal and he felt this was a good majority of persons in opposition to the proposal.

Mr. McNeil referred to a previous apartment building that had been permitted in the area and noted that a parking lot had been constructed subsequent to the erection of the apartment building. Mr. McNeil noted that a letter of approval for the parking lot had been forwarded to him some months after the parking lot had been constructed. Mr. McNeil expressed concern that a similar situation would occur during or after the construction of the apartment building in question.

Mrs. Virginia Jackson, 20 Pioneer Avenue, addressed Council indicating that it was her understanding that the site in question would only accommodate a single family dwelling. Mrs. Jackson expressed concern regarding the safety factor in relation to the street and the number of children on the street. Mrs. Jackson indicated that parking was a major problem and noted that there were a number of concerned citizens on the street.

Ms. Marjorie Hickey, representing Pioneer Industry Ltd, the developer, addressed Council indicating that she would like to remind Council that this was a minor variance approval and had no bearing on the zoning of the property. Ms. Hickey indicated that the lot in question was an approved and established R-4 lot. Ms. Hickey noted that the lot has been approved for building on with the exception of the lot frontage.

Ms. Hickey then referred to the allowance under the Land Use Bylaw with regard to properties located on curves requiring only 30 ft. frontage. Ms. Hickey requested that Council view the diagram of the property before them this evening and note that the property line was very close to being curved. Ms. Hickey indicated that the Development Officer had approved the minor variance as he considered it to be in keeping with the intent and purpose of the Land Use Bylaw.

Ms. Hickey referred to the concerns of the neighbourhood and noted that Pioneer Developments sympathized with these concerns and would work with the neighbourhood to correct the street and traffic problems. Ms. Hickey then briefly outlined the proposal noting that it was a three storey dwelling with the upper two levels being residential units and the lower level a parking area.

In closing, Ms. Hickey referred to Section 79(a-c) of the Planning Act noting that this minor variance application had not met any one of the conditions under which a minor variance

cannot be approved. Ms. Hickey requested that Council deny this appeal and support the intent of the Land Use Bylaw.

A short questioning ensued with Ms. Hickey, in response to a question regarding parking, noting that parking was provided for residents, however, she was not sure with regard to guest parking. Ms. Hickey further noted that Mr. White of Pioneer Industries had forwarded a letter to the City Planning Department indicating that they would be willing to use the right of way for any purpose the City felt would be advantageous to the parking and traffic in the area.

A further questioning of staff ensued with regard to the right of way and the possible use of the right of way in alleviating the problems on the street.

Mr. Lawrence White, Pioneer Industries, addressed Council indicating that the right of way was presently being used by an apartment building and a single family dwelling on the Bedford Highway.

MOVED by Alderman Hamshaw, seconded by Alderman Flynn that this matter be deferred pending receipt of a staff report regarding the possible use of the right of way as an access for the proposed apartment building to the Bedford Highway.

The motion to defer was put and passed.

#### REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council then considered the report of the Finance and Executive Committee from its meeting held on March 18, 1987, as follows:

##### Office Systems Furniture - Scotia Square Offices

An information report dated March 25, 1987 was submitted. Correspondence dated March 23, 1987 from D. Alan Snow, Business Furnishing Limited, was submitted.

MOVED by Deputy Mayor Jeffrey, seconded by Alderman D. Grant that the firm of Seaman Cross Limited be awarded a price agreement for the supply and installation of office system furnishings as submitted in their response to Tender #86-113 and further that funds for the purchase of the furnishings within this agreement are to come from account 20100 EH021.

Alderman Meagher addressed the matter indicating that he would not be supporting the motion and that he felt the contract should be awarded to the local firm. Alderman Meagher noted that the local firm has been a taxpayer in the City of Halifax for a number of years and, in the long run, this was the lowest tender. Alderman Meagher indicated that he felt the tender should be awarded to Thompson Office Products.



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Alderman Leiper addressed the matter referring to Alderman Meagher's comments and proposed an amendment to the motion that local industry be used in the construction of the furnishings as far as possible.

A discussion ensued with the City Solicitor suggesting that the amendment did not specify the amount of the local content and, therefore, left the level of content to the discretion of the supplier. The City Solicitor suggested that such a condition or provision should be subject to the development of a satisfactory agreement as to local content.

Alderman O'Malley addressed the matter suggesting that the amendment was invalid as local content had not been a pre-condition of the bidding on the tender call. Alderman O'Malley noted that the other companies involved had not had an opportunity to inform Council with regard to their capability in relation to local content.

Alderman Flynn addressed the matter indicating that he felt the amendment should not be permitted at this time and that a full discussion of the matter and consideration could be given to such an amendment if the company proposed was successful.

Alderman Leiper addressed the matter indicating that in light of the concerns expressed by Council she would withdraw her proposal to amend the motion in relation to local content at this time. Alderman Leiper indicated, however, that should the resolution be passed she would introduce a motion regarding local content.

9:50 p.m. Alderman R. Grant joins the meeting.

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

Alderman Meagher indicated that he would be introducing a Motion of Reconsideration with regard to this matter later in the meeting.

Possible Purchase - 2521 Barrington Street - (Tully Property)

MOVED by Alderman Downey, seconded by Alderman Flynn that, as recommended by the Finance and Executive Committee, the property of Blanche Anna and Patrick F. Tully at 2521 Barrington Street be purchased for \$85,000, as settlement in full and further funds are budgeted in the 1987 Capital Account (Sundry Land Acquisition).

Motion passed.

Street Closure and Sale - 136 Herring Cove Road

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

1. the land shown as two hatched parcels on the preliminary plan attached to the confidential staff report dated February 24, 1987 be sold to Melville Ridge Holdings Limited for the sum of \$45,000 subject to final approval of street closure; and

2. in accordance with Section 350 of the City Charter, Council set a date for a public hearing to close the areas shown as Parcels WA-1, WA-2 and S-132 on Plan TT-32-29047.

Motion passed.

The City Clerk advised that the date set for the public hearing was Wednesday, June 17, 1987 beginning at 7:30 p.m. at Joseph Howe School Gymnasium.

Appointment of Consultants - Site Supervision and Inspection Services - Contracts 85-76 and 85-77

A supplementary staff report dated March 20, 1987 was submitted.

Following is the recommendation of the Finance and Executive Committee:

"That Council approve the appointment of Interprovincial Engineering Ltd. to provide site supervision and inspection services during construction of the Bayers Lake Pumping Station and Forcemain.

Alderman Flynn addressed the matter asking why the City was not dealing directly with CBCL Limited. Alderman Flynn noted that CBCL employed electrical and mechanical engineers while Interprovincial Engineering Ltd. employed only civil engineers.

Mr. Connell addressed the matter referring to the supplementary report and noting that "Interprovincial Engineering Ltd." was the prime consultant on this contract.

Alderman Flynn noted that there was no guarantee that Interprovincial would employ electrical and mechanical engineers to carry out the site supervision and requested a report from staff giving further information with regard to this matter.

MOVED by Alderman Flynn, seconded by Alderman Walker that this matter be deferred pending receipt of a staff report regarding why the city was not dealing directly with CBCL in relation to the site inspection.

The motion to defer was put and passed.

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1. the land shown as to be purchased parcels on the preliminary plan attached to the confidential staff report dated February 24, 1987 be sold to Melville Ridge Holdings Limited for the sum of \$45,000 subject to final approval of street closure; and

2. in accordance with section 350 of the City Charter, Council set a date for a public hearing to close the areas shown as parcels 330, 331 and 3-132 on Plan TP-32-29447.

Motion Passed

The City Clerk advised that the date set for the public hearing was to be held on March 27, 1987 commencing at 7:30 p.m. at Joseph Rose Theatre, Toronto.

Appointment of Consultants - Site Supervision and Inspection  
Services - Electrical, Mechanical and Civil

A confidential staff report dated March 20, 1987 was submitted.

Following a discussion of the Finance and Executive Committee:

"That Council approve the appointment of Interprovincial Engineering Limited to provide site supervision and inspection services during construction of the proposed new bus station and forcemain.

Alderman Flynn raised the matter asking why the City was not employing electrical and mechanical engineers while Interprovincial Engineering Limited employed only civil engineers.

Mayor Flynn raised the matter referring to the supplementary staff report that CBCL was the prime consultant on this matter.

Alderman Flynn stated that there was no guarantee that Interprovincial Engineering Limited's electrical and mechanical engineers to carry out the site supervision and requested a report from staff giving pertinent information with regard to this matter.

Motion of Alderman Flynn, seconded by Alderman Walker that this matter be referred pending receipt of a staff report regarding why the City did not dealing directly with CBCL in relation to the site inspection.

The motion referred to was not passed.

5994 Spring Garden Road - Extension of Lease

A confidential supplementary staff report dated March 24, 1987 was submitted.

MOVED by Deputy Mayor Jeffrey, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, the existing lease with Raymond and Najib El Hage be amended to allow for a five year renewal option substantially similar to Attachment "A" of the February 27, 1987 confidential staff report.

Motion passed.

Agreement of Purchase and Sale - Claremont Street

Alderman Dewell addressed the matter referring to the controversial nature of this matter and the concerns expressed by area residents in relation to the proposed development of this site and asked if the agreement of purchase and sale addressed the concerns expressed by area residents. Alderman Dewell asked if the agreement of purchase and sale was somewhat similar to a contract development.

The City Solicitor addressed the matter indicating that it was his understanding that the agreement provided that the conveyance of the land was conditional upon the construction of only 39 units in conformance with the plans on file with the City, he felt the concerns of the area residents had been addressed.

A further short discussion ensued and it was MOVED by Alderman \*Dewell\*, seconded by Alderman O'Malley that, as recommended by the Finance and Executive, the Mayor and City Clerk be authorized to enter into an agreement of purchase and sale with Anwar of Canada Limited for the closed portion of Claremont Street and Regent Road as shown on Plan TT-38-28827 and further that such agreement to be substantially similar to Attachment "A" to the March 12, 1987 confidential staff report, which in particular, calls for the sale of the City's interest in the closed portion of Claremont Street and Regent Road to be sold by Quit Claim Deed to Anwar for \$75,000.

*\* When Agreement was signed in Jan 10/89 it was changed to Templeton Place  
OK'd by Segal (jam)*

Motion passed.

Gottingen Street MAINSTREET: 1987/88

This matter was deferred to the next meeting of the Committee of the Whole Council to be held on Wednesday, April 8, 1987 during the setting of the agenda.

Funeral Home and Cemetery Policy and Rates

Alderman Walker declared a conflict of interest and retired from the meeting.

March 26, 1987

5994 Spring Garden Road - Extension of Lease

A confidential supplementary staff report dated March 24, 1987 was submitted.

MOVED by Deputy Mayor Jeffrey, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, the existing lease with Raymond and Najib El Hage be amended to allow for a five year renewal option substantially similar to Attachment "A" of the February 27, 1987 confidential staff report.

Motion passed.

Agreement of Purchase and Sale - Claremont Street

Alderman Dewell addressed the matter referring to the controversial nature of this matter and the concerns expressed by area residents in relation to the proposed development of this site and asked if the agreement of purchase and sale addressed the concerns expressed by area residents. Alderman Dewell asked if the agreement of purchase and sale was somewhat similar to a contract development.

The City Solicitor addressed the matter indicating that it was his understanding that the agreement provided that the conveyance of the land was conditional upon the construction of only 39 units in conformance with the plans on file with the City, he felt the concerns of the area residents had been addressed.

A further short discussion ensued and it was MOVED by Alderman Downey, seconded by Alderman O'Malley that, as recommended by the Finance and Executive, the Mayor and City Clerk be authorized to enter into an agreement of purchase and sale with Anwar of Canada Limited for the closed portion of Claremont Street and Regent Road as shown on Plan TT-38-28827 and further that such agreement to be substantially similar to Attachment "A" to the March 12, 1987 confidential staff report, which in particular, calls for the sale of the City's interest in the closed portion of Claremont Street and Regent Road to be sold by Quit Claim Deed to Anwar for \$75,000.

Motion passed.

Gottingen Street MAINSTREET: 1987/88

This matter was deferred to the next meeting of the Committee of the Whole Council to be held on Wednesday, April 8, 1987 during the setting of the agenda.

Funeral Home and Cemetery Policy and Rates

Alderman Walker declared a conflict of interest and retired from the meeting.

March 26, 1987

Deputy Mayor Jeffrey referred to the report he had requested at the Committee of the Whole and noted that he had not received this report to date.

Mr. Crowell, Director of Social Planning, addressed the matter indicating that he had reviewed this matter since the Committee of the Whole and felt that Council should strive to keep these two issues separate. Mr. Crowell further went on to note that he felt that the present policy should be retained and each case dealt with on an individual basis as has been the practice in the past.

Deputy Mayor Jeffrey indicated that this was a satisfactory solution to the problem.

A further short discussion ensued and it was MOVED by Alderman Flynn, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee Council approve the following changes to Policy 1.4.19 effective April 1, 1987:

- 1) That Policy 1.4.19(5) be added:

In regards to cremations, Municipal Social Services will assist subject to the existing Halifax Memorial Society Contract to the total of the cost for cremation internment of ashes and plot, based on the services rendered provided this total cost is not greater than the cost for regular burial and plot cost (i.e. without cremation)

- 2) That Policy 1.4.19.1(B) which previously had a rate of \$425.00 for a plot be amended to read:

Catholic Cemeteries Commission (Holy Cross, Mount Olivet and Gate of Heaven) \$450.00.

- 3) That Policy 1.4.19.4 be added:

INTERMENT OF ASHES

- (A) Catholic Cemeteries Commission  
New Grave - \$100.00 fee  
Old Grave - \$150.00 fee

- (B) Fairview Cemeteries  
New Grave - \$30.00 fee  
Old Grave - \$55.00 fee

- 4) That the scales for funerals 1.4.19.1 - 4 be adjusted:



March 26, 1987

FUNERAL COST SCHEDULE

1) Service Charge		
Professional and Staff Services	<u>OLD</u>	<u>NEW</u>
Facilities and Equipment	\$190.00	\$200.00
Care and Preparation of Decedent	109.00	118.00
Certain Automative Equipment	109.00	118.00
TOTAL	<u>134.00</u>	<u>146.00</u>
Casket K. P. Gray Embossed Cloth	\$544.00	\$582.00
Outside Wooden Shell	\$312.00	\$337.00
TOTAL	<u>75.00</u>	<u>81.00</u>
	\$387.00	\$418.00
GRAND TOTAL	\$931.00	\$1000.00
2) Children 6 - 12 years of age	\$436.00	\$453.00
3) Infants to 5 years of age	\$218.00	\$226.00
4) Children - Stillborns	\$ 81.00	84.00

Motion passed.

Alderman Walker returns to the meeting.

Sale of Land to Department of Housing - Dartmouth Avenue -  
Lot N-1

This matter was forwarded to Council without recommendation.

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

1. the lands forming the south section of the Richmond property be sold to the Department of Housing of the Province of Nova Scotia for the sum of \$65,000, for the provision of 20 units of senior citizens' housing, subject to receipt of necessary approvals and tenders, and to retention by the City of necessary easements and accesses;

2. the Department of Housing be requested to update its allowance per unit land costs for construction with the City of Halifax.

Motion passed.

Postal Address - Ragged Lake Industrial Park

MOVED by Alderman Walker seconded by Alderman Leiper  
that, as recommended by the Finance and Executive Committee, City Council forward a letter to the Post Master General requesting that Canada Post reconsider the elimination of the reference to RR#1 Armdale in Halifax addresses.

Motion passed.

Extension of Setting 1987 Tax Rate

MOVED by Alderman O'Malley, seconded by Alderman Flynn that, as recommended by the Finance and Executive Committee, Council approve a resolution which requests the Minister of Municipal Affairs to seek, on behalf of the City of Halifax, an Order-in-Council extending the time within which the City may establish a tax rate for the 1987 year to April 30, 1987, in accordance with Sections 189 and 594 of Chapter 52 of the Statutes of Nova Scotia, 1963, the Halifax City Charter.

Motion passed.

Delegation of Voting Rights - Halicon

MOVED by Alderman O'Malley, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, Council formally authorize the City Treasurer, as the City's director on the Board of Halicon, to continue to act for the City at Directors and Shareholders meetings of Halicon and to vote the City shares at such meetings (Council would, of course, be informed should any material matter arise which would require the guidance of Council).

Motion passed.

Checkers Union Application for Area Jurisdiction in Halifax Harbour/Port of Halifax

The above matter was forwarded to this meeting of Halifax City Council without recommendation.

Noting that the hearing regarding the Checkers Union Application is already underway, it was moved by Alderman Flynn, seconded by Alderman O'Malley that the confidential staff report of March 17, 1987 be tabled, and that Council take no further action on this matter.

His Worship Mayor Wallace indicated that he had discussed the matter with the Port Commission and had ascertained that they would be making a presentation during the hearing on the City's behalf.

The Chairman advised that a vote was not required.

Impact of Recent Federal Budget

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



Council  
March 26, 1987

With regard to the requirements for earlier remittance of payroll deductions contained in the Budget Proposal and tabled in the House of Commons on February 18, 1987 by the Honorable Michael Wilson with the additional costs to be experienced by the taxpayers of Halifax, and recognizing that the taxpayers of Halifax are hard pressed to support even the present tax load,

BE IT RESOLVED that City Council call upon the Honorable Mr. Wilson and the Government of Canada to exempt municipalities and their boards and commissions from the requirements for earlier remittance of tax deductions;

AND FURTHER, THAT municipalities also be exempted from the increase over the present level of taxation on motor fuels, and that the Government give serious consideration to total exemption, exempting municipalities from Federal sales and excise taxes on motor fuels.

(As requested by Alderman Meagher during the March 18 Finance and Executive Committee meeting, copies of this resolution are to be forwarded to the Union of Nova Scotia Municipalities and to the Federation of Canadian Municipalities.)

The motion was put and passed.

#### REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on March 18, 1987 as follows:

Case No. 5228 - Contract Development: 5 Old Sambro Road  
(SET DATE FOR PUBLIC HEARING)

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the City Planning Committee, a date be set for a public hearing to consider the application for contract development to permit the construction of a 12-unit apartment building at 5 Old Sambro Road, as shown on Plans No. P200/15726, 15727 and 15741 of Case No. 5228.

Motion passed.

The City Clerk advised that a public hearing regarding this matter would be held on WEDNESDAY, JUNE 17, 1987 at 7:30 p.m. at the Joseph Howe School Gymnasium, 2557 Maynard Street.

Case No. 5242 - Amendment to Development Agreement:  
2116-22 Bauer Street (SET DATE FOR PUBLIC HEARING)

MOVED by Alderman Downey, seconded by Alderman Hamshaw that, as recommended by the City Planning Committee, a date be set for a public hearing to consider the amendment of the development agreement between the City of Halifax and Maritime Capital Investments, cited by the City as Case No. 4775, for the purpose of:

- a) removing the existing contractual obligations for the construction of a duplex dwelling on the lands at 5682 Cornwallis Street;
- b) permitting the consolidation of the lands at 5682 Cornwallis Street with the lands at 2116-22 Bauer Street;
- c) permitting on the said consolidated lands the construction of four townhouse dwellings which, in the opinion of the Development Officer, are in substantial conformity with Plans No. P200/15682-84 filed in the City of Halifax Development and Planning Department as Case No. 5242; and
- d) permitting the said townhouses to be subdivided for the purpose of sale in Fee Simple.

Motion passed.

The City Clerk advised that the requested public hearing would be scheduled for WEDNESDAY, JUNE 17, 1987 at 7:30 p.m. in the Joseph Howe School Gymnasium, 2557 Maynard Street.

Case No. 5247 - Rezoning: RC-2 to C-2, 1464-66 Queen Street  
(SET DATE FOR PUBLIC HEARING)

MOVED by Alderman Downey, seconded by D. Grant that, as recommended by the City Planning Committee, a date be set for a public hearing to consider the application for rezoning from RC-2, Residential/Minor Commercial Zone, to C-2, General Business Zone, for the property at 1464-66 Queen Street.

Motion passed.

The City Clerk advised that the requested public hearing would be scheduled for WEDNESDAY, JUNE 17, 1987 at 7:30 p.m. at the Joseph Howe School Gymnasium, 2557 Maynard Street.

MOTIONS

Motion Alderman Flynn Re: Regent Street - Official  
City Street

This matter was deferred from a regular meeting of City Council held on March 12, 1987.

A staff report, dated March 24, 1987, was submitted.

Alderman Flynn referred to the March 24 staff report, noting that rather than pursuing the option to establish Regent Street as an official City street, he was prepared to make a motion to provide the residents of that street with snow removal and refuse collection services (to be undertaken by the City of Halifax).

Deputy Mayor Jeffrey noted that, while he would have no difficulty in seconding Alderman Flynn's proposed motion, he had some concern as to whether, through the approval of such a motion, the City would then be obligated to provide similar services for the 15 other private roads/streets listed in the staff report of March 3, 1987.

A discussion ensued with the City Solicitor indicating that, in his opinion, by approving a motion such as that proposed by Alderman Flynn concerning Regent Street, Council might be setting a precedent (particularly in terms of the expenditure of public funds for private property). Mr. Murphy therefore requested an opportunity to investigate the matter further.

Mr. P. S. Connell, Director of Engineering and Works, advised that a staff committee is currently reviewing the standards for the acceptance of City streets, and would be reporting to Council within the next 2-3 months.

Deputy Mayor Jeffrey asked that the staff committee be encouraged to submit its recommendations on the matter of street standards as quickly as possible.

Alderman O'Malley requested a further staff report identifying all private roads/streets within the City's boundaries and their ownership, as well as a cost estimate of taking them over as official City streets and providing the usual services.

After some further discussion, it was moved by Alderman Flynn, seconded by Alderman Leiper that the matter be deferred until the ownership of Regent Street can be clarified, or until the staff committee's report is submitted.

In response to a question from Alderman Flynn, Mr. Connell advised that the City will remove refuse from the

Regent Street area if residents carry it to the Regent Street/Micmac intersection.

The motion to defer was put and passed.

#### QUESTIONS

##### Question Alderman Flynn Re: On-Site Sewer and Water Services

Alderman Flynn suggested that there may be locations in the City where the installation of on-site sewage treatment and water systems might be less expensive to install than having the City provide for the extension of its own services.

The Alderman requested that staff review the feasibility of this alternative and identify possible sites for such on-site services.

##### Question Alderman Flynn Re: Information Report, Dated March 23, 1987

Responding to a question from Alderman Flynn concerning the March 23 Information Report entitled "1987 Social Assistance Budget," the City Manager advised that this matter would be dealt with during the upcoming review of the Social Planning Department's proposed 1987 budget scheduled for Monday, March 30, 1987.

##### Question Deputy Mayor Jeffrey Re: Water Problems - 17 Skeena Street

Deputy Mayor Jeffrey referred to water problems on the property located at 17 Skeena Street owned by Roy and Helen Driscoll. Indicating that these difficulties appear to have emerged in conjunction with the sewer installation project undertaken by L. J. Casavechia Contracting Limited, the Deputy Mayor requested that staff investigate the problem and meet with the owners to obtain information concerning the nature of the problem.

##### Question Alderman Leiper Re: Resolution - Municipality of the District of Lunenburg (Oil and Gas Drilling on Georges Bank)

Referring to a motion approved by Council at its regular meeting on March 12, 1987, Alderman Leiper inquired as to whether an invitation had in fact been forwarded to representatives of Texaco Canada to address Council on the matter of oil and gas drilling on Georges Bank.

His Worship Mayor Wallace advised that representatives from both Texaco Canada and the fishing industry are expected to attend the next regular meeting of Committee of the Whole Council scheduled for Wednesday, April 8, 1987.

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Alderman Flynn advised that a recent presentation of CBC's "Land and Sea" had dealt with the Georges Bank question, and suggested that staff may wish to investigate the possibility of borrowing a tape of that program for Council's information during the April 8 meeting of the Committee of the Whole.

11:15 p.m. - His Worship Mayor Wallace retired from the meeting with Deputy Mayor Jeffrey assuming the Chair.

Question Alderman Leiper Re: Halifax City Hall

Alderman Leiper suggested staff consider the feasibility of inserting an advertisement in the local newspapers publicizing the fact that Halifax City Hall will be without elevator services for the next several months. The Alderman noted that such information would be of particular assistance to the elderly and handicapped who cannot use the stairs.

Question Alderman Leiper Re: Bus Shelters

Alderman Leiper referred to a report recently received from Metropolitan Transit in which it was advised that out of the 48 bus shelters requested, only 2 will be provided in the coming year.

The Alderman requested cost estimates from staff regarding the supply and installation of these bus shelters by the City of Halifax.

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

Alderman Walker referred to Council's previous discussions on this matter and emphasized that the requested report from the Provincial Department of Social Services had not yet been received.

The Alderman asked that staff follow this matter up with the Minister of Social Services.

Question Alderman Dewell Re: Letters Resulting From  
Council Decisions

Alderman Dewell suggested that, in future, members of Council be advised by confidential memorandum if a problem has arisen in forwarding a requested letter (as previously authorized by Council) or, alternatively, if the letter has been sent, that members receive a copy for their information.

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Question Alderman Meagher Re: Reduction - CN (Halifax) Jobs

Alderman Meagher referred to a letter recently received by members of Council from Mr. P. A. Clarke, Vice-President, CN, concerning the reduction of 12 positions in the railway's Halifax location.

Alderman Meagher requested that His Worship Mayor Wallace, on behalf of the members of City Council, write to Mr. Clarke, advising him that Council is strongly opposed to the loss of these twelve positions.

Question Alderman Meagher Re: Guttled House  
- Corner of Quinpool Road and Connaught Avenue

Alderman Meagher requested that the matter of the above-mentioned gutted building (and the procedure the City is intending to implement regarding improvements to the site) be added to the agenda of the next regular Committee of the Whole Council meeting scheduled for April 8, 1987.

NOTICES OF MOTION

Notice of Motion Alderman Meagher Re: Reconsideration of  
Council's Motion (March 26, 1987) - Office Systems Furniture:  
Scotia Square Offices

Alderman Meagher gave Notice of Motion that, at the next regular meeting of Halifax City Council scheduled for Thursday, April 16, 1987, he intends to move a Motion of Reconsideration concerning Item 10.1, Office Systems Furniture - Scotia Square Offices, from the City Council meeting of March 26, 1987.

It was further moved by Alderman Meagher, seconded by Alderman O'Malley that a stay of proceedings with regard to the award of the tender in question be effected until the Motion of Reconsideration can be heard by City Council.

The motion was put and resulted in a tie vote. Deputy Mayor Jeffrey voted in favor of the motion, declaring it passed.

11:20 p.m. - His Worship Mayor Wallace returns to the meeting with Deputy Mayor Jeffrey assuming his usual seat on Council.

ADDED ITEMS

RAPID System - Computer Room Support Equipment

A staff report, dated March 25, 1987, was submitted.

MOVED by Alderman Dewell, seconded by Alderman D. Grant that authority be granted to award the contract for Computer Room Support Equipment to Black and MacDonald for \$165,350.00 with completion on or before June 1, 1987.

Motion passed.

Union Negotiations - Local 143

A private and confidential staff report, dated March 23, 1987, was submitted.

MOVED by Alderman Flynn, seconded by Deputy Mayor Jeffrey that City Council authorize the Mayor and City Clerk to affix their signatures to a new Collective Agreement between the City of Halifax and the Halifax Civic Employees Federal Union, No. 143, C.U.P.E., covering the period January 1, 1987 to December 31, 1988.

Motion passed.

Billboards

Alderman O'Malley, advising a conflict of interest, withdrew from the meeting.

Alderman Leiper advised that she has received a number of telephone calls from citizens voicing their concern about the number of billboards erected in the City and, in some cases, about the appropriateness of those signs in particular locations.

It was subsequently moved by Alderman Leiper, seconded by Alderman D. Grant that the report on billboards be added to the next regular meeting of Committee of the Whole Council (scheduled for April 8, 1987) so that the public can receive clarification regarding the City's policy on billboards.

Alderman D. Grant suggested that, pursuant to Council's last discussion of the matter, there were several elements of the "Billboards" report which were supposed to have been brought back for Council's discussion, but have not yet been submitted.

The motion was put and resulted in a tie vote. His Worship voted in favor of Alderman Leiper's motion, declaring it passed.

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In voting in support of the motion, Mayor Wallace voiced his concern about the growing number of billboards, particularly those erected on City property.

Alderman O'Malley returned to the meeting.

Zone Office (Deputy Mayor Jeffrey)

This matter was added to the agenda at the request of Deputy Mayor Jeffrey who suggested that, owing to the growth of the Clayton Park/Fairview area, a zone policing office was badly needed to service both Wards 9 and 10.

It was subsequently moved by Deputy Mayor Jeffrey, seconded by Alderman Hamshaw that a report be submitted from the City's Police Commission and its Recreation Department concerning the feasibility of using the former fire hall (currently utilized by the Recreation Department) at the corner of Main Avenue and Titus Street as a zone policing office.

Alderman Dewell suggested that the Deputy Mayor may wish to consider addressing the Halifax Police Commission concerning this matter at its next regular meeting.

The motion was put and passed.

Telephone Exchange - Industrial Park (Alderman Walker)

Alderman Walker advised that present telephone numbers for the Halifax Industrial Parks are under the Lakeside/Timberlea exchange, causing a great deal of confusion to would-be callers.

MOVED by Alderman Walker, seconded by Alderman Flynn that a letter be forwarded by Halifax City Council to Maritime Tel and Tel Co. Limited, requesting that the telephone numbers for the Halifax Industrial Parks be changed to more accurately reflect the involvement of the City of Halifax in the operation of those parks.

The motion was put and passed.

Appeal of Variance Refusal - 5522 Hennessey Place  
(Alderman O'Malley)

This matter was added to the agenda at the request of Alderman O'Malley who noted that it had last been discussed at the January 29 regular meeting of City Council at which time it was deferred to allow the Alderman for Ward 5 an opportunity to discuss the proposed variance with abutting property owners.



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March 26, 1987

Indicating that he had investigated the matter to his satisfaction, it was moved by Alderman O'Malley, seconded by Alderman Dewell that the decision of the Development Officer to refuse the request minor variance be overturned, and that the appeal be granted.

The motion was put and passed.

Halifax Housing Authority Re: Family Member Eviction  
(Alderman O'Malley)

This item was added to the agenda at the request of Alderman O'Malley who brought to Council's attention what appears to be a policy of the Halifax Housing Authority with regard to evictions on the basis of age.

The Alderman advised that frequent situations have arisen in which older and/or infirm individuals (who cannot afford accommodation in homes for extended care) are deprived of care by younger members of the family because of the latter's age.

Alderman O'Malley questioned the existence of such an eviction policy for these types of care givers, calling it non-human and callous.

The Alderman also queried whether the City of Halifax, as a 12 percent contributor toward the operating budget of the Housing Authority, has the opportunity of input during the formulation of the Authority's policies.

After some further discussion, it was moved by Alderman O'Malley, seconded by Alderman Downey that the Halifax Housing Authority be requested to provide Council with copies of its operating policies, and that consideration of this matter be placed on the agenda of the next regular meeting of Committee of the Whole Council following the receipt of the requested information.

Motion passed.

There being no further business to be discussed, the meeting was adjourned at 11:45 p.m.

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SPECIAL COUNCIL  
(SETTING OF TAX RATE)  
MINUTES

*Record*

Council Chamber  
City Hall  
Halifax, Nova Scotia  
April 8, 1987  
5:50 p.m.

A special meeting of City Council the purpose of which was to set the tax rate was held on the above date.

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

Also Present: Mr. R. Matthews, Acting City Manager, City Solicitor, City Clerk, Mr. B. G. Smith, Director of Finance, Mr. A. LeBlanc, Budget Officer and other members of City staff.

His Worship noted that there were three items to be considered by Council this evening as follows:

1. Relocation - Mainland South Secondary Planning Strategy Public Hearing
2. Resolution - Alderman R. Grant
3. Setting of the Tax Rate.

MOVED Alderman O'Malley, seconded by Alderman Walker that the agenda be approved as indicated.

Motion passed.

Relocation - Mainland South Secondary Planning Strategy Public Hearing

The City Clerk advised that Council had, at a previous meeting of City Council, set the date and location for the Mainland South Secondary Planning Strategy Public Hearing as May 6, 1987 at the J. L. Illsley High School. The Clerk advised, however, since that time the Clerk's office has been advised that J. L. Illsley High School will not be available on May 6, 1987. The City Clerk advised that the proposal was to hold the public hearing at the Central Spryfield School on the same date.

MOVED by Alderman R. Grant, seconded by Alderman Walker that the public hearing in relation to the Mainland South Secondary Planning Strategy to be held on May 6, 1987 be relocated from J. L. Illsley High School to the Central Spryfield School.

Motion passed.

Resolution - Alderman R. Grant

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

- 1) the Aldermen's stipend be increased as of January 1, 1987 to equal that of the non-union staff increase, and that this procedure be adopted for all succeeding years;
- 2) the Stipends Committee not be re-appointed;
- 3) the General Services category of the Mayor and Aldermen's 1987 budget be separated with the present \$31,000 allotment being allocated for the sole use of Aldermen, and that a further \$20,000 allotment be added for the sole use of the Mayor (this separation to be continued in future budgets with allotments to be annually reviewed during budget deliberations);
- 4) City Council adopt the motion of the Special Committee of the Whole Council of April 2, 1987 with respect to the establishment of a three-person aldermanic committee to hear submissions relating either to the allocation or reimbursement of funds above the 10 percent stipend guideline;
- 5) City staff immediately develop the appropriate enabling legislation for Council's approval.

Deputy Mayor Jeffrey, on the request of the Mayor, takes the Chair and His Worship addressed Council from the podium in relation to the resolution.

His Worship addressed Council indicating that he did not wish to appear to be lecturing Council with regard to the proposed resolution, however, this resolution removes a 15 year and oft applauded policy of the City that Council does not establish its own stipend. His Worship indicated that this policy, including the Stipends Committee, separates Council from any possible conflict with regard to their stipend. His Worship further noted that the practice of establishing the stipend for Council prior to the election of a new Council provides the taxpayer with knowledge regarding Council's remuneration.

His Worship indicated that Council did have a legal right to propose and approve this resolution, however, he indicated that he felt that approval of such a resolution would be bad practice. His Worship further noted that he did not wish to be included in the stipend increase and indicated that it was his understanding that the stipend increase would be additional to the increase already granted to Council for the 1986/1987 year. His Worship noted that this level of increase leaves the City in a vulnerable position in relation to negotiation of contracts for union employees.

MOVED in amendment by His Worship the Mayor, seconded by Alderman Meagher that the motion be amended to exclude the Mayor's Office from the resolution.

The motion was put and lost.

In conclusion, His Worship requested that each part of the motion be voted on separately and further advised that he would be filing a refusal of the stipend increase as it applies to the Mayor's Office with the City Clerk under Article 16, subsection 6 of the City Charter.

The Chairman declared that the vote on the motion would be separated as requested by His Worship as follows:

- 1) that the Aldermen's stipend be increased as of January 1, 1987 to equal that of the non-union staff increase, and that this procedure be adopted for all succeeding years;

His Worship requested a recorded vote in regard to this part of the motion.

A discussion ensued with regard to this portion of the Motion with Alderman Flynn requesting clarification of the intent of the moving Alderman in regard to the increase to be granted to Council. Alderman Flynn asked whether it was intended that the non-union increase be additional to the increase received by Council in November of 1986 or was Council to receive the difference between the non-union increase and the increase they received in November.

Alderman R. Grant indicated that it was his intent that the non-union increase be in addition to the increase granted in November, however, the increase scheduled for November, 1987 would be eliminated.

A further short discussion ensued with Alderman Flynn indicating that he could not support the motion as proposed by Alderman R. Grant.

His Worship noted that this could possibly mean a 6-7% increase for Council in 1987.

The Chairman called for a recorded vote as requested by His Worship as follows:

FOR: Aldermen Cromwell, Downey, O'Malley, R. Grant, Walker (5)

AGAINST: His Worship Mayor Ron Wallace, and Aldermen D. Grant, Meagher, Dewell, Leiper, Flynn and Hamshaw (7)

The Chairman declared the motion to be lost.

MOVED by Alderman Flynn, seconded by Alderman R. Grant that the Aldermen's stipend be increased as of January 1, 1987 to equal that of the non-union staff increase and it be the total increase for the year, and that Council receive an increase equivalent to the non-union increase for all succeeding years.

His Worship requested a recorded vote in relation to this motion.

The Chairman called for a recorded vote as follows:

FOR: Alderman D. Grant, Cromwell, Downey, O'Malley, Dewell, R. Grant, Walker, Leiper, Flynn and Hamshaw (10)

AGAINST: His Worship the Mayor and Alderman Meagher (2)

The Chairman declared the motion passed.

2) that the Stipends Committee not be re-appointed;

Alderman Meagher addressed the matter indicating that he had some difficulty with this part of the motion and noting that he could not support the abolition of the Stipends Committee.

Alderman R. Grant, with the agreement of the seconder, agreed to amend this part of the motion as follows:

2) that the Stipends Committee be re-appointed at Council's pleasure

The motion was put and passed.

3) that the General Services category of the Mayor and Aldermen's 1987 budget be separated with the present \$31,000 allotment being allocated for the sole use of Aldermen, and that a further \$20,000 allotment be added for the sole use of the Mayor (this separation to be continued in future budgets with allotments to be annually reviewed during budget deliberations);

A discussion ensued regarding whether or not it was required that this part of the motion be approved at this time as the monies involved had been included in the budget.

The Chairman indicated that the City Solicitor was advising that Council vote on this matter prior to approval of the budget.

6:15 p.m. Alderman Flynn leaves the meeting.

His Worship addressed the matter indicating that he felt the \$31,000 allocated for use by the Mayor and Aldermen previously was sufficient for the needs of the Mayor and Aldermen. His Worship further noted that he was concerned with who was to be responsible for signing authority in relation to expenditures and asked who was to be responsible for signing of cheques. His Worship suggested that control of expenditures should be governed by a person who had been elected at large, namely the Mayor, rather than by an Alderman elected for a particular Ward.

His Worship noted the situation in the Province where the Speaker is responsible for reviewing and approving expenditures made by MLA's and noted that even with this control problems had occurred. His Worship indicated that he did not believe that individual Aldermen wished to be responsible for signing for their own expenditures and asked what difficulties had arisen in the past to bring about this desire for change.

6:20 p.m. Alderman Hamshaw leaves the meeting.

Alderman R. Grant addressed the matter indicating that he felt that the mechanics of the signing authority could be worked out at a later time, however, he suggested that if necessary, the Committee proposed in the next part of the motion could be responsible to approve Aldermanic expenditures. Alderman R. Grant suggested that Aldermen wishing to represent the City or City Council at a function or conference should not have to seek the approval of the Mayor. Alderman R. Grant went on to note that he felt the individual holding the position of Mayor in the City of Halifax had enough on his/her plate without having to deal with Aldermanic expenditures. Alderman R. Grant further indicated that he was somewhat surprised that anyone would consider that the Aldermanic representatives of this city were not responsible enough to manage their own budget.

His Worship addressed the matter emphasizing his concerns with regard to the removal of controls on expenditures noting that he was not suggesting for one moment that anything improper had occurred in the past.



Alderman R. Grant indicated that the City did have a City Auditor General who was authorized to audit Aldermanic expenditures.

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

- 4) that City Council adopt the motion of the Special Committee of the Whole Council of April 2, 1987 with respect to the establishment of a three-person aldermanic committee to hear submissions relating either to the allocation or reimbursement of funds above the 10 percent stipend guideline;

His Worship addressed the matter indicating that he felt this would be a very dangerous step to take and noted that the Alderman already had an expense account and a certain amount of their stipend was tax free. His Worship indicated that he hoped Council would not approve this part of the resolution and requested a recorded vote on this matter.

The Chairman called for a recorded vote which resulted in a tie vote, as follows:

FOR: Aldermen Downey, O'Malley, R. Grant, Walker, Cromwell (5)

AGAINST: His Worship the Mayor and Aldermen Meagher, Dewell, Leiper and D. Grant (5)

The Deputy Mayor cast his vote in favor of the motion and declared the motion to be passed.

His Worship gave notice that he would propose a Motion of Reconsideration with regard to this matter at the next regular meeting of City Council.

Alderman Downey referred to the Aldermen not in attendance this evening and noted that he did not understand how Council could justify taking votes on matters of such importance when the entire Council was not present at the meeting.

His Worship returns to the Chair and Deputy Mayor Jeffrey takes his seat in Council.

Alderman R. Grant referred to His Worship's notice of motion of reconsideration and asked in light of the fact that the motion was put as a whole and merely voted on separately if it were proper to give notice of reconsideration on only one part of the motion.

His Worship indicated that if Council was uncomfortable with this he would give notice of motion to reconsider on the whole of the motion.

- 5) that City staff immediately develop the appropriate enabling legislation for Council's approval.

The motion was put and passed.

Setting of the Tax Rate.

Mr. Smith addressed the matter indicating that there were a series of motions which required Council approval in relation to the setting of the tax rate. Mr. Smith distributed a document entitled 'Setting of 1987 Tax Rate and Budget' which contained the required motions.

MOVED by Alderman D. Grant, seconded by Alderman Cromwell that City Council ratify the decision of Committee of the Whole Council with respect to the 1987 Operating Budget, as per the summary of Revenue and Expenditure attached to the document entitled 'Setting of 1987 Tax Rate and Budget' distributed at the April 8, 1987 Special meeting of City Council.

Motion passed.

MOVED by Alderman Cromwell, seconded by Alderman Downey that the Operating Budget for the Civic year 1987 be fixed at \$192,488,400.

Motion passed.

MOVED by Alderman Downey, seconded by Alderman Meagher that the gross expenditures for the Halifax District School Board for the Civic year 1987 be set at \$67,401,500.

Motion passed.

MOVED by Alderman Meagher, seconded by Alderman O'Malley that the interest rate on all reserves for 1987 be fixed at 4.2%.

Motion passed.

MOVED by Alderman O'Malley, seconded by Alderman Dewell that City Council ratify the motion of the Committee of the Whole Council with respect to the content and amount of the 1987 Capital Budget, as per the summary attached to the document entitled 'Setting of 1987 Tax Rate and Budget' distributed at the April 8, 1987 City Council meeting, with a gross of \$22,086,000 and a net of \$13,502,000 and that 8 1/2% of the Operating Budget be set aside for Capital purposes.

Motion passed.

- 5) that City staff immediately develop the appropriate enabling legislation for Council's approval.

The motion was put and passed.

Setting of the Tax Rate.

Mr. Smith addressed the matter indicating that there were a series of motions which required Council approval in relation to the setting of the tax rate. Mr. Smith distributed a document entitled 'Setting of 1987 Tax Rate and Budget' which contained the required motions.

MOVED by Alderman D. Grant, seconded by Alderman Cromwell that City Council ratify the decision of Committee of the Whole Council with respect to the 1987 Operating Budget, as per the summary of Revenue and Expenditure attached to the document entitled 'Setting of 1987 Tax Rate and Budget' distributed at the April 8, 1987 Special meeting of City Council.

Motion passed.

MOVED by Alderman Cromwell, seconded by Alderman Downey that the Operating Budget for the Civic year 1987 be fixed at \$192,488,400.

Motion passed.

MOVED by Alderman Downey, seconded by Alderman Neagher that the gross expenditures for the Halifax District School Board for the Civic year 1987 be set at \$67,401,500.

Motion passed.

MOVED by Alderman Neagher, seconded by Alderman O'Malley that the interest rate on all reserves for 1987 be fixed at 4.2%.

Motion passed.

MOVED by Alderman O'Malley, seconded by Alderman Dewell that City Council ratify the motion of the Committee of the Whole Council with respect to the content and amount of the 1987 Capital Budget, as per the summary attached to the document entitled 'Setting of 1987 Tax Rate and Budget' distributed at the April 8, 1987 City Council meeting, with a gross of \$22,086,000 and a net of \$13,502,000 and that 8 1/2% of the Operating Budget be set aside for Capital purposes.

Motion passed.

MOVED by Alderman Dewell, seconded by Alderman R. Grant that \$379,000 be appropriated from surplus to the 1987 Winter Control Reserve.

Motion passed.

MOVED by Alderman R. Grant, seconded by Alderman Walker that \$2,181,000 be appropriated from surplus to the 1987 Operating Budget.

Motion passed.

MOVED by Alderman Walker, seconded by Deputy Mayor Jeffrey that the provisions of Section 41(2) to (9) inclusive, of the Assessment Act, shall not apply to the City of Halifax, with the result that there shall be no residential occupancy tax in the City of Halifax for the taxation year 1987.

Motion passed.

MOVED by Deputy Mayor Jeffrey, seconded by Alderman Leiper that the tax rate for the year 1987 be set at 3.2538 per hundred dollars of assessment. This rate shall be applied to:

(a) The full assessed value of property of a business character and nature; and

36.29% of the assessed value of real property of a residential character and nature; and

(b) Occupancy tax as follows:

1) The tax rate applied to 50% of the assessed value of the property of a business character or nature as determined by the Assessor under Section 7(1) of the Assessment Act.

2) 25% of the assessed value of the properties as set out in Section 7(2)(a) of the Assessment Act, as determined by the Assessor.

3) 75% of the assessed value of the properties as set out in Section 7(2)(b) of the Assessment Act, as determined by the Assessor.

Motion passed.

MOVED by Alderman Leiper, seconded by Alderman D. Grant that the Fire Protection Rate be set at \$0.050 per hundred dollars of valuation for the year 1987.

Motion passed.

Special Council  
 Setting of Tax Rate  
 April 8, 1987

Mr. Smith advised that he had schedules detailing the impact of the tax rate on commercial and residential properties in relation to assessment levels.

7:00 p.m. The meeting adjourned.

The adopted rates are as follows:

	<u>1986</u>	<u>1987</u>	<u>% Increase</u>	<u>\$ Decrease</u>
RESIDENTIAL:	\$1,6720	\$1,2308	-26.39%	\$0.44
BUS. OCCUPANCY	\$3.8496	\$3.2538	-15.48%	\$0.60
COMM. PROPERTY	\$3.9106	\$3.3038	-15.52%	\$0.61
FIRE PROTECTION	\$0.0610	\$0.0500	-18.03%	\$0.01
SPLIT	0.4185	0.3629	-13.29%	\$0.06
RATIO COMM/RES	2.3389	2.6843	14.77%	(\$0.35)

HEADLINES

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Resolution - Alderman R. Grant, April 2, 1987 Special Committee of the Whole Council .....	206
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HIS WORSHIP MAYOR RON WALLACE  
 DEPUTY MAYOR T. JEFFREY  
 CHAIRMEN

E. A. KERR  
 CITY CLERK

/s/

CITY COUNCIL  
MINUTES

Council Chamber  
City Hall  
Halifax, Nova Scotia  
April 15, 1987  
8:00 P. M.

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

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

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

ALSO PRESENT: R. J. Matthews, Acting City Manager; W. Anstey, Acting City Solicitor; City Clerk; and other members of City staff.

MINUTES

Minutes of the regular meeting of City Council held on March 26, 1987 and of a special meeting of Council held on April 8, 1987 were approved on a motion by Alderman Walker, seconded by Alderman Flynn.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS

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

20.1 Appointment of Consultants - Site Supervision and Inspection Services: Contracts #85-76 and #85-77 (Bayers Lake Pumping Station and Forcemain)

20.2 Peninsula North Secondary Planning Strategy - Proposed Schedule "O"

At the request of Deputy Mayor Jeffrey, Council agreed to add:

20.3 City of Halifax Local Number 108  
- Tentative Agreement

20.4 Overpass on Dutch Village Road and School Avenue

Council  
April 15, 1987

add: At the request of Alderman O'Malley, Council agreed to  
20.5 Albert Street - Capital Budget

add: At the request of Alderman Downey, Council agreed to  
20.6 North End Post Office

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

Motion passed.

Presentation to Mayor and Members of Council

Alderman Walker, on behalf of Her Worship Mayor Andrea Barnett of the Town of Minto, New Brunswick, presented His Worship Mayor Wallace and members of Halifax City Council with a pewter cup and Town of Minto pins in recognition of their hospitality during her recent visit to Halifax.

His Worship indicated that he would forward a letter to Mayor Barnett expressing Council's appreciation of her thoughtfulness.

DEFERRED ITEMS

Driveway Application - 6284 Yukon Street  
(Ordinance Number 183)

This matter was last discussed at a regular meeting of City Council held on January 29, 1987, at which time it was deferred pending receipt of additional information from staff.

A staff report, dated March 30, 1987, was submitted.

Alderman Meagher emphasized that, after measuring the site of the proposed driveway as well as the vehicle which the gentleman in question wishes to park in this location, he is of the opinion that there will be no infringement on the street line.

Noting that no objections had been received from abutting property owners, Alderman Meagher moved, seconded by Alderman Walker that the decision of the Director of Engineering and Works Department be overturned, and the request for a driveway access to the front yard of 6284 Yukon Street be approved.

8:05 p.m. - Alderman R. Grant enters the meeting.

Council  
April 15, 1987

With reference to Alderman Meagher's motion, the Acting City Solicitor suggested that, because the intent of the proposal is in contravention of existing municipal and Provincial legislation, Council should consider amendments to those regulations before proceeding to allow the establishment of the driveway at 6284 Yukon Street.

Concurring with Mr. Anstey's remarks and emphasizing that the problem is general to the City as a whole, it was moved by Alderman O'Malley, seconded by Alderman R. Grant that Ordinance 180 (with reference to the requirements for residential parking areas) be reviewed, and that the matter be referred to the next regular meeting of Committee of the Whole Council scheduled for Wednesday, April 22, 1987.

Alderman Meagher, with the agreement of his seconder, Alderman Walker, withdrew his motion.

The motion on the floor was put and passed.

Alderman R. Grant noted that in the past the County of Halifax allowed vehicular parking in the front of a residential dwelling, emphasizing that a problem has occurred with such driveways being expanded laterally. The Alderman asked that this aspect of the parking question be examined during the upcoming Ordinance review.

Alderman Crowwell emphasized the importance of receiving public input on the matter, and urged that a public hearing be scheduled at some point during the review process.

Nominated Heritage Property: 1328-1332 Hollis Street  
(Alexander McLean House) - Heritage Advisory Committee

A hearing into this matter was held during a special meeting of City Council on January 7, 1987, at which time the matter was deferred pending a meeting of the condominium corporation in question to discuss the proposed registration of this site as a heritage property.

A report, dated March 30, 1987, was submitted from A. C. McMillin, Chairman, Heritage Advisory Committee.

MOVED by Alderman Downey, seconded by Alderman Hamshaw that, as recommended by the Heritage Advisory Committee, 1328-1332 Hollis Street (the Alexander McLean House) be included in the Halifax Registry of Heritage Property.

Motion passed.



MOTIONS OF RECONSIDERATION

Motion Alderman Meagher Re: Reconsideration of Council's Motion  
(March 26, 1987) - Office Systems Furniture: Scotia  
Square Offices

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Alderman Meagher 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 March 26, 1987.

In addressing the matter, Alderman Meagher indicated that, in his opinion, Council had erred in awarding this contract to a Dartmouth-based firm, emphasizing that, not only is the firm of Thompson Office Products located in the City of Halifax, a component of their product is manufactured in the Province of Nova Scotia. Alderman Meagher also noted that the contract was not awarded to the lowest bidder.

On that basis, it was moved by Alderman Meagher, seconded by Alderman O'Malley that Council reconsider its motion of March 26, 1987 with respect to "Office Systems Furniture: Scotia Square Offices."

The motion was put and lost.

Motion His Worship Mayor Wallace Re: Reconsideration of  
City Council Resolution (April 8, 1987) - Stipend Motion

His Worship Mayor Wallace gave Notice of Motion of Reconsideration concerning Council's previous resolution on the above-mentioned matter during a special meeting of City Council held on Wednesday, April 8, 1987.

With reference to the motion pertaining to aldermanic stipends approved during the Special Meeting of City Council held on April 8, 1987, Mayor Wallace indicated that his sole difficulty centered around Part 4 of that recommendation (relating to the establishment of a three-person aldermanic committee to hear submissions regarding the allocation or reimbursement of funds above the 10 percent stipend guideline).

However, in view of the fact that the City Solicitor's Department has been requested to submit a proposal with regard to enabling legislation to address this matter, and owing to the fact that one member of Council was absent from this evening's meeting, His Worship indicated that he wished to defer his Motion of Reconsideration until such time as that information had been presented and all members of Council were available to debate the matter.

Responding to a question from Alderman Cromwell, the Acting City Solicitor indicated that in formulating its advice concerning the necessary amendments, the City Solicitor's

Council  
April 15, 1987

Department will contact Aldermen R. Grant and O'Malley (the mover and seconder of the April 8 motion) to seek clarification of the motion's intent. Council agreed that the Motion of reconsideration be deferred.

PUBLIC HEARINGS, HEARINGS, ETC.

Heritage Hearing - 1029 South Park Street

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

MOVED by Alderman D. Grant, seconded by Alderman Hamshaw that the heritage hearing originally scheduled for April 15, 1987, respecting 1029 South Park Street, be rescheduled to WEDNESDAY, JUNE 17, 1987.

Motion passed.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on Wednesday, April 8, 1987 as follows:

Call for Proposals - Spring Garden Road Parking Lots

MOVED by Alderman Downer, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, Council approve the advertisement of a Call for Proposals for the City-owned lots bounded by Dresden Row, Clyde Street, Queen Street and the rear of the properties on Spring Garden Road, with the terms of reference to be substantially in the form as appended to the February 20, 1987 staff report, with amendments as contained in Schedule "C" attached to the supplementary staff report dated April 3, 1987.

Motion passed.

Funding the Computerization of Halifax's Traffic Signal Network

This matter was forwarded to City Council without recommendation from the April 8 meeting of the Finance and Executive Committee, pending receipt of a staff report on the feasibility of committing the City to a four-year payment process.

An Information Report, dated April 14, 1987 (containing, as an attachment, a letter, dated April 14, 1987, from the Honorable Roland J. Thornhill, Provincial Minister of Development), was submitted.

MOVED by Alderman O'Malley, seconded by Alderman Walker that, City Council accept the recommendation from the consultant and proceed with the complete centralized computer control system committing \$150,000 per year for a four year period beginning in 1988.

Motion passed.

Alderman Downey, referring to Mr. Thornhill's letter of April 14, expressed concern that, in the opinion of the Provincial Department of Development, the realignment of Barrington Street will benefit only a small portion of the City, and, consequently, funding from the Province for this purpose cannot be considered. The Alderman emphasized that Barrington Street is a major thoroughfare for vehicular traffic emanating from a variety of points, and reiterated that, in his view staff should inquire as to whether the Minister is going to provide funds for the re-alignment of Barrington Street.

Approval of Signing Officers

MOVED by Alderman Ciorwell, seconded by Deputy Mayor Jeffrey that, as recommended by the Finance and Executive Committee, Council appoint Reginald H. Ridgley, Manager of Treasury and Accounting, and Isidore J. Kent, Manager of Revenue, as signing officers of the City who may sign cheques and other items drawn on the City's banks, in addition to the City Manager and the City Treasurer.

Motion passed.

Temporary Installation of Sculpture -  
University Avenue Boulevard

It had been recommended by the Finance and Executive Committee that this matter be forwarded for recommendation to the Art Allocation Committee, and that a report from that Committee be made available to City Council.

A report, dated April 14, 1987, was submitted from Marie Palmer, Chairman of the Art Allocation Committee.

Ms. Palmer addressed Council, noting that at a special meeting of the Art Allocation Committee held on April 13, 1987, members had wholeheartedly endorsed the proposal regarding a temporary exhibit of two sculptures by Mr. John Greer.

Ms. Palmer introduced Ms. Mern O'Brien, Director of the Dalhousie Art Gallery, who, using scale models, provided members of Council with a brief description of the sculpture in question together with information as to its proposed installation.

Alderman O'Malley noted that sculptures of this nature would be appropriate for installation in Seaview Park and asked that the artist be contacted, either through the Mayor's Office or the Art Allocation Committee, as to the possibility of his making a donation of sculptures to the City for use in that location.

MOVED by Alderman Cromwell, seconded by Alderman D. Grant that, as recommended by the Art Allocation Committee, the Dalhousie Art Gallery be permitted to erect the two sculptures by John Greer (as indicated in Appendix "A" of the March 16, 1987 staff report) on the University Avenue Boulevard opposite the Weldon Law Building from mid-April to September 1, 1987, subject to the following conditions:

- a) that the Dalhousie Art Gallery be fully responsible for installing, maintaining and removing the two sculptures, including the engaging of an appropriate professional engineer to oversee and approve the method of installation (anchoring) and maintenance;
- b) that the Dalhousie Art Gallery provide insurance in a form suitable to the City Solicitor in the minimum amount of \$1 million per occurrence protecting the City against any liability of personal injury;
- c) that the Dalhousie Art Gallery be responsible for repairing/resodding any boulevard areas damaged during installation/removal of the sculptures, and to monitor the site daily and make any changes deemed appropriate by the Director of Engineering and Works;
- d) that should any of the preceding terms or conditions be violated, the sculptures will be removed immediately at no cost to the City.

Motion passed.

9:00 p.m. - His Worship Mayor Wallace retires from the meeting, with Deputy Mayor Jeffrey assuming the Chair.

Clarification of Trial Metro Transit Service to Joseph Howe and Gordon B. Isnor Manors Re: Senior Taxi Fare  
Reduction Program

MOVED by Alderman Downey, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, this matter be deferred, pending receipt of further information from staff pertaining to service alternatives.

Motion passed.

Naming of Proposed New Streets

MOVED by Alderman Hamshaw, seconded by Alderman Flynn that, as recommended by the Finance and Executive Committee, the matter be deferred to provide staff with an opportunity to discuss the proposed street names with the property owner in question.

Motion passed.

WaterCan Project

MOVED by Alderman Crowwell, seconded by Alderman Leiper that, as recommended by the Finance and Executive Committee, the City of Halifax finance the printing costs with regard to the 25,000 promotional brochures relating to the WaterCan project to be distributed by the Halifax Water Commission.

The motion was put and passed.

Gottingen Street - MAINSTREET 1987/88

MOVED by Alderman Downey, seconded by Alderman Hamshaw that, as recommended by the Finance and Executive Committee, the staff report, dated April 8, 1987, together with the correspondence, dated April 6, 1987, from the Gottingen Street Area Merchants Association, be tabled pending submission of a further staff report on the matter.

Motion passed.

Downtown (Barrington Street) MAINSTREET - 1987/88

MOVED by Alderman Downey, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, application be made to the Province of Nova Scotia, Department of Development, for the tender of studies to:

- a) analyze the commercial benefits of concepts for development of an urban open space within the Downtown Area; and
- b) report on costs and benefits of completion of the underground servicing and surface improvements to the Downtown Area;

such studies to be the MAINSTREET Projects in the Downtown (Barrington) BID in 1987-88.

Motion passed.

Billboards

Alderman O'Malley, indicating a conflict of interest, retired from the meeting.

The following motion was put and lost during the meeting of the Finance and Executive Committee held on April 8, 1987:

That a review of Ordinance 19 be undertaken by staff in consultation with representatives of the industry.

MOVED by Alderman Meagher, seconded by Alderman Flynn  
that no further action on the matter be taken.

Referring to the staff report, dated November 27, 1986, Alderman D. Grant noted that it would appear there are several signs on City-owned property which are in conflict with Ordinance 19, and suggested that further information from staff on this matter should be requested.

On that basis, it was moved by Alderman D. Grant, seconded by Alderman Leiper that the matter be deferred, pending additional information from staff.

The motion to defer was put and defeated.

With reference to Alderman D. Grant's earlier remarks, Alderman Cromwell asked for a report from staff identifying the signs on City-owned property which are deemed to be in conflict with Ordinance 19.

The original motion was put and passed.

9:10 p.m. - His Worship Mayor Wallace and Alderman O'Malley return to the meeting, with Deputy Mayor Jeffrey assuming his usual seat on Council.

Land Acquisition - Mumford Road (Portion of Mount Olivet Cemetery)

MOVED by Alderman Flynn, seconded by Alderman Harshaw  
that, as recommended by the Finance and Executive Committee, the portion of the Mount Olivet Cemetery outlined on Appendix "A" of the confidential staff report, dated March 24, 1987, be acquired from the Roman Catholic Episcopal Corporation for the sum of \$3,732 (funds to be made available from Account No. CE040, New Taving - Mumford Road (Dutch Village Road - Romans Avenue)).

Motion passed.

Proposed Business Improvement District Commissions:  
Barrington Street and Spring Garden Road

MOVED by Alderman Downey, seconded by Alderman Cromwell that, as recommended by the Finance and Executive Committee, Council approve in principle the adoption of Ordinances creating Business Improvement District Commissions for Spring Garden Road and Barrington Street and that staff be directed to arrange for their introduction.

Motion passed.

Rescheduling of June 3, 1987 Committee of the Whole  
Council Meeting - FCM Conference

MOVED by Alderman Flynn, seconded by Alderman R. Grant that, as recommended by the Finance and Executive Committee, the June 3, 1987 meeting of the Committee of the Whole Council be rescheduled due to the number of Council members who will be attending the FCM conference; and further, that the rescheduled date be determined by His Worship the Mayor.

Motion passed.

With reference to recommendations made by His Worship Mayor Wallace, it was agreed that the meeting of the Committee of the Whole Council, originally scheduled for Wednesday, June 3, 1987, be rescheduled for MONDAY, JUNE 8, 1987.

Lease of Photocopiers

MOVED by Alderman R. Grant, seconded by Deputy Mayor Jeffrey that, as recommended by the Finance and Executive Committee, staff be granted authority to acquire the photocopier outlined in the March 24, 1987 staff report from Halifax Office Equipment at a cost of \$10,828.35 and lease to the Industrial Commission and Tourism Halifax; and further, that as other requirements for photocopier replacements develop, the financing will be handed internally in this manner.

Motion passed.

1987 Annual FCM Conference - Voting Accreditation

MOVED by Alderman Cromwell, seconded by Alderman D. Grant that, as recommended by the Finance and Executive Committee, Aldermen Cromwell, Downey and Leiper act as voting delegates at the FCM conference, with Aldermen Walker and Hamshaw serving as alternates.

Motion passed.

CITY PLANNING COMMITTEE - REPORT

Council considered the report of the City Planning Committee from its meeting held on April 8, 1987 as follows:

Northeast Corner of Kearney Lake Road and Bicentennial Highway: Municipal Planning Strategy and Land Use Bylaw - PAC Report - SET DATE FOR PUBLIC HEARING

MOVED by Alderman Flynn, seconded by Alderman O'Elley that, as recommended by the City Planning Committee, a public hearing date be scheduled to consider the following:

- 1) changes to the Generalized Future Land Use Map (MDP Map 9) and to the Zoning Map ZM-16, as shown on Maps 5 and 6 respectively of the staff report dated November 19, 1986; and
- 2) the addition of the following subsections to Policies 2.7 and 3.6 of Part II, Section II (City-Wide Objectives and Policies) of the Municipal Planning Strategy (as recommended in the staff report dated March 13, 1987):

(vii) that appropriate measures be taken to prevent erosion or deposit of sediments away from the development site during construction and afterwards;

and

(xi) or (xii) as appropriate:

that the applicant provide a statement of the environmental impacts of the proposed development on and off the site, and identify the ways and means to mitigate any negative effects, particularly as they may relate to such aforementioned matters as air and water pollution, aesthetics, and amenity value;

Alderman Leiper addressed the matter referring to press reports which had indicated that persons wishing to speak on this matter at Committee of the Whole had not been permitted to do so and indicated that she hoped it had been indicated to these persons that if a motion was approved sending this matter to public hearing, that no speakers would be heard. Alderman Leiper further referred to the PAC report which had come forward to Council noting that the report indicated only that a motion to have a public hearing on the matter had been put and lost at PAC. Alderman Leiper indicated that at that time a member of the Committee had asked if it were necessary to put forward a motion recommending that this matter not go forward to public hearing and had been assured that the Committee need take no further action.



Alderman Leiper indicated that she would like to be sure that the intent of the report coming from PAC was understood by Council and noted that PAC had intended on conveying to Council that they felt no public hearing on this matter should be held. In conclusion, Alderman Leiper, indicated that in future similar situations, a second motion should be made to ensure that the intent of the PAC is clear.

The Acting City Manager addressed the matter noting that he felt the suggestion made by Alderman Leiper would be a good practice in the future.

Alderman Flynn addressed the matter noting that the role of the Planning Advisory Committee was advisory and that Council was free to make their own decision with regard to any matter forwarded to them from this Committee.

The motion was put and passed.

The City Clerk addressed the matter indicating that he was proposing June 8, 1987 as the date for the public hearing and, after a short discussion, it was agreed that the public hearing be scheduled for WEDNESDAY, JULY 8, 1987 at 7:30 p.m. with the City Clerk reporting back to Council with regard to the location.

It was suggested that the public hearing be held at either the Grosvenor Wentworth School or, if that school is not available, at Halifax West School.

Case No. 5200 - Contract Development - 2044-48 Gottingen Street  
SET PUBLIC HEARING DATE.

MOVED by Alderman Roxey, seconded by Alderman Walker that, as recommended by the City Planning Committee, a date be set for a public hearing to consider the application for contract development to allow the construction of a two-storey addition on the north side of the Salvation Army building at 2044 Gottingen Street, as shown on Plan No. P200/15535-38 of Case No. 5200.

Motion PASSED.

The City Clerk advised that the date for the public hearing was set as WEDNESDAY, JUNE 17, 1987 beginning at 7:30 p.m. and was to be held at the Joseph Howe School Gymnasium, 2557 Maynard Street.

Case No. 3710 - Contract Development - 1472 Tower Road

MOVED by Alderman Flynn, seconded by Alderman Crowell that, as recommended by the City Planning Committee, the development agreement for 1472 Tower Road, entered into on the 19th day of November 1979 and filed in Book 3373 at Page 692-698 at the Registry of Deeds, be discharged by Council.

Motion PASSED.

QUESTIONS

Question Deputy Mayor Jeffrey re: Problems Resulting from  
Main Avenue Construction

Deputy Mayor Jeffrey referred to a request he had made of staff approximately one month ago regarding a problem the owner of 17 Skeena Street was having as a result of the construction on Main Avenue last year and noted that no action has been taken on this matter to date. Deputy Mayor Jeffrey indicated that Mr. Driscoll of 17 Skeena Street had been experiencing flooding in his basement since the work had been carried out on Main Avenue and suggested that this was as a result of the disturbance of the land in the area and the blasting carried out during that project.

Deputy Mayor Jeffrey indicated that he had requested that staff of the Engineering and Works Department inspect the site and meet with the owner to determine what the problem was, saying he was informed that the owner has not been approached.

Question Deputy Mayor Jeffrey re: Garbage - Bicentennial  
Highway Entrance to Halifax

Deputy Mayor Jeffrey referred to a number of complaints that he had received from residents of School Avenue regarding garbage and noted that the garbage was blowing across the Bicentennial Highway onto School Avenue. Deputy Mayor Jeffrey indicated that there was a great deal of garbage, including such things as mufflers, wood and fast food containers, located near the entrance to Halifax from the Bicentennial Highway.

Deputy Mayor Jeffrey indicated that he had called Parks and Grounds which has carried out a thorough cleaning of the debris including the garbage located on Department of Highways lands. Deputy Mayor Jeffrey requested that a letter be forwarded to the Minister of Highways requesting that the Department act in cleaning up their lands at the Bicentennial entrance to Halifax.

Deputy Mayor Jeffrey referred to the re-occurrence of this problem and suggested that if the Department of Highways would not act to clean up the garbage, then perhaps Parks and Grounds could keep the area cleaned and mowed and the Department of Highways could be billed. Deputy Mayor Jeffrey reiterated his request that the Department of Highways be asked to take the necessary action to keep this area clean.

Question Alderman Hamshaw re: Use of Northcliffe Pool

Alderman Hamshaw referred to a number of phone calls he had received regarding problems residents in the area of the Northcliffe Pool were having in using the pool. Alderman

Hamshaw indicated that the residents had advised that the pool was being used during prime hours by residents from Sackville and Bedford. Alderman Hamshaw requested that the Recreation Committee look into this matter and asked why Halifax residents were not able to use the pool during the hours they wished.

Alderman Hamshaw noted that usage of the pool was on a first come, first serve basis and indicated that Bedford and Sackville residents were using the pool regularly. Alderman Hamshaw noted that he felt this situation could not continue and that Halifax residents, particularly those living in the area, should have first choice. Alderman Hamshaw indicated that perhaps the pool should be closed to outside residents and if the pool is not being used to capacity, then it could be opened to outside residents.

Question Alderman Flynn re: Garbage and Snow Clearing - Regent Street

Alderman Flynn referred to the matter of garbage collection and snow clearing in relation to Regent Street which had been discussed at the last meeting of Council and noted that this matter had been deferred pending receipt of a staff report. Alderman Flynn asked when this report would be coming to Council and that it come forward as soon as possible.

Question Alderman Flynn re: Signage re Animals - City Owned Property

Alderman Flynn referred to the signage on city property regarding the owner's responsibility in relation to their animals and noted that the present signage was not properly worded to allow enforcement by the Police Department. Alderman Flynn indicated that this referred to animals running at large, as well as, to the owner's responsibility in relation to cleaning up after their animals.

Alderman Flynn indicated that he was receiving a number of calls regarding this problem in relation to Flynn Park, Hornschoe Island and the Larry O'Connell Field in his area. Alderman Flynn indicated that he felt the owners were going to have to start taking responsibility for picking up after their animals. Alderman Flynn noted that he understood that Parks and Grounds could not get the Police Department to enforce these laws as the signs were not properly worded to allow for adequate and legal enforcement.

Alderman Flynn requested that these signs be reviewed and properly worded to allow for enforcement in his area and throughout the City.

Question Alderman Leiper re: Presentation from Texaco

Alderman Leiper referred to the proposed presentation from Texaco with regard to the Georges Bank and asked when this presentation would be given.

His Worship indicated that the presentation was scheduled for 5:00 p.m. at the next meeting of the Committee of the Whole and noted that all persons having an interest in the matter would be present.

Alderman Leiper then referred to the CBC video regarding this matter noting that it had been indicated that the video was quite impartial and gave technical facts. Alderman Leiper asked if it would be possible for Council to view the video.

His Worship indicated that arrangements would be made for Council to view the video and noted that this could be arranged for the Alderman's Lounge prior to the Committee of the Whole.

Question Alderman Walker re: Bridge Safety

Alderman Walker referred to the bridge collapse in Albany, New York and requested a report regarding the frequency of inspections on the Mackinac and Mackay bridges. Alderman Walker asked how often a report came forward to Council with regard to the safety of the bridges.

His Worship indicated that reports regarding the Bridges were submitted to the Bridge Commission and that a regular schedule of inspections was in place.

Alderman Walker indicated that he felt it would be beneficial for Council to receive a report in this regard and His Worship indicated that a report would be forthcoming.

Question Alderman R. Grant re: Extension of Water Service

Alderman R. Grant asked whether or not a policy existed within the City or the Public Service Commission in relation to the extension of water services into the County from the City line. Alderman R. Grant referred to expansion of the city water lines into County areas and asked what the policy was regarding expansions when a request is received.

His Worship indicated that requests would be a matter for the Public Service Commission and that expansions would be allowed providing certain requirements are met.

Alderman R. Grant requested a report in relation to any restrictions on how far a line can or must be extended, whether the City has any recourse when approached with these requests, and whether or not the City is forced to allow the extension.

Question Alderman R. Grant re: Bus Stop Benches

Alderman R. Grant referred to his request regarding bus stop benches and noted that the staff report regarding this matter did not respond to his question. Alderman R. Grant noted that he had been referring to the possibility of private industry providing these benches and noted that he had mentioned the bus shelters in relation to this matter. Alderman R. Grant indicated that his intent had been that staff discuss with private industry their willingness to provide benches at bus stops similar to the provision of bus shelters.

Question Alderman R. Grant - Trailers Parked on Commercial Properties

Alderman R. Grant requested a report from the Legal Department with regard to how the City can deal with trailers parked on commercial properties when the trailer is being used as a business. Alderman R. Grant indicated that a letter relating to this had been discussed at a recent Board of Health meeting and asked what steps Council can take to rid properties of these tractor trailers particularly when they are being put to the use they are on the Herring Cove Road. Alderman R. Grant asked if there was any way in which these situations could be included in the City's present Ordinances.

Question Alderman R. Grant - Letter - M. Doehler, Chairman School Board

Alderman R. Grant referred to a letter received from Mr. M. Doehler, Chairman, School Board in relation to the School Board budget submission and quoted from the letter noting that Mr. Doehler's letter referred to the irresponsibility of suggesting that the School Board's budget had fat. Alderman R. Grant asked who Mr. Doehler was suggesting was irresponsible and who had mentioned anything about fat in the School Board Budget.

Alderman R. Grant requested that clarification be sought with regard to exactly what is meant by this statement. Alderman R. Grant indicated that he objected to the wording of the statement and asked if it would be possible to receive this clarification.

Question Alderman Dewney re: Street Sweeping

Alderman Dewney referred to the littered condition of streets in his area and noted that he was not aware whether or not the automatic street sweeper had been put into operation

on residential streets although he had noted they were doing the main streets in Halifax. Alderman Downey suggested that, in light of the condition of the streets, men should be assigned to sweep residential streets throughout the City.

Mr. P. Connell, Director of Engineering and Works, addressed the matter indicating that the sweeper had been sweeping the main streets in Halifax due to the restriction on parking on these streets. Mr. Connell further noted that as of this evening the sweeper would begin the cleaning of residential streets in the signed areas.

Question Alderman Downey re: Halifax Relief Fund

Alderman Downey referred to the Halifax Relief Fund and noted that Council had not received a report with regard to what was to happen to the excess funds in the Halifax Relief Fund. Alderman Downey requested a report regarding what was to happen to the excess funds.

His Worship noted that a previous report had indicated that there was only sufficient funds in the Relief Fund to provide for the pensioners and noted that any excess was to be used for improvements to that area of the City. His Worship noted that an update report would be requested.

Question Alderman Meagher re: Wanderers Grounds

Alderman Meagher referred to information he had received regarding work that was to be carried out on the Wanderers Grounds which would prevent the use of the Wanderers Grounds for baseball this season and asked Deputy Mayor Jeffrey if this information was correct.

Deputy Mayor Jeffrey indicated that he had no information regarding this matter.

Alderman Meagher thanked Deputy Mayor Jeffrey for his response.

Question Alderman Cromwell re: Conference in Toronto - Imports and Exports

Alderman Cromwell referred to a report he had received regarding a conference which had recently been held in Toronto regarding Imports and Exports. Alderman Cromwell indicated that this conference had been well attended and that 29 countries interested in trading with Canada had been represented at the conference.

Alderman Cromwell noted that other than Toronto, Halifax and Vancouver had been mentioned as possible trading areas and asked who had represented the City at this conference. Alderman Cromwell asked if anyone from the

on residential streets although he had noted they were doing the main streets in Halifax. Alderman Downey suggested that, in light of the condition of the streets, men should be assigned to sweep residential streets throughout the City.

Mr. P. Cornell, Director of Engineering and Works, addressed the matter indicating that the sweeper had been sweeping the main streets in Halifax due to the restriction on parking on those streets. Mr. Cornell further noted that as of this evening the sweeper would begin the cleaning of residential streets in the signed areas.

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His Worship noted that a previous report had indicated that there was only sufficient funds in the Relief Fund to provide for the pensioners and noted that any excess was to be used for improvements to that area of the City. His Worship noted that an update report would be requested.

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Deputy Mayor Jeffrey indicated that he had no information regarding this matter.

Alderman Meagher thanked Deputy Mayor Jeffrey for his response.

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Alderman Cromwell noted that other than Toronto, Halifax and Vancouver had been mentioned as possible trading areas and asked who had represented the City at this conference. Alderman Cromwell asked if anyone from the

business community or the government had been in attendance at the conference. Alderman Cromwell indicated that he felt Halifax should have been represented at that conference.

Question Alderman D. Grant re: Crosswalk Safety Program

Alderman D. Grant referred to the report received from the Chief of Police regarding the crosswalk safety program and requested that the Police Commission consider the possibility of implementing this program. Alderman D. Grant noted that the Chief had indicated that the cost of the program was approximately \$2,000 and that the program could be implemented in June. Alderman D. Grant requested that the Police Commission consider allocating funds for implementation of the program during the first week of June.

Question Deputy Mayor Jeffrey re: Curve on 105 Frederick Avenue

Deputy Mayor Jeffrey referred to previous requests he had made in relation to the very dangerous curve located in the area of 105 Frederick Avenue and requested that staff attempt to negotiate with the owner of 105 Frederick Avenue to purchase or expropriate a portion of land in order that the dangerous curve might be corrected.

Deputy Mayor Jeffrey briefly described a very serious accident which had occurred at that curve and noted that he would like the Real Estate and Engineering and Works Departments to contact the owner with a view to negotiating regarding the acquisition of a piece of land to correct the situation. Deputy Mayor Jeffrey indicated that he would like this matter looked into as quickly as possible.

Question Alderman O'Malley re: North Barrington Street - Tank Field

Alderman O'Malley referred to the tank field located under the bridge on North Barrington and noted that this field was constantly being used as a storage site for fill and asked if a license to store fill on this site was issued or a permit had been issued through Building Inspection. Alderman O'Malley noted that he had been advised that this field would be used to absorb any fuel if a break occurred in a tank. Alderman O'Malley requested a report with regard to whether a license or permit was issued permitting the storage of fill at the site and if the zoning of the property permitted such a use.

NOTICES OF MOTION

Notice of Motion to Rescind Alderman B. Grant re: City Council Resolution of March 26, 1987 - Case No. 5181 - Contract Development - 1572-62 Hollis Street, Journey's End Motel

Alderman B. Grant gave Notice of Motion that at the meeting of Halifax City Council to be held on May 14, 1987 he



proposes to introduce a motion of rescission regarding City Council's motion of March 26, 1987 respecting Case No. 5181, Development Agreement, 1572-82 Hollis Street, Journey's End Motel.

His Worship referred to the notice brought forward by Alderman R. Grant indicating that there was some difficulty with the notice as the matter had been resolved in the negative and a certain period of time must expire before Council considers a matter which has been resolved in the negative.

Alderman R. Grant indicated that he would like legal to look into this matter and would let the notice stand until such time as a report regarding the proper procedure is received from legal.

In response to a question from Alderman O'Malley, the Acting City Solicitor indicated that a matter resolved in the negative cannot be reconsidered by Council for two months and in the case of a second negative resolution, it cannot be reconsidered by Council for a one year period.

Notice of Motion Alderman P. Cromwell re: Adoption of a  
New Building Code Ordinance - Ordinance 131

Alderman R. Cromwell gave notice of Motion that at the next regular meeting of Halifax City Council to be held on April 30, 1987 he proposes to introduce a motion adopting a new Building Code Ordinance, Ordinance 131, in conjunction with the coming into force of the new Provincial Building Code Act on April 1, 1987.

Notice of Motion Alderman P. Cromwell re: Introduction of  
Ordinance 181 and 182 re Establishment of Business  
Improvement District Commissions for Spring Garden Road  
and Barrington Street

Alderman R. Cromwell gave notice of Motion that at the next regular meeting of Halifax City Council to be held on April 30, 1987 he proposes to introduce Ordinance 181 and 182 to establish Business Improvement District Commissions for Spring Garden Road and Barrington Street.

ADDED ITEMS

Appointment of Consultants - Site Supervision and Inspection  
Services - Contracts 85-76 and 85-77 (Bayers Lake Pumping  
Station and Forcemain)

This matter was deferred at the March 26, 1987 meeting of City Council pending the receipt of staff report regarding why the city was not dealing directly with CECL in relation to the site inspection. A supplementary staff report dated March 31, 1987 was submitted.

MOVED by Alderman E. Grant, seconded by Alderman Leiper that Council approve the appointment of Interprovincial Engineering Ltd. to provide site supervision and inspection services during construction of the Bayers Lake Pumping Station and Forcemain.

Motion passed.

Peninsula North Secondary Planning Strategy - Proposed Schedule "O"

A supplementary staff report dated April 14, 1987 was submitted. An information from Mr. D. F. Murphy, City Solicitor, dated April 14, 1987 was also submitted.

MOVED by Alderman Feagley, seconded by Alderman Downey that this matter be deferred to the Committee of the Whole Council to be held on April 22, 1987 with the understanding that it is to be dealt with at the Special Council session that same evening.

Motion passed.

Overpass on Dutch Village Road and School Avenue - Deputy Mayor Jeffrey

It was agreed that this matter be dealt with at this time. This matter was added to the agenda at the request of Deputy Mayor Jeffrey.

Deputy Mayor Jeffrey indicated that he had dealt with this matter during the Question Period and that no further action was required at this time.

City of Halifax Local #108 - Tentative Agreement - Deputy Mayor Jeffrey

This matter was added to the agenda at the request of Deputy Mayor Jeffrey. A private and confidential staff report dated April 14, 1987 was submitted.

MOVED by Deputy Mayor Jeffrey, seconded by Alderman Downey that Halifax City Council authorize the Mayor and City Clerk to affix their signatures to a Collective Agreement dated January 1, 1987 to December 1988 between the City of Halifax and Local 108 of the Halifax Civic Workers Union subject to ratification of the memorandum of agreement by Local 108 of the Halifax Civic Workers Union.

Motion passed.

Albert Street Canal Project - Alderman O'Malley

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

Alderman O'Malley referred to the inclusion of funds for the renewal of a section of sidewalk on Dartmouth Avenue and noted that a new seniors complex was to be constructed adjacent to the proposed renewal. Alderman O'Malley noted that the construction of the seniors complex would delay the renewal of the sidewalk and further indicated that the sidewalk on the east side of Albert Street was badly in need of renewal.

Alderman O'Malley noted that a recent re-evaluation of the sidewalk on Albert Street by the Engineering and Works department had uncovered a much greater degree of deficiency than a previous evaluation had indicated. Alderman O'Malley noted that the amount of \$67,000 had been placed in the Capital Budget for renewal of the Dartmouth Avenue sidewalk and requested that this amount be transferred to allow for the renewal of the east side of Albert Street.

Mr. Connell addressed the matter indicating that staff had no difficulty with this transfer.

MOVED by Alderman O'Malley, seconded by Alderman Meagher that the funds, equalling \$67,000, designated in the 1987 Capital Budget for renewal of a portion of Dartmouth Avenue be transferred to allow for the renewal of the east side of Albert Street.

Notice Requested.

North End Post Office - Alderman Downey

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

Alderman Downey addressed Council indicating that it had come to his attention that there was a proposal to close out the North Branch Post Office on Cottingen Street and requested that His Worship speak to the Minister of Public Works with regard to this matter during the Minister's upcoming visit. Alderman Downey indicated that a letter had been received from the Minister asking that an agenda be prepared for a meeting with Council regarding matters of concern. Alderman Downey indicated that he hoped this closure would not take place and noted that he felt this would be detrimental to the area.

Alderman Downey indicated that he hoped staff would look into the matter and if this information is found to be true, that some contact be made with the Minister to protest the closure. Alderman Downey indicated that he would make a personal statement on regard to this matter should it be found that the information is true.

Alderman O'Malley addressed the matter indicating that he joined Alderman Downey in his protest against the closure of the post office and asked if it would be appropriate at this time to bring forward items for the agenda of the meeting with the Minister and, if so, requested that a reconsideration of Halifax City under the tier structure of DRIE be placed on the agenda for consideration.

His Worship indicated that he would place this item on the agenda for the upcoming meeting.

Deputy Mayor Jeffrey advised that Local 108 of the Halifax Civic Workers Union had ratified the memorandum of agreement as approved by Council this evening.

10:00 p.m. There being no further business the meeting adjourned.

HIS WORSHIP MAYOR ECK WALLACE  
DEPUTY MAYOR T. JEFFREY  
CHAIRMAN

I. A. KERR  
CITY CLERK

\*k/sq

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SPECIAL COUNCIL  
PUBLIC HEARING  
M I N U T E S

Joseph Howe School  
Gymnasium  
Halifax, Nova Scotia  
April 22, 1987  
7:30 p.m.

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

Present: His Worship Mayor Ron Wallace, Chairman; and Aldermen D. Grant, Downey, Meagher, O'Malley, Dewell, R. Grant, Leiper and Hamshaw.

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

ADDED ITEMS

At the request of Alderman Meagher Council agreed to add:

Peninsula North Planning Strategy

Case No. 5236 - Rezoning - 5907 Gorsebrook Avenue

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

Mr. R. Robertson, Development and Planning Department, with the aid of maps and sketches, outlined the application for rezoning of 5907 Gorsebrook Avenue from R-1 to U-1 as found in the staff report dated February 18, 1987. Mr. Robertson indicated that staff was recommending approval of this application.

Mr. John Aldrich, a resident of Gorsebrook Avenue, addressed Council indicating that he had been involved in the Detailed Area Plan for this area and noted that he agreed with the recommendation of staff. Mr. Aldrich indicated, however, that the area residents would like an opportunity to review any proposal for this property before it goes ahead. In closing, Mr. Aldrich indicated that he did not believe there was any opposition in the neighbourhood in relation to the present use or the proposed rezoning.

Mr. R. Robertson, in response to Mr. Aldrich's concern regarding any future proposal for the property in question, indicated that the current proposal was to utilize the existing building as an Administration Building. Mr. R. Robertson noted

that if the property is zoned U-1, however, a number of as-of-right uses would be permitted with a maximum height of 35 feet. Mr. Robertson indicated that a listing of these uses were attached to the February 18, 1987 staff report regarding this matter.

Mr. Peter McDonough, representing St. Mary's University, addressed Council indicating that he understood and appreciated the concerns of the previous speaker. Mr. McDonough went on to note, however, that unfortunately at present the University could not advise of any future plans for the site. Mr. McDonough referred to the financial squeeze being experienced by universities in general and noted that the short term plans for the site was to move certain university uses into the building. Mr. McDonough noted that these uses would be of the most unobtrusive nature as possible.

Mr. McDonough noted that the university had no future plans for the property at this time as there were no funds available and they intend upon leaving the property in its present state for the time being. Mr. McDonough went on to note that he had a commitment from Mr. Nowell, Vice-President of Administration, St. Mary's University, that if the university ever has funds or an opportunity to have any other use on the property, area residents will be contacted in relation to the proposal.

In response to a question from Alderman D. Grant regarding the willingness of the university to put into writing the commitment to advise the neighbourhood of any future plans for the property, Mr. McDonough indicated that Mr. Nowell was in agreement with this and that should the rezoning go ahead a written confirmation of this commitment would be forwarded to all the residents of Gorsebrook, as well as, the two property owners on Robie Street which would be affected.

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

Correspondence in opposition to the proposal from Mrs. B. J. Rafuse, 5880 Gorsebrook Avenue, dated April 16, 1987 was submitted.

MOVED by Alderman D. Grant, seconded by Alderman Dewell that this matter be forwarded to the next regular meeting of Halifax City Council to be held on Thursday, April 30, 1987 without recommendation.

Motion passed.

Case No. 5216 - Development Agreement - Lot 9, Catamaran Road

A public hearing into the above matter was held on this date.

Mr. R. Robertson, Development and Planning Department, with the aid of maps and sketches, outlined the application for development agreement at Lot 9 Catamaran Road to permit the rezoning of Lot 9 from R-4 (Multiple Dwelling Zone) to C-1 (Local Commercial), as found in the staff report dated January 29, 1987. Mr. Robertson further noted that the rezoning would allow the use of the property as a staff parking lot and permit a vehicular exit from the Kentucky Fried Chicken outlet and office located on this property. Mr. Robertson indicated that the applicant has agreed to consolidate this property with the lot at 247 Herring Cove Road, subject to Council's approval of the development request to permit this proposal.

In conclusion, Mr. Robertson indicated that staff was recommending approval of this application.

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

Mr. Vernon Wright, 9 Catamaran Road, addressed Council indicating that he was speaking on behalf of approximately 50 residents and noting that the parking lot being proposed this evening was already in existence. Mr. Wright went on to note that there was no room to park cars on this lot and that cars were presently being parked on the street. Mr. Wright indicated that by approving this application cars travelling up Catamaran Road would only be able to turn east. Mr. Wright indicated that he felt this was poor engineering planning and suggested that the Kentucky Fried Chicken outlet at this location was growing too large for the property.

Mr. Bill Frank, Vice-President, Edwards Fine Foods, addressed Council and noted that the application to permit a parking lot at this site had been before staff for quite some time. Mr. Frank went on to note that the staff report indicates that the traffic problem at this location was not acute, however, since the time of the application a number of accidents have occurred at this site. Mr. Frank indicated that the widening of the Herring Cove Road had resulted in a loss of a certain amount of property at the front of the Kentucky Fried Chicken outlet and problems were being experienced during peak customer hours at present. Mr. Frank went on to note that his company felt that a controlled exit onto Catamaran Road and then onto Herring Cove Road would alleviate these problems.

Mr. Frank, with the use of plans of the proposal, then reviewed the proposal noting that Edwards Fine Foods was willing to carry out certain physical changes to allow a controlled exit (i.e. a gate or speed bumps) and further noted that landscaping would be undertaken to improve the appearance of the area abutting Catamaran Road. Mr. Frank went on to note that the restaurant was not too busy and the problems being addressed by this application would not have come to the surface had the City not expropriate land to widen the Herring Cove Road.

Mr. Frank indicated that his company felt this was a workable proposal and noted that meetings had been held to inform the residents in detail regarding the proposal. Mr. Frank noted that one of the concerns expressed by area residents was traffic created by service vehicles to this property. Mr. Frank noted that the property not only housed a Kentucky Fried Chicken Store but, as well, the distribution center for Edwards Fine Foods. Mr. Frank indicated that a great number of supplies are received and distributed from this location and the delivery of certain commodities has created problems. Mr. Frank indicated that Edwards Fine Foods had agreed to work with the area residents, in relation to the timing of deliveries, to minimize or prevent any disturbances as a result of these deliveries.

In conclusion, Mr. Frank indicated that Edwards Fine Foods was hopeful that this proposal would be favorably considered.

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

Mrs. Gerry Meade, a resident of Catamaran Road, addressed Council questioning Mr. Frank with regard to the proposed location of the storage facility and the parking spaces. Mrs. Meade indicated that to exchange the location of the present storage facility and the parking spaces would result in a blockage of the lot.

Mr. Frank with the use of the map indicated the proposed location of the storage facility and the parking spaces and indicated that employees would have to drive in and then turn around to exit the parking lot.

Mrs. Meade went on to express concern with regard to the proposed green area and traffic difficulties which would result due to the location of the green area. Mrs. Meade then referred to problems the neighbourhood had been experiencing with early morning deliveries made to this location on the weekends and noted that this was a regular weekend occurrence. Mrs. Meade further indicated that complaints made to the staff of Kentucky Fried Chicken had not been well received.

Mrs. Meade further noted that her husband made inquiries regarding the proposal to Kentucky Fried Chicken and had been advised that the proposal would eliminate staff parking on the property and that employees would park along Catamaran Road. Mrs. Meade noted that Catamaran Street was indeed a public street, however, it was very tiny and would not accommodate parking. Mrs. Meade indicated that there were no curbs or sidewalks and a number of small children lived on the street.

Mrs. Meade, using the plan, went on to express concern regarding a number of other traffic problems involved with this proposal.

Mr. Robertson and Mr. Frank then responded to questions from members of Council regarding the proposed driveway and the difficulties with delivery.

Mr. V. Wright addressed Council once more indicating that he was concerned with the lack of access to Catamaran Street for emergency vehicles when delivery vehicles are entering this property. The resident also referred to truckers, delivering goods throughout the City, who park on Catamaran Street while obtaining and eating a meal from the Kentucky Fried Chicken and noted that he did not think it fair that these truckers should be parked on Catamaran Street.

Mr. Frank then responded to further questions from members of Council and persons present in the gallery.

Mr. Frank indicated that the purpose of this application was to improve a difficult situation and noted that if Edwards Fine Foods could do so under a contract rather than through a rezoning, they would be happy and willing to take this route. Mr. Frank indicated that a contract arrangement would allow for better community relations.

Mr. Robertson indicated, in response to questions regarding the discrepancies between the submitted plan and Mr. Frank's understanding of the proposal, that staff would report back to Council in this regard.

In response to a question from Mr. Wright, the City Solicitor indicated that the trucks presently parking on Catamaran Road were not permitted to park there as this was not a trucking route.

Mrs. Meade addressed Council once more, questioning Mr. Frank with regard to the number of vehicles presently parking on that site during the day and noting that it appeared that a number of the service trucks were parked on that lot during the day. Mrs. Meade questioned Mr. Frank further on the parking facilities at this location expressing concern that parking would remain a problem in the area.

Mrs. Meade then referred to the proposed contract between the City and Edwards Fine Food and noted that the contract did not stipulate that the proposed gate would be locked at 11:00 p.m. at night. Mrs. Meade asked what commitment would be given that the gate would be locked at 11:00 p.m. each night.

In response, Mr. Frank, indicated that Edwards Fine Foods had initiated the proposed fence and assured Mrs. Meade

that locking of the gate would be a part of the duties of the employees of the outlet. Mr. Frank further noted that he would have no objection to having this requirement included in the contract.

A further questioning of Mr. Frank ensued regarding the detailed plans for the proposal.

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

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

Alderman R. Grant requested that staff address the concerns brought forward this evening and confer with Edwards Fine Foods in this regard and bring a report back to Council.

Motion passed.

Review of Development Patterns in Lady Hammond Road Area:  
Rezoning of 6132-6142 Lady Hammond Road (Case No. 4888)  
and of 6232 Lady Hammond Road (Case No. 4911)

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

Mr. Stephen Feist, Development and Planning Department, with the aid of maps and sketches, outlined the proposal to amend Map 9 (Generalized Future Land Use Map) and the zoning to reflect the changes of Option IV of the staff report dated January 22, 1987. Mr. Feist indicated, with the use of a map, that Option IV proposes that the designation of the area sketched in yellow be changed from Industrial to Commercial and Residential Environmental and the zoning of the area be changed to R-3 and R-2 along Prescott Street.

Mr. Feist went on to note that this proposal protected the existing residential and commercial areas within this section of the City. Mr. Feist further noted that in addition to this proposal, Council approved a motion limiting the height to 40 ft. in that area. Mr. Feist referred to correspondence received from a group proposing a residential development in the area which requests that 46 ft. limit be instituted in order that the integrity of their proposed development may be retained. Mr. Feist indicated that staff feel that the requested 46 ft. height limit is reasonable.

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

In response to a question from Alderman Dewell, Mr. B. Allen, Acting City Solicitor, indicated that the advertisement proposed a 40 ft. height limitation while the letter from the developer requested a 46 ft. height limitation. Mr. Allen noted that this is a less restrictive limitation and certain persons who favored the 40 ft. height limitation might be offended by the proposed 46 ft. limitation. Mr. Allen indicated that Council would, if they approved the 46 ft. limitation, be doing something different than had been advertised. Mr. Allen indicated that Council might wish to determine if the 46 ft. height limitation was acceptable, however, the only way to be sure that it was acceptable was to hold a public hearing regarding this particular matter.

Mr. Sandy Ramen, Habitat Project Planning and Management, addressed Council and noted that he was the author of the correspondence submitted to Council requesting the 46 ft. height limitation. Mr. Ramen noted that although Council had approved a motion instituting a 40 ft. height limitation it is impossible to have a normal 3 1/2 storey building within this limitation when considering City standards. Mr. Ramen indicated that this was the difficulty being experienced by his company.

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

Correspondence regarding the matter has been submitted as follows:

Correspondence from Leonard G. MacNeil dated April 9, 1987.

Correspondence from Sandy Ramen, Habitat Project Planning & Management, dated April 16, 1987.

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

Motion passed.

\*Alderman Downey leaves the meeting.\*

Peninsula North Secondary Planning Strategy

Alderman O'Malley indicated that this matter was before Council once more to allow for a clarification of the motion approved previously by City Council.

Mr. Matthews gave a brief explanation of the clarification noting that certain sections of the present motion were worded inconsistently and clarification was necessary to allow for advertisement of the matter.

In response to a question from Alderman Dewell, Mr. B. Allen, Acting City Solicitor, indicated that the advertisement proposed a 40 ft. height limitation while the letter from the developer requested a 46 ft. height limitation. Mr. Allen noted that this is a less restrictive limitation and certain persons who favored the 40 ft. height limitation might be offended by the proposed 46 ft. limitation. Mr. Allen indicated that Council would, if they approved the 46 ft. limitation, be doing something different than had been advertised. Mr. Allen indicated that Council might wish to determine if the 46 ft. height limitation was acceptable, however, the only way to be sure that it was acceptable was to hold a public hearing regarding this particular matter.

Mr. Sandy Ramen, Habitat Project Planning and Management, addressed Council and noted that he was the author of the correspondence submitted to Council requesting the 46 ft. height limitation. Mr. Ramen noted that although Council had approved a motion instituting a 40 ft. height limitation it is impossible to have a normal 3 1/2 storey building within this limitation when considering City standards. Mr. Ramen indicated that this was the difficulty being experienced by his company.

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

Correspondence regarding the matter has been submitted as follows:

Correspondence from Leonard G. MacNeil dated April 9, 1987.

Correspondence from Sandy Ramen, Habitat Project Planning & Management, dated April 16, 1987.

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

Motion Passed.

Peninsula North Secondary Planning Strategy

Alderman O'Malley indicated that this matter was before Council once more to allow for a clarification of the motion approved previously by City Council.

Mr. Matthews gave a brief explanation of the clarification noting that certain sections of the present motion were worded inconsistently and clarification was necessary to allow for advertisement of the matter.



\*MOVED by Alderman O'Malley, seconded by Alderman Meagher that the previous motion of Council regarding the Peninsula North Secondary Planning Strategy be clarified as follows:\*

That Council amend the July 1986 draft Peninsula North Secondary Planning Strategy to:

- (i) delete proposed Policy 3.4.3 and add in its place proposed Policies 3.5 and 3.5.1 as contained in Appendix II of the report dated April 14, 1987;
- (ii) add to the proposed Land Use Bylaw amendments in Part IV, Section 92(1), to be known as Schedule "Q" as contained in Appendix II of the report dated April 14, 1987;
- (iii) amend PNSPS Map 4 (Proposed Zoning to apply Schedule "Q" as shown on Map 1 of the report dated April 14, 1987; and further that

The property at 2867 Isleville Street be designated and zoned for commercial uses (C-2B) and included in the Schedule Q area.

Motion passed.

9:00 p.m. The meeting adjourned.

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HIS WORSHIP MAYOR RON WALLACE  
CHAIRMAN

E. A. KERR  
CITY CLERK

/sg

CITY COUNCIL  
M I N U T E S

Council Chamber  
City Hall  
Halifax, Nova Scotia  
April 30, 1987  
8:00 p.m.

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

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

Present: His Worship Mayor Ron Wallace, Chairman; and Aldermen Deborah Grant, Cromwell, Downey, Meagher, O'Malley, Richard Grant, Walker, Leiper, Flynn and Hamshaw.

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

MINUTES

Minutes of the regular meeting of City Council held on April 15, 1987 were approved on a motion by Alderman Hamshaw, seconded by Alderman Flynn.

Presentation: Retirement Scroll - Edward "Ted" Power -  
Department of Engineering and Works  
Retirement Scroll - Doug Large - Finance  
Department

His Worship addressed Council indicating that two very important presentations were to be made this evening. His Worship indicated that Mr. Ted Power, Engineering and Works and Mr. Doug Large, Finance Department were to receive long service awards this evening. His Worship noted that these two employees of the City have a combined service of 82 years.

His Worship then introduced Mr. Ted Power and his wife Barbara indicating that Mr. and Mrs. Power have 11 children.

In introducing Mr. Doug Large and his wife Shirley, His Worship noted Mr. Large's 42 years of valuable service to the City and referred to his war service. His Worship indicated that the success of the city Pension Plan was, for the most part, due to the excellent work of Mr. Large in this area.

Presentation: Retirement Scroll - Edward "Ted" Power -  
Department of Engineering and Works

His Worship then presented Mr. Power with a long service scroll, recognizing his 38 1/2 years of service with the City, on behalf of City Council and the citizens of Halifax.

Mr. Power addressed Council indicating his appreciation of the people with whom he had worked and to City Council.

Alderman D. Grant presented, on behalf of City Council and the citizens of Halifax, an orchid to Mrs. Power in appreciation of her contribution over the years.

Mr. P. Connell, Director of Engineering, addressed Council and thanked Mr. Power for the fine work he had done over the years. Mr. Connell indicated that all those who had worked with and for Mr. Power echoed these sentiments.

Alderman Dewell joins the meeting.

Presentation: Retirement Scroll - Doug Large - Finance  
Department

His Worship then presented Mr. Doug Large with a long service scroll, in recognition of his 42 years of service to the City, on behalf of City Council and the citizens of Halifax.

Alderman Hamshaw presented Mrs. Large, on behalf of City Council and the citizens of Halifax, an orchid in recognition of her contribution over the past 41 years.

Mr. B. G. Smith, Director of Finance, referring to the dinner held for Mr. Large the previous evening and noted that the attendance at that dinner indicated that Mr. Large was well appreciated by city employees. Mr. Smith indicated that in the 14 years that he had worked with Mr. Large he had found him to be very helpful and noted that he was an extremely valuable employee of the City.

In conclusion, Mr. Smith wished Mr. Large the very best in his retirement.

Mr. Large addressed Council referring to the dinner given in his honor last evening and noted that it had been such a good time that he hadn't wanted it to end. Mr. Large then shared with Council a small part of the history of his employment and indicated that he had been employed through 12 mayors. Mr. Large jokingly suggested that this number should have been greater, however, the present mayor believes himself to have been elected for life.

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

The City Clerk addressed Council indicating that it had been proposed that Item 8.1 - Appeal of Minor Variance Approval - Proposed Lot 321-A Pioneer Avenue be added to the agenda, however, subsequently a request has been received from the applicant, Pioneer Enterprises Ltd., that this matter be deferred to the next regular meeting of Halifax City Council.

Council agreed that this matter be deferred to the next regular meeting of Halifax City Council.

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

20.1 Tender #87-93 Boat Patrol Services - Northwest Arm

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

19.1 Notice of Motion to Rescind - Case No. 5181 - 1572-82  
Hollis Street (Journey's End Motel)

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

20.2 Bloomfield School Closure

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

Closure of Dalhousie School

#### DEFERRED ITEMS

Case No. 5236 - Rezoning - 5907 Gorsebrook Avenue from  
R-1 to U-1

A public hearing into the above matter was held on April 22, 1987.

MOVED by Alderman D. Grant, seconded by Alderman Hamshaw that the application for the rezoning of 5907 Gorsebrook Avenue from R-1 to U-1 be approved by City Council.

Alderman D. Grant referred to the assurance received at the public hearing that St. Mary's University would commit, in writing, to advise the area residents of proposed future development of this property and noted that the president of St. Mary's University had in fact corresponded with the area residents in this regard.

The City Clerk advised that Aldermen Crowwell, Walker and Flynn were not present at the Public Hearing.

Motion passed with Alderman Crowwell, Walker and Flynn abstaining.

Case No. 5216 - Development Agreement - Lot 9 Catamaran Road

A public hearing into the above matter was held on April 22, 1987.

Council  
April 30, 1987

A supplementary staff report dated April 27, 1987 was submitted.

MOVED by Alderman R. Grant, seconded by Alderman Leiper that City Council approve the application for a development agreement, substantially as attached to the supplementary staff report dated April 27, 1987, between the City of Halifax and Edwards Fine Foods Limited to permit construction of a parking lot and a vehicular exit point on Lot 9 Catamaran Road and further that the following be added to the contract:

1. That tractor trailer trucks only be permitted to make deliveries between 10 a.m. and 4 p.m. on Saturdays;
2. That large trucks only be permitted to make deliveries between 8 a.m. and 4 p.m. on Saturdays;
3. That there be no truck deliveries on Sundays; and
4. That staff parking be permitted on the property on the south side of Catamaran Street, providing it is parallel parking, until such time as curb and gutter has been installed at which time it is to be removed.

The City Clerk advised that Aldermen Cromwell, Walker and Flynn were not present at the hearing.

Motion passed with Aldermen Cromwell, Walker, and Flynn abstaining.

Review of Development Patterns in Lady Hammond Road Area -  
Rezoning of 6130-6142 Lady Hammond Road (Case No. 4888);  
and Rezoning of 6200 Lady Hammond Road (Case No. 4911 -  
Planning Advisory Committee Report

A public hearing into the above matter was held on April 22, 1987.

MOVED by Alderman Dewell, seconded by Alderman O'Malley that City Council approve the amendment to Map 9 (Generalized Future Land Use Map) and the zoning to reflect the changes of Option IV of the staff report of January 22, 1987 and further that a 40 ft. height restriction be placed on all development in that area.

Alderman Dewell referred to the submission of a letter at the Public Hearing by a developer proposing to develop in the area which requested that the height restriction be increased to 46 ft and indicated that subsequently the developer and the owner of the property have been able to come up with a design within the 40 ft height restriction which is both sympathetic to and compatible with the surrounding neighbourhood.

The City Clerk advised that Aldermen Cromwell, Walker and Flynn were not present at the public hearing.

The motion was put and passed with Alderman Crowwell, Walker and Flynn abstaining.

Case No. 5054 - Development Agreement - 5563-5562 Morris Street

This matter was last discussed at the January 15, 1987 meeting of City Council at which time action on this matter was deferred until the associated Plan amendments had been approved by the Minister of Municipal Affairs. A supplementary staff report dated April 28, 1987 was submitted.

His Worship advised that the Minister of Municipal Affairs had approved the amendments to the Municipal Planning Strategy on April 22, 1987.

Alderman D. Grant requested that staff make a presentation with regard to this matter noting that it was her understanding that this matter had not been discussed in a public forum to this point.

A short discussion ensued with the City Manager noting that the contract had been discussed in a public forum at the public hearing. The City Manager noted that the Public Hearing had considered the amendment to the Municipal Planning Strategy and Land Use Bylaw and, as well, the development agreement for 5563-62 Morris Street and 5561-65 Morris Street.

Mr. E. Hanusiak, with the aid of plans, briefly outlined the proposal noting that a decision on the development agreement had been reserved until such time as a decision had been received from the Minister in relation to the MPS and Land Use Bylaw amendment.

Mr. Hanusiak further noted that the development design had been referred to the Advisory Design Panel for consent and that as a result of that review the developer had revised his initial design. Mr. Hanusiak indicated that the revisions were of an external design nature and did not propose a greater number of units or change the dimensions of the development.

Mr. Hanusiak indicated that Council may now approve the original design or the revised design. Mr. Hanusiak indicated that staff would ensure that the revised plans are included in the agreement should Council decide to approve the revised design.

Alderman O'Malley addressed the matter asking if Council in fact had the option of approving the revised design or must it approve the design which was presented at the public hearing.

The City Solicitor indicated that this would be a decision of Council and noted that should Council determine that the designs are substantially the same, they may wish to approve

the revised design.

Alderman O'Malley addressed the matter noting that he had no difficulty with the development, however, he expressed concern that this situation was similar to the Mainland South Secondary Planning Strategy matter and noted that he feared Council would be setting a precedent by taking this action. Alderman O'Malley indicated that a revised design could, in fact, be drastically different from an original design.

The City Solicitor addressed the matter noting that the contract development process was a concession making process and noted that the public hearing often resulted in concessions which were requested by both Council and the public. The City Solicitor further noted that the test of whether Council may approve a revised development has always been a determination of whether the finished product is substantially similar to that which was advertised and noted this was not a precedent as Council had taken similar action in the past.

Alderman Leiper addressed the matter indicating that perhaps clarification is necessary as the developer had led the Advisory Design Panel to believe that the revised plan had been submitted at the public hearing. Alderman Leiper asked that staff clarify this matter and suggested that perhaps another public hearing would be required if in fact the revised design had not been presented at the public hearing.

Mr. Hanusiak addressed the matter indicating that the original design had been presented at the Public hearing and, in fact, the revised design was dated March, 1987. Mr. Hanusiak further advised Council that should Council approve the initial design it was likely that the developer would come back to Council for an amendment to the agreement. Mr. Hanusiak indicated that in this instance staff would advise Council that another public hearing was not necessary as the development was still substantially in conformance with the original approval.

MOVED by Alderman Leiper, seconded by Alderman O'Malley  
that this matter be deferred until such time as a clarification is received from the developer in relation to the submission of the revised design at the public hearing on this matter.

Alderman O'Malley indicated that he would like a written legal opinion in relation to his concerns regarding whether Council could approve the development based upon the revised design.

The City Solicitor indicated that his report would indicate that this would be a Council decision and would involve a decision by Council as to whether or not the revised plan was substantially in conformance with what was presented at the public hearing.

The motion was put and passed.

Case No. 4926 - Development Agreement - 5561-65 Morris Street

This matter was last discussed at the January 15, 1987 meeting of City Council at which time action on this matter was deferred until the associated Plan amendments had been approved by the Minister of Municipal Affairs. A supplementary staff report dated April 28, 1987 was submitted. Correspondence dated April 30, 1987 from Issam Kadray, Asset Management Ltd. was submitted.

MOVED by Alderman Downey, seconded by Alderman Meagher that City Council approve the application for contract development at 5561-65 Morris Street to permit exterior renovation to the building, allow for additional apartment units on the second and third floors and allow for a commercial use on the first floor based upon the original plan presented at the Public Hearing dealing with this matter.

Alderman Leiper addressed the matter noting that the applicant had agreed to revise the plans for this proposal after discussions with the Advisory Design Panel as he had in the previous instance. Alderman Leiper indicated that she felt the Advisory Design Panel should be given an opportunity to review the revised plan with the developer and report to Council.

MOVED by Alderman Leiper, seconded by Alderman D. Grant that this matter be deferred pending a review of the revised design by the Advisory Design Panel and a report to Council from the Design Panel.

The motion to defer was put and lost.

The original motion was put and passed.

PUBLIC HEARINGS, HEARINGS, ETC.

Appeal of Minor Variance Approval - Proposed Lot 321-A Pioneer Avenue

This matter was deferred to the next regular meeting of Halifax City Council to be held on May 14, 1987 during the setting of the agenda.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on April 22, 1987 as follows:



Commonwealth Games Bid

Correspondence received and distributed on April 30, 1987 from Walter Fitzgerald, President, Halifax Homeowners Association, was submitted.

MOVED by Alderman Hamshaw, seconded by Alderman Flynn.  
that Council, as recommended by the Finance and Executive  
Committee:

- a. Approve and support the Nova Scotia bid for the 1994 Commonwealth Games;
- b. agree to provide the land and infrastructure for the track and field/stadium/aquatic complex and outdoor velodrome;
- c. approve funding to the extent of 5.5 million dollars: in 1986 dollars towards the capital costs of new and upgraded facilities, spread over five years commencing in the later part of 1988;
- d. agree to host in the City of Halifax:
  - i. Opening and Closing Ceremonies, track and field aquatics, and velodrome cycling at the new facilities referred to previously in this resolution;
  - ii Other competitions and cultural events at facilities including the Metro Centre and Halifax Forum;
  - ii Road cycling and marathon running in cooperation with the other municipalities in Halifax County.

Alderman Cromwell addressed the matter indicating that he would be supporting the motion noting that although he had not been present at the public hearing, he had listened to the tape of the discussion on this matter. Alderman Cromwell indicated that he had a number of comments to submit for future consideration.

Alderman Cromwell indicated that should the City be fortunate enough to be chosen as the location for the 1994 Commonwealth Games he would like the Commonwealth Games Committee to sit down with Council or the Mayor to discuss arrangements which could be made for possible over expenditures in the Games budget. Alderman Cromwell indicated that he would like to know how any over expenditure was to be handled and who would be responsible for this over expenditure. Alderman Cromwell noted that no commitment had been given in this regard to this point. Alderman Cromwell further indicated that he felt

Council  
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a monitoring of the financial operations of the Commonwealth Games organization by the City's Auditor General would be in the best interests of the City.

Alderman Cromwell further suggested that consideration should be given to the bonding of each country attending the Games noting that the Games had in the past become involved in political confrontations. Alderman Cromwell suggested that each country not attending could be penalized a certain dollar figure which could be taken from the bond amount. Alderman Cromwell indicated that the value of a certain country attending the Games should be fairly easy to determine.

In conclusion, Alderman Cromwell suggested that a member of Council should be appointed to the Steering Committee to ensure that Council is aware of what is going on with the Games. Alderman Cromwell indicated that Council had a responsibility to the taxpayers of the City to be aware of what is happening in relation to the Games and requested that these points be forwarded to the Commonwealth Games Society for their review and recommendations back to City Council.

Alderman Downey addressed the matter indicating that he would like the Commonwealth Games Society to consider the use of the Centennial Pool rather than the establishment of a facility in the Mainland North. Alderman Downey suggested that the proposal for parking under Citadel Hill could be carried out and the necessary renovations made to the Centennial Pool to allow the Games to be held in the downtown area. Alderman Downey suggested that the Games would be more feasible if they were held in the downtown area.

A further discussion ensued with Alderman R. Grant noting that he supported the notion, however, he was concerned that the allocation of over 5 million dollars of capital funds would result in necessary capital projects not going forward. Alderman R. Grant suggested that the funds to be allocated to the Commonwealth Games should be allocated as a special item and not included in the regular expenditures of the capital budget. Alderman R. Grant indicated that the city should create or develop funds as an investment in the city's Commonwealth Games.

A further discussion ensued with Alderman O'Malley expressing concern that the report submitted to Council was not the official bid but, rather a progress report. Alderman O'Malley recognized the fine work carried out in preparing this report noting, however, that he had a number of questions to which he wished to have a response. Alderman O'Malley indicated that he felt Council should be given this opportunity.

Alderman O'Malley then outlined a number of questions he had with regard to the alternate arrangements for outdoor sports should it rain and accommodations for visitors to the City and those involved in the Games. Alderman O'Malley indicated that in light of his many questions he could not support the notion this evening.

After a further discussion Alderman R. Grant addressed the matter referring to the location of the Northcliffe Pool and asked if staff proposed that this facility be closed once the new facility is made available to the City for use. Alderman R. Grant further noted that an entrance would be required to the proposed facility and asked if this was to be the responsibility of the Province as an addition to the Bicentennial Highway or would it be part of the extension of Lacewood Drive. Alderman R. Grant indicated that if it were to be a part of the extension of Lacewood Drive, staff should ensure that the extension is large enough to accommodate this requirement.

Alderman R. Grant further asked if staff could make a projection regarding development in the area, both those that are presently dormant and any new projects, due to the Commonwealth Games. Alderman R. Grant noted, for example, development of motels and hotels along the Bedford Highway.

A further discussion ensued with Alderman O'Malley once again expressing concern with regard to the lack of opportunity to have questions answered and noted, for example, that the costs of servicing in the areas of police and the military were not delineated in the report.

His Worship noted that a luncheon had been arranged with the Commonwealth Games Society at the Trade Centre to allow for questions and further noted that Council had an opportunity at last week's Committee of the Whole to ask additional questions.

After a further discussion the motion was put and passed with Alderman Meagher, O'Malley and Walker voting against the motion.

9:50 p.m. The meeting adjourned for a short recess.

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

Mainland South Community Centre Corporation (Captain William Spry Community Centre) - Tabling of 1986 Financial Statements, Year End Report for 1985 and 1986, and the 1987 Projected Budget

MOVED by Alderman R. Grant, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, the Annual Finance and Activity Report of the Captain William Spry Community Centre be tabled as submitted.

Motion passed.

Council  
April 30, 1987

Resolution - Municipality of District of Lunenburg re: Oil  
and Gas Drilling Georges Bank

At the Finance and Executive Committee meeting held on April 22, 1987 action with regard to this matter was deferred until additional information was available to Council and Council had an opportunity to view the submitted video.

Alderman Flynn addressed the matter indicating that although he fully supported the fishermen of Nova Scotia he did not feel confident that he was well enough informed to endorse the Lunenburg resolution. Alderman Flynn indicated that he did have some sympathy with Texaco and suggested that this was a matter which should be considered and decided upon between the fishermen and Texaco. Alderman Flynn noted that he would like to see the oil people and the fishermen deal directly in resolving this matter.

MOVED by Alderman Flynn, seconded by Alderman Hamshaw  
that this matter be tabled at this time.

Alderman Cromwell addressed the matter indicating that he did not agree that this matter should be tabled. Alderman Cromwell noted that he feared that in tabling the matter it would be lost in the system. Alderman Cromwell suggested that this matter was of great importance to the whole of Nova Scotia and suggested that the matter should be deferred for a one month period to allow Council to gain further information and insight into the matter.

His Worship addressed the matter referring to the reports presently being developed by Texaco and suggested that the matter should be deferred until these reports are available.

Alderman Flynn, with the agreement of the seconder,  
Withdrew his motion to table the item.

MOVED by Alderman Cromwell, seconded by Alderman Flynn  
that this matter be deferred until such time as the reports  
presently being prepared by Texaco are available to Council.

The motion to defer was put and passed.

Chimes and Clock - City Hall Tower

This matter was forwarded to Council without recommendation.

His Worship addressed the matter indicating that he had requested certain information with regard to this matter which he had not yet received and suggested that this matter be deferred until such time as this information is forthcoming.

MOVED by Alderman Meagher, seconded by Alderman Dewell  
that this matter be deferred until such time as His Worship has  
received the requested information.

Motion passed

Call for Proposals - Saint Andrew's School Building

This matter was forwarded to Council without  
recommendation.

MOVED by Alderman Flynn, seconded by Alderman Hamshaw.  
that a date be set for a public meeting to discuss the draft  
Call for Proposals for the redevelopment of a portion of the  
former Saint Andrew's School lands.

Alderman R. Grant referred to the occupancy of the  
Provincial Library in the Saint Andrew's building and asked if  
the Provincial Library was planning to move out of the  
building. Alderman R. Grant indicated that in discussion with a  
number of teachers across the Province he had been advised that  
the location of the Provincial Library at Saint Andrew's was  
very convenient.

Mr. A. W. Churchill, Acting Director of Development and  
Planning, addressed Council indicating that the Provincial  
Library leased this space and noted that he was not certain of  
the term of that lease or if any extension is to be requested or  
granted. Mr. Churchill indicated that he would report to  
Council in this regard.

The motion was put and passed.

The City Clerk noted that there was some difficulty  
with providing chairs at the Saint Andrew's School building and  
suggested that Monday, June 22, 1987 at 7:30 p.m. at the Joseph  
Howe School Gymnasium be the date and location of the public  
meeting.

Alderman Flynn indicated that the meeting should be  
held in the area and requested that the City Clerk look into the  
possibility of having the meeting at either St. Catherine's  
School, Westmount School or St. Agnes School.

Requested Guarantee of Borrowing - Metropolitan Authority

This matter was forwarded to Council without  
recommendation.

MOVED by Alderman Dewell, seconded by Alderman Flynn.  
that Council guarantee the repayment of borrowings by the  
Metropolitan Authority as listed in the April 10, 1987 staff  
report. Motion passed.

Review of Ordinance 180 - Driveways

This matter was forwarded to Council without recommendation.

Alderman Meagher referred to the discussion on this matter at a previous meeting of Council and noted that this Ordinance had been established at a time when the average length of a car was 21 feet. Alderman Meagher noted that the average length of a car today was 14 to 15 feet and MOVED, seconded by Alderman D. Grant that Ordinance 180 be referred to the City Solicitor to be brought up to date or in line with the new or present size of cars and that this matter come back to the next meeting of the Committee of the Whole Council.

The motion was put and passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on April 27, 1987 as follows:

City Land - Belmont-on-the-Arm

This matter was forwarded to Council without recommendation.

MOVED by Alderman O'Malley, seconded by Alderman Flynn that the removal of the sign from the parcel of city land referred to as Belmont-on-the-Arm be approved.

Motion passed.

Award of Tender #87-49 - Quinpool Road Seawall

This matter was forwarded to Council without recommendation.

MOVED by Alderman Flynn, seconded by Alderman Hamshaw that:

1. Tender 87-49, Quinpool Road Seawall, be awarded to L. J. Gillespie for the unit prices quoted at a total project cost of \$192,000;
2. The consulting firm, O'Halloran Campbell Consultants Limited, be retained to provide engineering inspection for these works at a cost not to exceed \$10,000;
3. Funds for Item 1 and 2 be approved from Capital Account #CE070, North West Arm promenade.

After a brief questioning of staff the motion was put and passed.

New Parks and Grounds Maintenance Centre

This matter was forwarded to Council without recommendation.

MOVED by Alderman Walker, seconded by Alderman Leiper that the contract with J. W. Lindsay Enterprises Limited be amended and increased from \$977,975 to \$986,592, with the additional funding being provided from Capital Account 23330 CK363.

Motion passed.

Award of Tender #87-34 - Phase 1: Paving Renewal - Mumford Road - (Romans Avenue - Hatch Village Road)

This matter was forwarded to Council without recommendation.

MOVED by Alderman Flynn, seconded by Alderman Connolly that City Council:

1. Award Tender #87-34 Phase 1 for paving, sidewalk, curb and gutter renewal of Mumford Road to Municipal Contracting Limited for \$597,865.00 and with a total project cost of \$702,000;
2. Funding authorized from Account Number: CE040; and
3. Funding transfers be approved as follows:

<u>Account #</u>	<u>DESCRIPTION</u>	<u>Amount</u>
CE400 to CE040	Unused Funds Paving Renewal	\$149,000.00
CE033 to CE040	Connolly Street	\$ 52,698.00

Alderman Flynn addressed the matter indicating that he would like to know when the work on Mumford Road would begin, how long it would take to complete the job and how many man hours of employment were involved in this project. Alderman Flynn noted that capital projects would begin throughout the City within the next few weeks and indicated that he felt the residents of the City should know how much employment is derived from capital projects.

Alderman Meagher referred to the many contractors who had worked on Sunday last summer and indicated that he would like a commitment that capital works would not be carried out on Sunday. Alderman Meagher noted that last summer was a particularly bad summer in regards to weather, however, he felt that work being carried out for the City should not be done on Sunday.

His Worship advised that the comments would be forwarded to the City Manager.

Alderman R. Grant referred to his suggestion that project locations be posted with a indicating the cost of the project and noted that he had been advised that this would be easily implemented.

His Worship suggested that Alderman R. Grant bring this matter forward to a meeting of the Committee of the Whole Council for discussion.

The motion was put and passed.

Award of Tender #87-34, Phase II: Sewer Renewal (Dutch Village Road/Mumford Road).

This matter was forwarded to Council without recommendation.

MOVED by Alderman Flynn, seconded by Alderman Leiper that City Council:

1. Award Tender #87-34, Phase II for Sewer Renewal and intersection improvements from Springvale Avenue to Mumford Road to Woodlawn Construction Limited for \$118,710.00 and with a total project cost of \$150,000; and
2. Funding authorized from Account Number: DA306

Motion passed.

Gutted House - Eddie Street - Alderman O'Malley

This matter was forwarded to Council without recommendation.

Alderman O'Malley addressed the matter indicating that this property had been totally gutted in November, 1986. Alderman O'Malley indicated that presently the siding was falling off the building and it was an unsightly and unsafe premise. Alderman O'Malley went on to note that he had received the same reports and reaction as Alderman Meagher had in relation to the gutted and gutted house and noted that he had no intention of allowing this situation to continue for over a year.

Alderman O'Malley indicated that the delay in correcting the situation appeared to be as a result of a disagreement between the owner and the insurance people. Alderman O'Malley asked the City Solicitor if the City could take action in relation to such situations if, in the opinion of Council, no action is taken for what is an excessively long period of time.



The City Solicitor indicating that the Building Inspection and Fire Departments have the authority to take action in situations such as this.

Alderman O'Malley noted that reports from both the Fire Department and the Building Inspection Department have indicated that they can take no action beyond reporting in this regard. Alderman O'Malley noted that the Quinpool Road gutted house had been allowed to stand for 12-14 months without any repair or demolition. Alderman O'Malley asked if in the case of a settlement between the owner and the insurance company not being reached for 18 years, would the situation be allowed to continue.

Alderman O'Malley asked if there was anything Council could do to provide within the laws of the city, the City Charter or the appropriate Ordinance with the appropriate Provincial approval, that the City would be allowed to intervene after a reasonable length of time or to submit it to the courts after a reasonable length of time for adjudication of what should happen to the building.

The City Solicitor indicated that yes, after a reasonable length of time, action can be taken particularly if the building were unsafe. The City Solicitor indicated that there did not appear to be a satisfactory remedy if the building is considered to be unsightly.

Alderman O'Malley indicated that the degree of safeness of the building seems to be within the authority of the Inspection Division of the Fire Department. Alderman O'Malley further indicated that the building in question has actually been the site of two fires and this appears to be the cause of the disagreement between the owner and the insurance company. Alderman O'Malley noted that someone must adjudicate this matter and asked that the City Solicitor's Department investigate legally the implementation or the incorporation of some law within the City's laws, with the authority of the Province if necessary, to allow the City to intervene after what Council considers to be a reasonable length of time for settlement.

The City Solicitor indicated that staff would follow the Alderman's direction and attempt to come up with the appropriate legislation.

Alderman O'Malley indicated that he felt society should have more control in these situations providing that it does not infringe upon the individual's rights under the Charter. Alderman O'Malley requested that this report come before Council as quickly as possible.

MOVED by Alderman O'Malley, seconded by Alderman Meagher that the City Solicitor's Department investigate

legally the implementation or the incorporation of some law within the City's laws, with the authority of the Province if necessary, to allow the City to intervene after what Council considers to be a reasonable length of time for settlement.

Alderman R. Grant addressed the matter referring to a number of problems in his area in relation to unsightly premises and noted that these properties are considered by the public to be unsafe. Alderman R. Grant indicated that he felt that the City's laws lacked a complete definition of what is an unsightly premise and what is an unsafe premise. Alderman R. Grant requested that the City Solicitor's department look into describing, to some degree, the terms unsightly premise and unsafe premise.

Alderman R. Grant indicated that presently it appeared to be a judgement decision on the part of the inspector. Alderman R. Grant indicated that he felt a more comprehensive definition was required and suggested that in responding to Alderman O'Malley's request, the City Solicitor's Department look at developing a more comprehensive definition of unsightly and unsafe premises within the City Charter.

Alderman O'Malley addressed the matter noting that the building in question was not completely boarded up. Alderman O'Malley indicated that the lower part of the building was boarded up, however, the upper half of the structure had no boarding. Alderman O'Malley asked that the owner be requested immediately to board up the upper portion of the building.

The motion was put and passed.

Gutted House - Quinpool Road - Alderman Meagher

This matter was forwarded to Council without recommendation.

Alderman Meagher addressed the matter requesting a report from the City Solicitor regarding what action is to be taken in relation to this matter. Alderman Meagher asked if the intention was to proceed with court action, order the building to be demolished or to handle the matter as an unsightly premise.

The City Solicitor addressed the matter indicating that he had anticipated that a solution to the matter would have been reached by this time and agreed that some action should be taken. The City Solicitor indicated that he would make some inquiries as to the status of the situation and if it is not advancing, suggested it was time to take some legal action.

Alderman Meagher further noted that he had been advised that the owner of the property was intending to

apply for a rezoning on the property and suggested that this would cause a further delay in relation to any action on the property. Alderman Meagher went on to note that although this property bordered on the edge of a commercial area, all the properties in the area were R-1. Alderman Meagher indicated that he did not feel it was fair to the property owners in the area that this property should be allowed to remain in this state or that the property be rezoned.

Alderman Meagher then referred the matter to the City Solicitor for a report and indicated that he would like the matter placed on the agenda for the next meeting of the Committee of the Whole Council.

Alderman Cromwell addressed the matter noting that he had a similar problem some seven years ago. Alderman Cromwell noted that the City had difficulty in taking action at that time and noted that an investigation of the possibility of legislation was desirable in order that Council would be aware of what action, if any, can be taken. Alderman Cromwell indicated that this information should be brought forward to Council as soon as possible.

#### REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on April 22, 1987 as follows:

Request for Amendment to MPS (Southend Area Plan) for Property at 1044/1010 Tower Road and 1049 Wellington Street

A staff report dated April 29, 1987 was submitted. The report indicated that correspondence dated April 27, 1987 had been received from Robert G. Grant, representing the Estate of C.C. Mitchell, withdrawing the application for an amendment to the Municipal Planning Strategy for the property at 1044/1010 Tower Road and 1049 Wellington Street.

#### Commercial Recreation Uses

This matter was forwarded to Council without recommendation.

MOVED by Alderman R. Grant, seconded by Alderman Walker that Council set a date for a public hearing on amendments to the Peninsula and Mainland portions of the Land Use Bylaw as outlined in the February 23, 1987 staff report.

Motion passed.

apply for a rezoning on the property and suggested that this would cause a further delay in relation to any action on the property. Alderman Meagher went on to note that although this property bordered on the edge of a commercial area, all the properties in the area were R-1. Alderman Meagher indicated that he did not feel it was fair to the property owners in the area that this property should be allowed to remain in this state or that the property be rezoned.

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Alderman Cromwell addressed the matter noting that he had a similar problem some seven years ago. Alderman Cromwell noted that the City had difficulty in taking action at that time and noted that an investigation of the possibility of legislation was desirable in order that Council would be aware of what action, if any, can be taken. Alderman Cromwell indicated that this information should be brought forward to Council as soon as possible.

The motion was put and passed.

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#### Commercial Recreation Uses

This matter was forwarded to Council without recommendation.

MOVED by Alderman R. Grant, seconded by Alderman Walker that Council set a date for a public hearing on amendments to the Peninsula and Mainland portions of the Land Use Bylaw as outlined in the February 23, 1987 staff report.

Motion passed.

The City Clerk advised that the hearing was set for Monday, June 8, 1987 beginning at 5:00 p.m. in Halifax Hall, Second Floor, City Hall.

Case No. 5217 - Contract Development - 3040 Windsor Street

This matter was forwarded to Council without recommendation.

Alderman Dewell addressed the matter indicating that this property had been the subject of a previous public hearing at which time Council rejected an application to allow a minor commercial use. Alderman Dewell indicated that the Council of the day agreed with the residents of the area that the present land use was the most appropriate to preserve what is left of the integrity of the area. Alderman Dewell noted that the application before Council would permit an increase in density and indicated that this building would be converted from a two unit to an eight unit building should this application be approved.

Alderman Dewell went on to note that the homeowners in the area had bought in the area with the idea that their investment would be protected by the land use controls. Alderman Dewell noted that this application would manipulate those controls and thrust an incompatible use into the neighbourhood which would impact negatively on their investment and the enjoyment of their homes. Alderman Dewell further noted that to allow this incursion into the area would allow future incursions of this nature.

Alderman Dewell indicated that although this corner was a busy corner, the development in the immediate area was of a low density nature and to approve this application would jeopardize this low density development. Alderman Dewell indicated that he felt this application should be refused in order that the integrity of the neighbourhood may be retained.

MOVED by Alderman Dewell, seconded by Alderman R. Grant that the application for contract development to permit the addition to and conversion of the existing duplex at 3040 Windsor Street to an 8-unit apartment building be refused for the following reasons:

1. The rear lot depth is minimal, this is acknowledged in Paragraph 3, Page 2 of the April 7, 1987 staff report, and if the development is allowed to proceed it will impact extremely negatively on the abutting property owners;
2. The plans provided do not indicate the relationship of this proposal to the neighbouring structures, in particular, such plans might illustrate a negative effect on the adjacent property on Young Street;

3. The proposal would impact negatively on its neighbour on Windsor Street, the owner of which is very adamant that he wishes to preserve what is left of the integrity of the neighbourhood.

4. The scale of this development is considerably larger than most of the other buildings in the neighbourhood and is not compatible with the buildings on Young Street and Dublin Street, nor its neighbour, the existing residential development, on Windsor Street.

Alderman Dewell further noted that the lands in the area owned by the Department of National Defence would, should these lands ever be vacated by DND, hopefully be used for residential purposes.

The motion was put and passed.

#### MOTIONS

Motion Alderman Crowwell re: Adoption of New Ordinance Number 131 - Respecting the Construction and Occupancy of Buildings  
- FIRST READING

Alderman Crowwell gave notice of motion of his intention to move the adoption of a new Building Code Ordinance, Ordinance No. 131, in conjunction with the coming into force of the new Provincial Building Code Act on April 1, 1987, at the City Council meeting held on April 15, 1987. A staff report dated April 9, 1987 was submitted.

MOVED by Alderman Crowwell, seconded by Alderman Downey  
that the new Ordinance Number 131, Respecting the Construction and Occupancy of Buildings, as attached to the April 9, 1987 staff report, be given FIRST READING.

Motion passed.

Motion Alderman Crowwell re: Ordinance Number 181 - Respecting the Establishment of the Spring Garden Road Business Improvement District Commission - First Reading

Alderman Crowwell gave notice of motion of his intention to introduce a motion adopting Ordinance 181 to establish a Business Improvement District Commission for Spring Garden Road at the April 15, 1987 meeting of City Council. A document entitled 'Ordinance Number 181 Respecting the Establishment of the Spring Garden Road Business Improvement District Commission' was submitted.

MOVED by Alderman Crowwell, seconded by Alderman Downey  
that Ordinance Number 181, Respecting the Establishment of the Spring Garden Road Business Improvement District Commission, as submitted, be given FIRST READING. Motion passed.

3. The proposal would impact negatively on its neighbour on Windsor Street, the owner of which is very adamant that he wishes to preserve what is left of the integrity of the neighbourhood.

4. The scale of this development is considerably larger than most of the other buildings in the neighbourhood and is not compatible with the buildings on Young Street and Dublin Street, nor its neighbour, the existing residential development, on Windsor Street.

Alderman Dewell further noted that the lands in the area owned by the Department of National Defence would, should these lands ever be vacated by DND, hopefully be used for residential purposes.

The motion was put and passed.

#### MOTIONS

Motion Alderman Cromwell re: Adoption of New Ordinance Number 131 - Respecting the Construction and Occupancy of Buildings  
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MOVED by Alderman Cromwell, seconded by Alderman Downey  
that the new Ordinance Number 131, Respecting the Construction and Occupancy of Buildings, as attached to the April 9, 1987 staff report, be given FIRST READING.

Motion PASSED.

Motion Alderman Cromwell re: Ordinance Number 181 - Respecting the Establishment of the Spring Garden Road Business Improvement District Commission - First Reading

Alderman Cromwell gave notice of motion of his intention to introduce a motion adopting Ordinance 181 to establish a Business Improvement District Commission for Spring Garden Road at the April 15, 1987 meeting of City Council. A document entitled 'Ordinance Number 181 Respecting the Establishment of the Spring Garden Road Business Improvement District Commission' was submitted.

MOVED by Alderman Cromwell, seconded by Alderman Downey  
that Ordinance Number 181, Respecting the Establishment of the Spring Garden Road Business Improvement District Commission, as submitted, be given FIRST READING. Motion PASSED.

Motion Alderman Crowwell re: Ordinance Number 182 - Respecting  
The Establishment of the Barrington Street Business Improve-  
ment District Commission - FIRST READING

Alderman Crowwell gave notice of motion of his intention to introduce a motion adopting Ordinance 182 to establish a Business Improvement District Commissions for Barrington Street at the April 15, 1987 meeting of City Council. A document entitled 'Ordinance Number 182 Respecting the Establishment of the Barrington Street Business Improvement District Commission' was submitted.

MOVED by Alderman Crowwell, seconded by Alderman Downey  
that Ordinance Number 182, Respecting the Establishment of the Barrington Street Business Improvement District Commission, as submitted, be given FIRST READING.

Motion passed.

MISCELLANEOUS ITEMS

Public Hearing Location Re: Northeast Corner of Kearney Lake  
Road and Bicentennial Highway: Municipal Planning Strategy  
and Land Use Bylaw

A report from Mr. F. A. Kerr, City Clerk, dated April 23, 1987 was submitted.

In response to a question from Alderman Bazshaw, the City Clerk briefly outlined the submitted report.

MOVED by Alderman Bazshaw, seconded by Alderman Leiper  
that City Council authorize Halifax West High School Gymnasium as the location for the public hearing on July 8, 1987 in relation to the 'Northeast Corner of Kearney Lake Road and Bicentennial Highway: Municipal Planning Strategy and Land Use Bylaw. Motion passed.

His Worship leaves the meeting and Alderman Meagher takes the Chair.

QUESTIONS

Question Alderman Flynn re: Regent Street Garbage Collection  
and Snow Removal

Alderman Flynn referred to his request for a report with regard to the City carrying out garbage collection and snow removal on Regent Street and noted that he had not received this report to date. Alderman Flynn noted that since requesting this report he had observed the City's regular garbage collection and had noted that garbage is collected on certain streets which are clearly marked private. Alderman Flynn indicated that he would like to know if there were different rules and regulations with regard to garbage collection for different areas of the City.



Alderman Flynn indicated that if the Ordinance or authority given to the Engineering and Works in relation to garbage collection has to be reviewed by Council, then he felt the review should go forward. Alderman Flynn indicated that he felt if garbage collection on private streets was being carried out in some areas of the City, it should be carried out over the whole of the City.

Alderman Flynn went on to note that Regent Street was actually leased from the City and is city owned land. Alderman Flynn indicated that he would advise staff privately of the private streets on which he had observed city garbage collection and noted that it was not his intent to deprive these residents of city garbage collection, however, he wished to establish city garbage collection on Regent Street.

Question Alderman Leiper re: Report - Transportation Through Mainland North

Alderman Leiper referred to the report being prepared with regard to transportation through Mainland North and noted that Council had been advised in January that this report was being prepared. Alderman Leiper asked if this report was near completion.

The City Manager indicated that the report was completed and undergoing some revisions. The City Manager noted that the report would be submitted to Council in the near future.

Alderman Leiper requested a report from staff regarding the feasibility of establishing a connector road between Dunbrack Street and the Redford Highway as was proposed several years ago.

The City Manager indicated that this matter was included in the report to be submitted to Council.

Question Alderman Flynn re: Channelway on Northwest Arm

Alderman Flynn referred to the channelway on the Northwest Arm noting that he had received a report from His Worship that the Harbours Board was to take some action with regard to this matter. Alderman Flynn indicated that he did not see any difference in the moorings and the buoys are still in the middle of the channel. Alderman Flynn indicated that he would like to know who was on the Committee, to whom they are speaking to and when action is to be taken.

The Chairman suggested that a request be made that the Mayor immediately forward a letter to the National Harbours Board asking that they take some action, to which Alderman Flynn agreed.

Question Alderman Walker re: Parking Grand Parade

Alderman Walker indicated that he had arrived for Council this evening at approximately 7:20 and had found a car parked in his parking spot. Alderman Walker indicated that the Commissionaire had advised that a woman had come and parked in that spot advising that she had Alderman Walker's permission to park in his spot.

Alderman Walker went on to note that a number of other persons had parked in Aldermanic spots. Alderman Walker further indicated that he was aware that the Commissionaire was trying to carry out his duties in the Grand Parade, however, this was impossible when he was required to carry out duties at Council. Alderman Walker indicated that he would like to know the guidelines with respect to parking in the Grand Parade. Alderman Walker asked who was entitled to park in the Grand Parade, when they may park there and do citizens just come in and park when they wish.

Alderman Walker further noted that he had difficulty parking when various Council committees were meeting at times other than regular Committee and Council meetings, and indicated that a Commissionaire should be assigned to regulate parking in the Grand Parade particularly on Committee of the Whole days and for Council. Alderman Walker noted that regulation of parking in the Grand Parade was necessary almost every evening. Alderman Walker indicated that he would like a response to these questions.

Question Alderman Walker re: Parking and Dust Problems -  
Purcell's Cove Road

Alderman Walker referred to parking and dust problems which were occurring on the Purcell's Cove Road between the Chocolate Lake Recreation Centre and the church on Purcell's Cove Road. Alderman Walker indicated that these problems were originating as a result of the development at that location. Alderman Walker noted that the Police Department was taking care of the parking problem, however, he felt the developer should be made to correct the situation with regard to dust. Alderman Walker noted that the neighbourhood was annoyed with regard to the activity in front of their homes as a result of this development.

The Chairman suggested that the dust problem be referred to the Building Inspection Department, to which Alderman Walker agreed. The Chairman further voiced concern with regard to the distance this development was extending into the Northwest Arm and asked if any check of this was being carried out.

Alderman Walker indicated that he had inquired with regard to this and had been advised that the distance the development was extending into the Arm was in keeping with the mandate of the developer.

The Chairman further referred to the discoloration of the Arm at that location and noted that he was concerned with this discoloration.

Alderman Walker indicated that the discoloration also caused him concern and requested that a letter be forwarded to the Department of Environment requesting that they look into this matter.

Question Alderman R. Grant re: Grand Parade Parking and City Hall Space Committee

Alderman R. Grant referred to Alderman Walker's comments regarding parking in the Grand Parade and suggested that this matter should be placed within the mandate of the City Hall Space Committee. Alderman R. Grant noted that this committee was to meet in the near future and suggested that the committee could consider options for parking in the Grand Parade.

Question Alderman R. Grant re: Boards and Commissions Information

Alderman R. Grant referred to the information distributed to all members of Council in relation to the membership and terms of reference of the various Boards and Commissions in the City and noted that this document referred to the Lakes and Waterways Committee as a committee of the Planning Advisory Committee. Alderman R. Grant noted that this Committee was in fact a committee of Council and requested that the appropriate correction be made.

Question Alderman R. Grant re: Complaints - Smoking in Grocery Shops

Alderman R. Grant referred to complaints he had received from a number of residents with regard to smoking in grocery shops and asked why the City was not enforcing the regulations regarding not smoking in grocery stores. Alderman R. Grant asked that the appropriate section of the Non Smoking Ordinance be enforced.

Question Alderman R. Grant re: Commission on City Government Meeting

Alderman R. Grant asked when a meeting was to be held with regard to recommendations of the Commission on City Government. Alderman R. Grant indicated that he would like a meeting in the near future to resolve the matter of

Alderman Walker indicated that he had inquired with regard to this and had been advised that the distance the development was extending into the Arm was in keeping with the mandate of the developer.

The Chairman further referred to the discoloration of the Arm at that location and noted that he was concerned with this discoloration.

Alderman Walker indicated that the discoloration also caused him concern and requested that a letter be forwarded to the Department of Environment requesting that they look into this matter.

Question Alderman R. Grant re: Grand Parade Parking and City Hall Space Committee

Alderman R. Grant referred to Alderman Walker's comments regarding parking in the Grand Parade and suggested that this matter should be placed within the mandate of the City Hall Space Committee. Alderman R. Grant noted that this committee was to meet in the near future and suggested that the committee could consider options for parking in the Grand Parade.

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Alderman R. Grant referred to the information distributed to all members of Council in relation to the membership and terms of reference of the various Boards and Commissions in the City and noted that this document referred to the Lakes and Waterways Committee as a committee of the Planning Advisory Committee. Alderman R. Grant noted that this Committee was in fact a committee of Council and requested that the appropriate correction be made.

Question Alderman R. Grant re: Complaints - Smoking in Grocery Shops

Alderman R. Grant referred to complaints he had received from a number of residents with regard to smoking in grocery shops and asked why the City was not enforcing the regulations regarding not smoking in grocery stores. Alderman R. Grant asked that the appropriate section of the Non Smoking Ordinance be enforced.

Question Alderman R. Grant re: Commission on City Government Meeting

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appointments to Committees and membership on Committees. Alderman R. Grant indicated that he wanted this matter dealt with before appointments come due again.

Question Alderman R. Grant re: Parking - Catamaran Road

Alderman R. Grant requested, on behalf of the residents of Catamaran Street, that the City Traffic Authority carry out a study with respect to parking on Catamaran. Alderman R. Grant requested that included in this study be a poll of the residents on that street as to whether they wish to allow parking on the street or not.

Question Alderman R. Grant re: City Parking Areas

Alderman R. Grant requested a listing of the city owned or leased parking areas.

Question Alderman Dewell re: Sidewalk Renewal - Cork Street

Alderman Dewell referred to the sidewalk renewals which would be undertaken in Ward 6 in the upcoming months and noted that residents of Cork Street were concerned with regard to the no parking signs located on their street. Alderman Dewell noted that there were no parking signs in relation to street cleaning located on Cork Street and requested that these not be enforced during the sidewalk renewal. Alderman Dewell suggested that these signs be removed or covered during that period.

Question Alderman Dewell re: Movement of Multicultural Festival to Dartmouth

Alderman Dewell referred to a recent television program he had viewed in relation to the movement of the Multicultural Festival to Dartmouth noting that the Multicultural Festival Committee had complained of the lack of recreational facilities on the waterfront. Alderman Dewell asked whether the Committee had considered Seaview Park in relation to waterfront recreational facilities and noted that this park had been developed expressly for this purpose.

Alderman Dewell indicated that Seaview Park was as much a part of the waterfront as the immediately downtown section and noted that he took offence at the statement that there were no recreational facilities on the Halifax Waterfront.

Alderman O'Malley addressed the matter indicating that he would like the City Manager to contact the Committee and ask them to reconsider the movement of the Festival to Dartmouth in light of the existence of Seaview Park.

Question Alderman O'Malley re: Report - Large Garbage Containers

Alderman O'Malley referred to the Council request for an Ordinance regarding large garbage containers and asked if this Ordinance was nearing completion.

The City Solicitor indicated that he was unsure of the status of this matter and would report to Council in this regard within the next few days.

Question Alderman O'Malley re: Storage of Fill - Petro Canada Lands - Barrington Street

Alderman O'Malley referred to his question regarding whether or not Petro Canada had a permit to use their Barrington Street property as a location for the storage of fill and noted that he had received a report that no permit had been issued for this purpose. Alderman O'Malley indicated that he had not received a report with regard to what action was taken as result of this determination and noted that the pile of fill was growing daily.

Alderman O'Malley requested that staff look into the reason for the fill being at this location, why it is there without a permit and if it is not permitted, have it removed.

Question Alderman O'Malley re: Policies of Halifax Housing Authority

Alderman O'Malley referred to his request to have the policies governing the operation of the Halifax Housing Authority provided to members of Council and noted that he had received a report that there were three volumes and that copies would be made available shortly. Alderman O'Malley asked if these copies had been received.

The Chairman indicated that they had not been received to date.

Alderman O'Malley asked that the status be determined and Council be advised accordingly.

Question Alderman O'Malley re: Cracksealing and Pothole Repair

Alderman O'Malley asked when cracksealing and pothole repair would begin throughout the City.

The City Manager indicated that repairing of the potholes had already begun and that cracksealing would not be undertaken until much later in the season.

Question Alderman O'Malley re: Clean-up of Playgrounds

Alderman O'Malley asked when the clean up program for playgrounds would be completed.

The City Manager indicated that due to the accumulation of debris as a result of the winter months it would take a few more days to complete the clean up of the playgrounds in the city. The City Manager noted that the program was well under way.

Question Alderman O'Malley re: Security - Senior Citizens Housing

Alderman O'Malley referred to the concern expressed by Alderman Downey in connection with the death of a senior in seniors housing which had gone unnoticed for a number of days and noted that a response had been received from the Halifax Housing Authority in this regard. Alderman O'Malley indicated that the response basically suggested that it was not the responsibility of the Housing Authority to check on the residents of seniors housing and that staff of the Authority did not have time to contact, on a daily basis, every resident of seniors housing.

Alderman O'Malley then referred to a system of computerized calling which is presently used in the school system and noted that this system could place a daily call to each individual in seniors housing requesting that they respond by phone. Alderman O'Malley indicated that such a system would ensure that a situation similar to the one which so concerned Alderman Downey would not re-occur.

Alderman O'Malley requested that staff contact the Housing Authority with a view to investigating this system for possible purchase and implementation.

Question Alderman Downey re: Clean-up Sobey's Property -  
Gottingen and Creighton Streets

Alderman Downey referred to the Sobey's property on Gottingen and Creighton Streets and requested that staff contact Sobey's and request they have this property cleaned immediately. Alderman Downey noted that he had already referred this matter to the Building Inspection Department.

Question Alderman Crowell re: Garbage Collection on Private Streets

Alderman Crowell referred to the requested report on garbage collection on private streets and indicated that he hoped this report would come to Council in the near future in order that Council might deal with the matter.



Question Alderman Crowell re: Development on Waterfront

Alderman Crowell referred to his difficulties with development on the waterfront and noted that during a meeting in December or January with the Minister of Development it had been agreed that an attempt would be made to hold a public meeting with regard to the development of the waterfront prior to any future development. Alderman Crowell noted that he felt it was important for the citizens of Halifax to have input into the future development of the waterfront.

Alderman Crowell requested that His Worship contact the Waterfront Development Corporation asking when it is proposed that such a public meeting will be held.

Question Alderman D. Grant re: Report - Ace Towing Contract

Alderman D. Grant requested a report from staff regarding whether or not Ace Towing was abiding by the terms of the agreement in relation to Contract 86-168, Towing Services. Alderman D. Grant suggested that the Police Department would be the appropriate department to respond to this question and further requested that the report include an accounting of the complaints received from the residents of Mitchell Street in this regard.

Question Alderman Walker re: Responsibility of City re Snow Clearing

Alderman Walker referred to the city's responsibility for the clearing of snow from streets and indicated that he would like a listing of the streets for which the City was responsible. Alderman Walker indicated that there was some confusion this past winter in his Ward regarding who was responsible for the clearing of streets. Alderman Walker noted that he was not sure as to whether the City or the abutters were responsible for the clearing of certain streets in his area.

NOTICES OF MOTION

Notice of Motion Alderman F. Grant re: City Council Resolution of March 26, 1987 - Case No. 5181 - Contract Development - 1572-82 Hollis Street, Journey's End Motel

At the April 15, 1987 meeting of City Council Alderman F. Grant gave notice of his intention to introduce a motion of rescission of the City Council Resolution of March 26, 1987 regarding Case No. 5181, Contract Development, 1572-82 Hollis Street, Journey's End Motel.

Council  
April 30, 1987

Alderman R. Grant addressed the matter indicating that he had spoken with the owners of the property in this regard and they had indicated that they did not wish to go forward with this proposal at this time. Alderman R. Grant advised, therefore, that he wished to withdraw his Notice of Motion to Rescind in relation to this matter.

Notice of Motion Alderman D. Grant re: Rescission of City Council Resolution of January 29, 1987 - Sale of Right of Way (Rear of 5397-99 Victoria Road)

Alderman D. Grant gave notice that at the next regular meeting of Halifax City Council to be held on May 14, 1987 she intends to introduce a motion of rescission of the City Council resolution of January 29, 1987 regarding the Sale of Right of Way at the rear of 5397-99 Victoria Road.

Notice of Motion Alderman Leiper re: Reconsideration of City Council Resolution of April 30, 1987 - Case No. 4926 - Development Agreement - 5561-65 Morris Street

Alderman Leiper gave Notice of Motion that at the next regular meeting of City Council to be held on May 14, 1987 she intends to introduce a motion of reconsideration of the City Council resolution of April 30, 1987 regarding Case No. 4926, Contract Development Agreement, 5561-5565 Morris Street.

#### ADDED ITEMS

Tender 87-93 Boat Patrol Services - Northwest Arm

A staff report dated April 30, 1987 was submitted.

MOVED by Alderman Hamshaw, seconded by Alderman Cromwell that Tender No. 87-93 be awarded to Mark Ring and Paul Beasant for a one year period at the rate of \$21.00 (1987) and that the contract be renewed for the year 1988 season subject to satisfactory performance in the 1987 year.

Motion passed.

His Worship returns to the meeting and Alderman Meagher takes his seat in Council.

Closure of Bloomfield and Dalhousie School - Aldermen O'Malley and Walker

These matters were added to the agenda at the request of Alderman O'Malley and Alderman Walker.

Closure of Bloomfield School

Alderman O'Malley referred to the closure of the Bloomfield School which was announced by the School Board this week and indicated that he was greatly concerned with the actions of the School Board. Alderman O'Malley indicated that in consideration of this problem he had tried to analyze what the School Board was doing in relation to a long term plan. Alderman O'Malley then listed a number of schools which had been closed over the past number of years and noted that he was extremely concerned that all the schools closed were located beyond Quinpool Road.

Alderman O'Malley further indicated that he was concerned that the present format of the School Board does not effectively represent the community and noted that he had raised this point a number of times since the establishment of the District School Board system. Alderman O'Malley indicated that in September of 1986 Council had approved a resolution that a special meeting of Council be held to discuss the format of the School Board in the City of Halifax. Alderman O'Malley indicated that he had also requested that staff compile a report regarding the format of School Boards across Canada and North America and present it to Council so that Council might consider this report at this special meeting. Alderman O'Malley indicated that the purpose of this meeting was to make recommendations to the Province for a review of the District School Board. Alderman O'Malley noted that the meeting had never been held nor had the staff report been submitted to Council.

Alderman O'Malley went on to note that prior to the review of the Bloomfield School he had asked Council to request that the School Board revert to its previous procedure in relation to school closures of appointing a committee of all affected residents. Alderman O'Malley noted that this request was denied by the School Board. Alderman O'Malley indicated that as a result of this he had asked if the City had an obligation to provide legal services to the School Board as it was now a District School Board under the Nova Scotia School Boards Act and the Education Act of Nova Scotia. Alderman O'Malley indicated that he had never received a reply with regard to this matter.

Alderman O'Malley suggested that there appeared to be no serious desire to have a look at the School Board system in the City and noted that in his area five schools have been closed. Alderman O'Malley referred to the recent additions and renovations to the Bloomfield School and indicated that he did not think the School Board was making use of effective long term planning. Alderman O'Malley referred to the decreasing enrollment of St. Patrick's High School and the sky rocketing enrollment of Queen Elizabeth High School and asked why this was happening.

Alderman O'Malley indicated that he did not believe that the School Board was giving City wide representation and asked that Council hold a meeting as soon as possible to investigate ways of re-organizing the School Board within the City.

Alderman O'Malley then referred to the closure of Bloomfield School noting that one of the main reasons for closure was economics. Alderman O'Malley indicated, however, that the School Board intends to retain the school buildings for one year empty, without students, heating the buildings and ensuring they are secure, while the School Board determines if it has any further use for them.

Alderman O'Malley requested that Council ask the School Board to take one month at this time to determine if they have a future need for the buildings at Bloomfield School and report to this Council within a one to two month period. Alderman O'Malley indicated that this would ensure that the City is not wasting its money on an empty building and noted that he felt that this proposal was a very inefficient proposal. Alderman O'Malley suggested that it was time Council voiced its concern considering that the City is responsible for approximately 50% of the 65 million dollar School Board budget.

Alderman Meagher addressed the matter indicating that he would gladly second a motion of this nature and noted that he was greatly concerned with the closure of this school. Alderman Meagher indicated that it had appeared to many of the residents attending the public meeting in regard to the closure that the School Board had already reached a decision to close the School.

Alderman Meagher then went on to voice concern regarding the numerous activities which were carried out in the Bloomfield School including continuing education, recreation and sports and asked what was to happen in relation to these activities. Alderman Meagher went on to indicate that he felt a re-thinking of the entire School Board system was required.

Alderman Dewell addressed the matter noting that as Council's representative on the School Board he had voted in favor of keeping Bloomfield School open and noted that he was of the opinion that an area review in relation to school closures was the procedure to be followed. Alderman Dewell noted, however, that he would not debate the decision of the Board at this meeting.

Alderman Dewell then noted, in response to Alderman Meagher's concern regarding the various activities held at the Bloomfield School, that inherent in the motion of closure was the commitment that the community school activities would continue for at least one year. Alderman Dewell noted that he believed the Bloomfield School had been the first community school and noted that it was his hope that the community use of this school would continue.

A further discussion ensued with Alderman D. Grant indicating that she felt that the parents and children involved in a possible school closure should be intimately involved in any plans for closure. Alderman D. Grant further requested that the School Board look at school closures in light of the fact they are meeting on an ongoing basis with the Minister of Education and the School Boards of the rest of the Metro Area to determine if collective use of metro schools can be made.

Alderman R. Grant referred to the proposed meeting and indicated that he would like included in the review a discussion in relation to the restrictions placed on taxpayers in having input into and discussion on school closures.

A further discussion ensued with Alderman O'Malley noting that a formal resolution of Council had been approved that a meeting be held to review the District School Board system and asking that this meeting be arranged as soon as possible.

The Chairman indicated that he would make the necessary arrangements for the meeting.

#### Closure of Dalhousie School

Alderman Walker addressed the matter indicating that it was his understanding that no meeting was held in the area with regard to the closure of Dalhousie School. Alderman Walker noted that he understood that it was necessary to close the school due to decreasing enrollment, however, he felt that the residents should have been advised of what was to happen now. Alderman Walker noted that parents were concerned that their children would have to use Metro Transit to attend school and were wondering what would happen to the building. Alderman Walker indicated that parents in the area wanted the answers to these questions.

Alderman Walker further went on to note that the only report he had received had been through the press and he felt that as an Alderman for the City he should receive a complete report on the matter. Alderman Walker indicated that he would like to know what is planned for the building, when it is to be declared surplus and what is to happen to the children attending that school.

12:03 p.m. The meeting adjourned.

HIS WORSHIP MAYOR RON WALLACE  
ALDERMAN N. MEACHER  
CHAIRMEN

E. A. KERR  
CITY CLERK

/sg

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SPECIAL COUNCIL  
PUBLIC HEARING  
M I N U T E S

Central Spryfield School  
364 Herring Cove Road  
Halifax, Nova Scotia  
May 6, 1987  
7:38 P. M.

A special meeting of Halifax City Council (Public Hearing) was held at this time to consider submissions concerning the adoption of the Mainland South Secondary Planning Strategy and associated amendments to the City of Halifax Municipal Planning Strategy and Land Use Bylaw.

PRESENT: Alderman N. Meagher, Chairman; and Aldermen Downey, O'Malley, Dewell, R. Grant, Walker, Leiper, Flynn, and Hamshaw.

ALSO PRESENT: W. Anstey, Acting City Solicitor; City Clerk; and other members of City Staff.

Mr. R. W. Robertson, Planner II with the Development and Planning Department, described the boundaries of the Mainland South planning area as well as the planning process in that area to date. In his remarks, Mr. Robertson advised that while the Mainland South Secondary Planning Strategy (MSSPS) had been approved by City Council in July, 1986, it was later rejected by the Minister of Municipal Affairs who requested that various changes be made, particularly with regard to the relationship between the Strategy's Generalized Future Land Use Map and its associated zoning map.

7:40 p.m. - Aldermen D. Grant and Cromwell enter the meeting.

With specific reference to the large area of Mainland South referred to as the "Holding Zone," Mr. Robertson advised that the intent of the proposed Strategy is to allow for various kinds of residential development (under contract with the City), providing that services become available in this area. He emphasized, however, that staff continue to recommend the construction of single-family residential units in the Holding Zone, as-of-right, as long as on-site services (in terms of septic tanks and wells) can be provided by the property owner.

With reference to the environmental policy section of the MSSPS, Mr. Robertson noted that recommendations have been included to provide for a setback along the McIntosh Run (in

acknowledgement of the Run's flooding capacity) as well as to allow for an amount of open space along the Run to accommodate a future linear park system.

Following Mr. Robertson's presentation, the Chairman called for comments from members of the public in attendance.

Mr. David Reardon, speaking on behalf of Allen's Mobile Home Park Limited, noted that, despite the fact that sewer and water services are available, and a public highway serviced by public transit lies adjacent to the property, the proposed Mainland South SPS recommends the inclusion of lands owned by Allen's Limited in the Holding Zone. Mr. Reardon spoke in opposition to this recommendation, asking that the lands in question be designated for immediate residential development.

Mr. Reardon also make reference to proposed Policies 7.2 and 7.3 of the "Environment" Section of the Strategy, emphasizing that, in his opinion, the responsibility for environmental matters should remain with the Provincial Department of the Environment, rather than being shared with the City of Halifax, in order to prevent conflict and confusion.

Mr. Avery Bain, President of the West Armdale Residents Association, addressed Council in support of the proposed MSSPS, noting that while the Strategy is, in some instances, imperfect, it is long overdue and, despite its deficiencies, will go far toward enabling Mainland South to become a well-developed and carefully planned sub-structure of metropolitan Halifax. In his remarks, Mr. Bain also expressed his Association's appreciation to Aldermen R. Grant and Walker, as well as to City staff, for their efforts in designating the Kelly Street area as low-density residential consistent with the surrounding neighbourhood.

Dr. Donald Morrison, President of the Williams Lake Conservation Company, addressed Council, indicating support in general for the proposed Mainland South SPS. However, with reference to his brief, dated May 5, 1987, Dr. Morrison emphasized his group's grave concerns regarding the Plan's recommendations for lands in the vicinity of waterbodies and, in particular, those bordering on Williams Lake, noting that, in his opinion, multiple-unit developments should not be permitted because of the potential for negative impacts both on the waterways themselves and on the property values of existing R-1 properties in these areas. In closing, Dr. Morrison urged that this matter be referred to the City's Lakes and Waterways Advisory Committee for further investigation.

Mr. Donald Keddy, a resident of Harrietsfield, spoke in opposition to the recommendation which, if approved, will rezone 26 Alton Drive (where Mr. Keddy owns a 32-unit apartment building) from R-4 (Schedule "D") to "Park and Institutional."

With reference to the Kelly Street area, Mr. Keddy indicated that he has substantial land holdings in this neighbourhood and is strongly opposed to the suggestion that the street be down-zoned from R-4 to R-2. In his remarks, Mr. Keddy emphasized that if City Council resolves to proceed with this rezoning, it is his opinion that the City should either negotiate to purchase or expropriate the properties in question.

Mr. Peter Pelham, representing the Herring Cove Ratepayers Association, spoke in concurrence with the remarks made earlier by Dr. Donald Morrison regarding the protection of the area's waterbodies. In his presentation, Mr. Pelham emphasized that the various maps prepared in conjunction with the Mainland South SPS do not accurately reflect the presence of streets and residential development in the Pinebluff Subdivision, and in the vicinity of Roaches Pond and Whimsical Lake, adding that owing to this construction, a substantial amount of infill has taken place which (particularly in the Roaches Pond area) has resulted in the extermination of three small ponds.

Mr. Pelham also noted a possible discrepancy between the definition of McIntosh Run as proposed by City staff and that accepted by the Federal Department of Fisheries. He advised that, in the latter instance, "McIntosh Run" refers not only to the Run itself, but to all tributary waters, and strongly recommended that the preservation of McIntosh Run by the City be viewed from that perspective.

With reference to the "Municipal Services" Section of the Strategy, Mr. Pelham suggested that the objectives of Policies 6.2 and 6.3 are contradictory, noting that, in the opinion of his Association, a waterway cannot be protected and used as an open channel for storm water simultaneously.

Mr. E. MacLean of McIntosh Estates Limited advised that his company owns approximately 45 acres of land in the vicinity of the Herring Cove Road and the City limits which are currently in the process of being developed. Referring to maps of the area in question and in particular to a small corner lot measuring approximately 300' x 300', Mr. MacLean indicated that McIntosh Estates is requesting that this portion of its property be zoned commercial so as to allow the construction of a complex to house professional offices, a retail grocery store and other community-oriented services.

Mr. Jim Purves, a resident of One Glenmore Avenue and a member of the West Armdale Residents Association, spoke in support of the Mainland South SPS and, in particular, of the proposed RDD designation.

Mr. Edward T. Wdowiak, a resident of Inverness Avenue, referred to his previous submissions on the proposed Mainland South SPS, and noted that, overall, his primary concerns had

been satisfactorily addressed. In his remarks, Mr. Wdowiak thanked Council for its attentiveness to the issues raised during the previous public hearing process and urged that the Strategy, as presently proposed, be adopted as quickly as possible.

Mr. Ralph Coupart of the Christianview Church Men's Society addressed Council requesting that, with regard to the R-2 zoning proposed for the Church's property at 282-4 Herring Cove Road, consideration be given to instead rezoning the lands (particularly the two-unit building at the rear of the church) to R-2P. Mr. Coupart emphasized that the Church gains a rental income from this structure of up to \$1200 annually which is used both to reduce the mortgage on the Church structure itself as well as to assist in various community outreach programs.

Mr. William Prest noted the deteriorating condition of the Church's rental units, indicating that the neighbourhood is becoming concerned that this situation will be allowed to persist.

Mr. Allan Ruffman, Chairperson of the District 5 Public Participation Committee, addressed Council, speaking in support of the recommendation to retain the RDD designation of Pinehaven Estates. In his remarks, Mr. Ruffman indicated that, in his opinion, these lands are one of the most environmentally-sensitive in the Mainland South planning area owing to their location on the Northwest Arm, and therefore should be protected from as-of-right high-density development.

With reference to an area of privately-owned land in Purcell's Cove known as "Spectacle Island," Mr. Ruffman brought to Council's attention that no land-use designation or zoning category has been recommended during the Mainland South secondary planning process for this site. To alleviate this problem, he suggested that these lands be zoned either "General Residential" or, preferably, "Park," noting that if the latter alternative were chosen, the City (under the provisions of the Planning Act) could then negotiate with the Island's owner for its purchase.

Mr. Ruffman went on to note that in the previous draft Strategy document, provision had been made for a 100' setback from the water's edge for all types of development. He noted that under Policy 7.1.2 of the "Environment" Policy Section, this restriction now applies only to single-family lots, and suggested that the policy be reworded as in the previous draft. As a further amendment, Mr. Ruffman recommended that "watercourses" in Policy 7.1.2 be revised to read "lakes, watercourses or waterbodies" as is referred to in Policy 7.4 in order that all water sources will be adequately protected.

With reference to Policy 6.3.2 of the "Municipal Services" Section, Mr. Ruffman indicated that, in his opinion,

substantial damage has already been done to the McIntosh Run as a result of major road and sewer installations in close proximity to the Run. Consequently, he recommended that an additional policy be added to this section which would commit the City of Halifax to the revegetation and reforestation of the damaged areas of the floodplain of the McIntosh Run.

Mr. Puffman submitted a draft document entitled "Proposed Land Use and Environmental Policies: Herring Cove Sewage Disposal Problem," emphasizing that the residents of both Herring Cove and District 5 are anxious to cooperate in finding a solution to the Herring Cove outfall problem. In conjunction with the recommendations proposed in that report, he suggested that the following policies be added to the Mainland South Strategy as part of the "Municipal Services" section:

That the City shall commit itself to spending 50 percent of the pollution control monies raised in the Mainland South area on the treatment of Mainland South sewage.

That the City shall move as quickly as possible to cease the dumping of raw sewage into the McIntosh Run.

That the City shall move as quickly as possible to adhere to the Provincially-mandated sewage treatment for fresh water receiving bodies, and shall move to tertiary treatment for all sewage treatment facilities on fresh water in Mainland South.

That the City shall move as quickly as possible to construct a Herring Cove treatment plant in association with the County of Halifax and the Province of Nova Scotia, adhering to provincial and federal standards.

Responding to a request from Mr. Puffman that the April, 1986 report on the Herring Cove Outfall Study (prepared by Porter Dillon Limited) be released to the Herring Cove community, Alderman R. Grant advised that this document will be made public in conjunction with the MAPC report on pollution control expected later this month.

Mrs. Daisy Goodall, a resident of Eline Heights, addressed Council in support of the proposed Mainland South SPS and, in particular, of the P-2 zoning designation for the Kelly Street area.

Ms. Nancy Corvinton commended staff, the Planning Advisory Committee, and City Council for their efforts in the

rezoning of Kelly Street, and urged that the Mainland South SPS be adopted as quickly as possible.

Mr. Jon Murray, speaking on behalf of Astro Management (owners of property located at 282-93 Herring Cove Road), concurred with remarks made earlier by Mr. E. MacLean of McIntosh Estates Limited, suggesting that the low-density R-2 zoning proposed by the Strategy for those parcels of undeveloped land bordering Herring Cove Road is inconsistent with the abutting commercial and institutional uses. Mr. Murray recommended, as an alternative, that these undeveloped lands be retained under a schedule and that the provisions of that schedule encourage uses which are a mix of residential and commercial, as well as community-oriented.

Mr. Robertson responded to questions posed by Mr. Clifford Hoyt, a resident of Purcell's Cove Road and an owner of lands in the Williams Lake area.

Mr. Cy Coote, a resident of Purcell's Cove Road, spoke in opposition to any rezoning or land designation proposal which would permit high-density development of those lands surrounding Williams Lake (presently contained in the Holding Zone).

Mr. Murray Brown, speaking on behalf of the Northwest Arm Heritage Association, noted that while his Association supports the proposed Strategy in general, it feels that greater emphasis should be placed on restricting development adjacent to the area's waterbodies, in particular, the Northwest Arm. Referring to Policy 7.1.2 of the "Environment" Policy Section, Mr. Brown requested that a 100' setback be considered for all types of development, not only single-family residential as is presently proposed.

Ms. Linda Rosborough of 71 Purcell's Cove Road spoke in support of the comments made previously by Mr. Brown and also in favor of the amended recommendation which proposes that the property located at 59-61 Purcell's Cove Road be zoned R-1 (Single-Family Residential), rather than R-3 as was initially suggested.

Mr. Robert Morehouse, owner of the property at 59-61 Purcell's Cove Road, addressed Council in opposition to the R-1 zoning proposed for this site, emphasizing the existence of other high-density developments in the neighbourhood and asking that his property be rezoned instead to R-2.

The Manager of the Royal Nova Scotia Yacht Squadron advised that because both the Yacht Squadron and the Saraguay Club obtain their water from Williams Lake, high-density development abutting that waterbody could have negative implications for the continued existence of the two clubs. On that basis, he urged Council to support only R-1 development in the Williams Lake area.

Mr. Robertson responded to questions from Ms. Catherine Finley, a resident of 10 Kirk Road, regarding various issues raised by the Mainland South SPS.

Mr. Graham Reid, a resident of the area between Chocolate Lake and the Northwest Arm, spoke in support of the Mainland South SPS in general, but emphasized that, in his opinion, its policies do not go far enough to adequately protect the area's waterbodies. He referred to remarks made by previous speakers with reference to Policy 7.1.2 and its restrictions on single-family development only. In addition, Mr. Reid suggested that in Section 14L of the Land Use Bylaw amendments (designed to implement Policy 7.1.2), the word "inland" be deleted so that higher standards could be imposed on lots adjacent to the Northwest Arm and Purcell's Cove.

With reference to the proposal to rezone the north side of the St. Margaret's Bay Road to medium-density residential, Mr. Reid indicated that, in his opinion, this is contradictory to the intention expressed in Policy 1.2 on Page 1-4 of the Strategy which recommends low-density zoning for areas in which there is a high component of older housing stock.

In conclusion, Mr. Reid spoke in opposition to the proposed rezoning of Park Haven Estates to R-4, rather than to "Park and Institutional," emphasizing that should the seniors manor be destroyed or go out of business, a high-density use could locate on the property as-of-right. He noted that this would be particularly inappropriate, given the site's proximity to the Northwest Arm.

Mr. Eric Cormier, owner of property located at 27 St. Margaret's Bay Road, petitioned Council to favorably consider the rezoning of his property for commercial use, as was the case when he purchased the site some 14 years ago. He emphasized that his property directly faces commercial development across the St. Margaret's Bay Road; therefore, in his opinion, a rezoning of his lands to commercial would not be inconsistent with the character of the neighbourhood in question.

Ms. Kathleen Hall noted that she had grown up in the area known as Hall's Road at one end of Williams Lake and, for that reason, was strongly opposed to the RDD designation recommended by the Strategy. In her remarks, Ms. Hall suggested that if an RDD designation were approved (and if services became available), a strong possibility would exist for a development in the Williams Lake area similar to that now underway on the Edmunds Grounds. She emphasized the negative implications such high-density development would have on the natural elements in this area, and urged Council to either retain the Holding Zone designation or to rezone it to R-1. Failing approval of both these options, Ms. Hall strongly recommended that the matter be referred back to the Planning Advisory Committee for further consideration.

Referring to the brief and booklet previously submitted by the Williams Lake Conservation Company, Alderman R. Grant requested that copies be made available to the City's Heritage Advisory Committee.

Mr. Harry Chafin, representing the owners of Parkmoor Subdivision, noted that in August of 1982 City Council had approved a plan for the development of this subdivision. In light of the recommendations made in conjunction with the proposed Mainland South SPS, Mr. Chafin requested information as to whether Parkmoor must now reapply for a development permit, or whether in fact Council's action of 1982 is still valid.

Mr. Robertson responded that he would consult with staff of the City Solicitor's Department on the matter and submit a report to Council.

Responding to a question from Mr. John Mahar, a resident of Ward 8, Mr. Robertson indicated that any application to develop within an RDD designation must be the subject of a public hearing process at which time interested members of the community can submit their views.

A member of the Fleming Heights Residents Association, while supporting the Mainland South SPS in general, expressed concern regarding the effects of the area's street improvements (e.g., the widening of Herring Cove Road) on the efficiency of the Ardale Rotary.

Mr. Robertson emphasized that while the traffic problems at the Rotary are not totally generated by vehicles originating in Mainland South (but do, in fact, result from traffic emanating from all over the City as well as the County of Halifax), it was his understanding that Council had recently applied to the Province for cost-shared funds with which to investigate this matter.

Mr. W. B. Campbell, Senior Planner with the Development and Planning Department, responded to questions from Mr. Kenneth Beardon (representing Allen's Mobile Home Park Limited) concerning the process staff have recommended with regard to the development of Allen's property holdings currently in the Holding Zone.

Mr. Beardon further referred to his company's holdings on Mansion Road, noting that in order to develop the land for low-density housing, Allen's have been told they must first widen the street and provide drainage conduits.

Mr. Campbell advised that he would look into the matter and submit a report to Council.



Mr. William Phillips suggested that the site on which the Park Haven Senior Citizens Home is located would be more appropriately zoned R-3, instead of R-4 as is currently proposed.

Mr. Mick Ryan, a resident of the Williams Lake Area, concurred with statements made previously by Dr. Morrison and Ms. Hall concerning the designation of lands surrounding Williams Lake as RDD. In his comments, Mr. Ryan emphasized that this area is particularly idyllic for children and that, in his opinion, no density of use higher than R-1 (Single-Family Residential) should be considered. He urged Council not to accept the recommended RDD designation and to refer the matter back to the Planning Advisory Committee for further consideration.

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

The following submissions were received:

- Correspondence, dated April 21, 1987, from Mr. Joel Offman, 9 Melwood Avenue, Halifax, B3N 1E4;
- Correspondence, dated April 22, 1987, from Dr. J. A. Martin, 16 Dentith Road, Halifax, B3R 2H9;
- Correspondence, dated April 23, 1987, from Mr. Jim Purves, One Glenmore Avenue, Halifax, B3N 1X3;
- Correspondence, dated April 26, 1987, from Mrs. Joseph Fougere, 36 Fenwood Road, Halifax;
- Correspondence, dated April 27, 1987, from Mr. R. Morehouse, 38 Crown Drive, Halifax, B3N 1L1;
- Correspondence, dated April 27, 1987, from Miss Margaret E. Blandford, 25 Edgehill Road, Halifax, B3N 1G5;
- Correspondence, dated April 27, 1987, from Mr. Kenneth Butler, President, Butler Brothers Limited;
- Correspondence, dated April 27, 1987, from Ms. Jane McKiernan, 22 Quarry Road, Halifax, B3N 1X2;
- Correspondence, dated May 2, 1987, from Mary M. Reid and David R. Reid, 12 1/2 Quarry Road, Halifax, B3N 1X2;
- Correspondence, dated May 3, 1987, from Ralph M. and Elizabeth J. Logan, 27 Litchfield Crescent, Halifax, B3P 2N4;
- Document entitled "Proposed Land Use and Environmental Policies: Herring Cove Sewage Disposal Problem," dated January, 1986 (submitted by Mr. Allan Ruffman, Chairperson, District 5 Public Participation Committee);
- Correspondence, dated May 5, 1987, from Mr. Ross L. Cook, 7 Birchview Drive, Halifax, B3P 1G5;
- Brief, dated May 5, 1985, submitted by Dr. Donald Morrison, President of the William's Lake Conservation Company (together with a booklet entitled "Beyond the North West Arm, A Local History of Williams Lake, Halifax, Nova Scotia," compiled by Heather Watts).

Special Council  
Public Hearing  
May 6, 1987

MOVED by Alderman R. Grant, seconded by Alderman Walker that the matter be forwarded to the next regular meeting of Halifax City Council (scheduled for Thursday, May 14, 1987) without recommendation.

Motion passed.

There being no further business to be discussed, the meeting was adjourned at 10:30 p.m.

HEADLINES

Proposed Mainland South Secondary Planning Strategy,  
and Associated Amendments to the City of Halifax  
Municipal Planning Strategy and Land Use Bylaw ..... 282

ALDERMAN NICHOLAS MEAGHER  
CHAIRMAN

E. A. KERR  
CITY CLERK

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