

Award of Tender #91-121 - Hazardous Material/Rescue Vehicle

This matter was forwarded to Council without recommendation, pending receipt of further information from staff. An information report dated 20 February 1992 was submitted.

Referring to the submitted report, Alderman Fitzgerald advised that at the last Finance and Executive Committee he had requested further information on this vehicle, and he was now satisfied that the expenditure was absolutely necessary.

MOVED by Alderman Fitzgerald, seconded by Alderman Jeffrey that Council recommend Tender #91-121 - Hazardous Material/Rescue Vehicle be awarded to Bridgewater Metal Industries and Pemberton Fabricators Inc. at a combined cost of \$204,397.00 (subject to fluctuation of the U.S. dollar content on the chassis, as outlined in the 17 February staff report), the lowest tender meeting specifications with delivery of the finished unit being made in 110-120 days and funds being available in the Equipment Replacement Reserve - Fire. Motion carried.

Alderman Jeffrey requested a report on whether this vehicle is loaned at various times to adjoining municipalities and, if so, were the municipalities charged for this.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on Wednesday, 19 February 1992 as follows:

Moosehead Grand Prix - Public Meeting

MOVED by Alderman Downey, seconded by Alderman Adams that, as recommended by the Safety Committee, a Public Meeting in conjunction with the Moosehead Grand Prix be scheduled for MONDAY, 2 March 1992 at 7:30 p.m. in the Council Chamber, Halifax City Hall.

In response to concerns raised by Alderman Pottie, the Acting City Manager advised that an advertisement to this effect had already appeared in the Halifax Mail Star on Tuesday, 24 February together with another notice urging members of the public to attend.

Alderman Pottie strongly recommended (and it was so agreed) that staff would make every effort to have the advertisement run once more during the forthcoming weekend

and, in addition, to have this notice conveyed through public service announcements in the local media.

The motion was put and passed.

**REPORT - COMMITTEE OF THE WHOLE COUNCIL,
BOARDS, AND COMMISSIONS**

**Proposed Amendment to Ordinance 116, the
Taxi and Limousine Ordinance (Section 21(4))**

This matter had been given First Reading during a regular meeting of Halifax City Council held on 13 February 1992, and had been again considered during a regular meeting of the Finance and Executive Committee held on Wednesday, 19 February.

MOVED by Alderman Adams, seconded by Alderman Hanson that, as recommended by the Finance and Executive Committee, City Council give Second Reading to the amendment proposed for City Ordinance 116, the Taxi and Limousine Ordinance, to add section 21(4), as set out in the appendix attached to the report from the City Solicitor dated 7 February 1992.

The motion was put and passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on Wednesday, 19 February 1992 as follows:

**Date for Heritage Hearings - Recommended
Heritage Properties at 5969 College Street,
2577-81 Creighton Street, 2120 Gottingen
Street, and 1284 Hollis Street**

MOVED by Alderman Downey, seconded by Alderman Holland that, as recommended by the City Planning Committee, a public hearing be scheduled to consider the heritage designation of the following buildings:

5969 College Street
2577-81 Creighton Street
2120 Gottingen Street
1284 Hollis Street

The motion was put and passed.

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The City Clerk advised that the requested public hearing would be scheduled for **WEDNESDAY, 8 APRIL 1992** at 7:30 p.m. in the Council Chamber, Halifax City Hall.

**Case No. 6425: Rezoning - Civic No. 115-25
(Lots 258A, 259A and 260A) Flamingo Drive
- SET DATE FOR PUBLIC HEARING**

MOVED by Alderman Jeffrey, seconded by Alderman Macdonald that, as recommended by the City Planning Committee, a public hearing date be set to consider the application for the rezoning of 115-117, 119-121 and 123-125 Flamingo Drive, shown as Lot 258A on Plan No. P200/2667, and Lots 259A and 260A on Plan No. P200/3419, from R-1 (Single-Family Dwelling Zone) to R-2 (Two-Family Dwelling Zone).

The motion was put and passed.

The City Clerk advised that the requested public hearing would be scheduled for **WEDNESDAY, 8 APRIL 1992** at 7:30 p.m. in the Council Chamber, Halifax City Hall.

**Alternate Date for Public Hearing: Case
No. 6408 - Development Agreement, 9 Tremont Drive**

MOVED by Alderman Jeffrey, seconded by Alderman Macdonald that, as recommended by the City Planning Committee, the public hearing pertaining to Case No. 6408 (Development Agreement - 9 Tremont Drive), originally scheduled for 23 March, be rescheduled (at the request of the applicant) to **WEDNESDAY, 22 APRIL 1992** at 7:30 p.m. in the Council Chamber, Halifax City Hall.

The motion was put and passed.

MOTIONS

**Motion Alderman Crowley Re: Ordinance No. 156, the
Pollution Control Charge Ordinance - FIRST READING**

Notice of Motion with regard to this proposed amendment had been given by Alderman Crowley during a regular meeting of Halifax City Council held on Thursday, 13 February 1992.

A report from the City Solicitor, dated 13 February 1992, was submitted.

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MOVED by Alderman Crowley, seconded by Alderman Macdonald that City Council approve First Reading of the following amendment proposed to Ordinance 156, the Pollution Control Charge Ordinance; and further, that the matter be referred to the next regular meeting of the Finance and Executive Committee scheduled for Wednesday, 4 March 1992 for consideration and report:-

Subsection (3) of Section 4 of said Ordinance 156 is amended by deleting the word "January" from the second line thereof and by substituting therefor the word "April."

The motion was put and passed.

Motion Alderman Adams Re: Ordinance 116, the City's Taxi and Limousine Ordinance - FIRST READING

Notice of Motion with regard to this proposed amendment had been given by Alderman Adams during a regular meeting of Halifax City Council held on Thursday, 13 February 1992.

MOVED by Alderman Adams, seconded by Alderman Hanson that, as recommended by the Halifax Taxi Commission, City Council approve First Reading of an amendment to Ordinance 116, the Taxi and Limousine Ordinance, to provide for two taxi driver representatives and two owners or managers of a City taxi brokerage as members of the Taxi Commission (all as set out in Appendix "A" of the report from the Commission dated 25 February 1992); and further, that the matter be referred to the next regular meeting of the Finance and Executive Committee for consideration and report.

The motion was put and passed.

MISCELLANEOUS BUSINESS

Appointments

A memorandum, dated 26 February 1992, was submitted from Her Worship Mayor Moira Ducharme.

MOVED by Alderman Fitzgerald, seconded by Alderman Adams that Halifax City Council approve the following appointments:-

Halifax Industrial Commission
Murray McIsaac
Stephen Murphy

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H. G. Rounsefell
Bill Schiebel
Bernie Miller, Jr.
(Terms to expire 31 January 1994)

Election Procedures Task Force

Deputy Mayor Bill Stone
Alderman Pat Pottie
Mrs. Jans Henderson
Pamela Miller
Alan J. Kerr
(Terms to expire upon completion of mandate)

Round Table on the Environment and the Economy

Chairman: Ray Cote
(Term to expire upon completion of mandate)

Appointments Review Committee

Mayor Moira Ducharme
Deputy Mayor Bill Stone
Alderman Walter Fitzgerald
Alderman Stephen Adams
Alderman Mary Ann Crowley
(Terms to expire upon completion of mandate)

Snow Committee

Mayor Moira Ducharme
Alderman Vance Macdonald
Alderman Walter Fitzgerald

The motion was put and passed.

Waste Management Task Force - UPDATE

The Acting City Manager provided members of Council with a verbal update on the progress being made in this regard. In his remarks, Mr. Smith noted that the consultants (whose appointment had recently been approved by City Council) had arrived in Halifax earlier in the week and had been given working space in one of the City's offices. He added that they are also being provided with all available information on this matter and have indicated that, at this point in time, they are hopeful of completing their work by the suggested deadline.

Mr. Smith concluded his remarks by advising that staff will continue to keep Council apprised in this regard.

QUESTIONS

Question Alderman Fitzgerald Re:
Snowstorm Predictions

Alderman Fitzgerald noted that recent weather predictions suggest that Halifax is about to experience another major snowstorm, and expressed the hope that City crews and equipment are adequately prepared.

Question Alderman Fitzgerald Re:
Federal Cutbacks in Cooperative Housing Program

Alderman Fitzgerald made reference to recent announcements by the Federal Government of cutbacks in the cooperative housing program, and asked for information from staff as to the impact, if any, these changes will have on the City's cooperative housing initiatives.

Question Alderman Fitzgerald Re:
Information Regarding City of Halifax Permanent Staff

Alderman Fitzgerald asked for information from the Acting City Manager regarding a breakdown of the number of permanent staff employed by the City of Halifax (by division and department), including those attached to the various boards and commissions. In addition, the Alderman noted that he would appreciate being advised as to the number of staff vacancies currently recorded.

Question Alderman Fitzgerald Re:
Moosehead Grand Prix

Alderman Fitzgerald made reference to a recent newspaper article in which the Halifax District School Board expressed concern about the lack of consultation that had taken place with regard to the Moosehead Grand Prix. Noting that a public meeting had been called on this matter for Monday evening, 2 March, the Alderman asked that representatives of the School Board be notified in this regard.

Question Alderman Fitzgerald Re:
Tickets - Snow Clearing Violations

Alderman Fitzgerald asked for a report as to the number of tickets that have been issued to date regarding the removal of snow and ice from City sidewalks.

Question Alderman Jeffrey Re:
Parking Requirements - Ward 9

Alderman Jeffrey noted that at the present time parking is permitted on only one side of Convoy Avenue

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between Willett Street and Hillcrest Avenue, adding that it was his understanding that this requirement had been put in place because of the amount of heavy vehicle traffic which had been generated by a major construction project in the area. The Alderman pointed out, however, that this construction project had now been completed and asked that the Traffic Authority institute parking capability on both sides of the street.

On another but related matter, Alderman Jeffrey made reference to a memorandum he had received from the Traffic Authority concerning parking on Hillcrest Avenue between Frederick and Adelaide. In this context, he asked that Mr. Kennedy be requested to institute parking on one side of this portion of Hillcrest.

Question Alderman Jeffrey Re:
Property on Wenlock Drive

Alderman Jeffrey made reference to a property on Wenlock Drive which is allegedly the subject of legal action by the City. The Alderman asked for information from the City Solicitor as to the amount of money paid by the City on this property and for what purpose.

9:30 p.m. - Her Worship Mayor Ducharme retires from the meeting with Alderman Fitzgerald assuming the Chair.

Question Alderman Jeffrey Re:
Retreat Avenue

Alderman Jeffrey made reference to comments made at a previous meeting of Halifax City Council with regard to Retreat Avenue, a short one-way street off Dutch Village Road on which a number of senior citizens reside. Emphasizing that because of the manner in which the street was plowed it is virtually impossible for cars to pass each other, the Alderman expressed concern that emergency vehicles might find the roadway inaccessible.

Referring to Retreat Avenue as a "terrible mess," Alderman Jeffrey urged that staff address this situation as quickly as possible.

9:32 p.m. - Deputy Mayor Stone assumes the Chair, with Alderman Fitzgerald assuming his usual seat on Council.

Question Alderman Adams Re:
"No Parking" Signs - Rockingstone Road

Alderman Adams asked for information from staff as to the feasibility of erecting "No Parking" signs on

Rockingstone Road past the intersection at Ardwell. In his comments, the Alderman made note of the number of ball fields in this vicinity and the potential for children to be seriously injured by oncoming cars when exiting from the games.

Question Alderman Adams Re:
Proposed Merchants Association - Spryfield Area

Reporting on a meeting recently held in the Mainland South area to discuss the feasibility of establishing a local merchants association, Alderman Adams expressed his appreciation to Inspector David Murphy and Constables David Rent and Gary Martin, all of the Halifax Police Department, for their assistance.

The Alderman went on to note that one of the "obstacles" that had been identified was the need for a program administrator, adding that a suggestion had been made that a retired or semi-retired individual, who could work part-time, might be most appropriate for this position. He therefore requested information as to whether any funding (relative to payment of this individual's salary) could be obtained, either from the municipal or provincial level of government.

On another but related matter, the Alderman asked that staff investigate the feasibility of a MainStreet program for the Mainland South area, similar to those now underway in Bedford, Sackville and in Cole Harbour.

Question Alderman Adams Re:
1992 Buskers International Festival

Alderman Adams asked that, in the planning for this year's Buskers Festival, consideration be given to allocating some of the performers to the Mainland South area, especially during the lunch hour period or on a specific day.

Question Alderman Pottie Re: Connaught Avenue

Alderman Pottie made reference to the numerous and "substantial" potholes on Connaught Avenue, and asked that staff of the Engineering and Works Department investigate the situation as quickly as possible.

On another but related matter, Alderman Pottie noted that he is again receiving complaints concerning the large volume of truck traffic using Connaught Avenue in the off hours. Noting that the Halifax Police Department had been helpful in monitoring this situation in the past, the

Alderman asked that they be requested to increase their enforcement over the next several weeks.

Question Alderman Pottie Re:
Repeat Offenders - Snow and Ice Removal

Alderman Pottie asked for information as to what action can be taken with regard to certain property owners who, despite the fact that they have been issued with numerous tickets, continue to ignore their responsibilities with regard to the removal of snow and ice from their sidewalks.

The City Solicitor indicated that he would review Ordinance 180 and provide a report for the Alderman on this matter at a later date.

Question Alderman Crowley Re:
Continued Operation of Surplus Schools

Alderman Crowley made reference to concerns raised at a previous meeting of Halifax City Council pertaining to the continued operation of surplus school facilities. The Alderman noted that while a brief report on this matter had subsequently been submitted, she was still unclear as to the actual amount of money that has been expended to date to keep these buildings open. In making the request for a more indepth report on this matter, Alderman Crowley emphasized that she wished the cost estimates to pertain not only to Major Stevens Junior High but also to Titus Smith, Riverview and any other "surplus school" which is still in operation.

Question Alderman Crowley Re:
Appointment - Point Pleasant Park Commission

Responding to a question from Alderman Crowley, Deputy Mayor Stone advised that the matter of an additional appointment to the Point Pleasant Park Commission has yet to be resolved.

Question Alderman Meagher Re:
Condition of Quingate Place Access Road

Alderman Meagher expressed concern regarding the extremely dangerous condition of the roadway running between Quingate Place and the St. Vincent Guest House, and asked that staff of the City's Works Division take immediate measures to address this situation.

Question Alderman Meagher Re:
Improvements to Central Commons

Alderman Meagher asked that, in preparing the 1992/93 Capital Budget, staff ensure that funds be included for such improvements to the Central Commons as the re-painting of the pool and a general clean-up.

Question Alderman Meagher Re:
School Crossing Guard

Alderman Meagher requested that the Halifax Police Department, in preparing their 1992/93 budget, ensure that sufficient funds are included for the provision of a school crossing guard at the intersection of Windsor and Cunard Streets.

Question Alderman Meagher Re:
Removal of Snow and Ice - City Sidewalks

Alderman Meagher expressed concern about the large number of property owners who continually refuse to clear their sidewalks of accumulated snow and ice, and, in this context, asked for advice from staff as to whether the City could undertake this work and then bill the owners for the service.

The Acting City Manager advised that a report on this matter would be submitted at a later date.

Question Alderman Meagher Re:
Replacement of Driveways

Alderman Meagher requested a report on the feasibility of amending the existing ordinance to allow the City to repair driveways in conjunction with the replacement of sidewalk slabs and curbs and gutters.

Question Alderman Downey Re: Civic No.
2213-21 Gottingen Street ("The Tap" Building)

Alderman Downey asked for a report from staff regarding the proposed acquisition of Civic No. 225 Gottingen Street.

Question Alderman Downey Re:
Cornwallis Court Project

Alderman Downey asked to be provided with a report (if possible, in time for the **4 March meeting of Committee of the Whole Council**) with regard to the current status of the Cornwallis Court project proposed for the Federal Government site on Gottingen Street.

Question Alderman Hanson Re:
Sale of Surplus City-Owned Lands

Alderman Hanson made reference to a staff report recently submitted to Council regarding various pieces of City-owned land. The Alderman emphasized that, in his opinion, the disposal of these properties warranted immediate attention and urged staff to bring forward what he termed an "action plan" in this regard as quickly as possible.

9:40 p.m. - Her Worship Mayor Ducharme returned to the meeting, with Deputy Mayor Stone assuming his usual seat on Council.

Question Alderman Adams Re:
Snow/Ice Removal - Sidewalks

Alderman Adams made reference to the many property owners in Halifax who, while not intentionally negligent, are physically incapable of keeping their sidewalks free of ice and snow. The Alderman asked if staff might consider some method by which the City could undertake this work on the owners' behalf, with the service charges being added, for example, to the individual's property tax.

Question Deputy Mayor Stone Re:
Traffic Speeds - Dunbrack Street

Deputy Mayor Stone made reference to the fact that, with the exception of that portion between Farnham Gate Road and the Kearney Lake Road, traffic speeds on Dunbrack Street have been set at 60 kph.

The Deputy Mayor acknowledged that this matter had been reviewed some two years ago; however, he pointed out that, since that time, there has been considerable residential growth in this area and a substantial increase in traffic volumes. He therefore urged that the City's Traffic Authority again investigate the situation and discuss the matter with his counterpart at the Province,

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with a view to reducing these speeds from 70 kph to a uniform 60 kph.

NOTICES OF MOTION

**Notice of Motion Deputy Mayor Stone Re:
Proposed Amendment to City Ordinance 165,
the Blasting Ordinance**

Deputy Mayor Stone gave Notice of Motion that, at the next regular meeting of Halifax City Council, **scheduled for Thursday, 12 March 1992**, he proposes to introduce a motion to amend Ordinance 165, the Blasting Ordinance.

The Deputy Mayor advised that the purpose of this proposed amendment is to change the preblast survey area of notification.

**Notice of Motion Alderman Adams Re:
Proposed Amendment to City Ordinance 149,
the Petty Trades Ordinance**

Alderman Adams gave Notice of Motion that, at the next regular meeting of Halifax City Council, **scheduled for Thursday, 12 March 1992**, he proposes to introduce a motion to amend Ordinance 149, the Petty Trades Ordinance.

Alderman Adams indicated that the purpose of this proposed amendment is to increase the fee for sales from non-residential property and to increase the maximum penalty.

NOTE: This matter had last been discussed during a regular meeting of Halifax City Council, held on Thursday, 30 January 1992, under the heading "Liquidation Sales."

**Notice of Motion Alderman Hanson Re:
Proposed Amendment to City Ordinance 168,
the Fire Prevention Ordinance**

Alderman Hanson gave Notice of Motion that, at the next regular meeting of Halifax City Council, **scheduled for Thursday, 12 March 1992**, he proposes to introduce a motion to amend Ordinance 168, the Fire Prevention Ordinance.

Alderman Hanson advised that the purpose of this proposed amendment is to adopt the updated 1990 National Fire Code.

ADDED ITEMS

Fairview Trailer Park - Taxes and Assessments (Alderman Macdonald)

This matter had been added to the agenda at the request of Alderman Macdonald who made reference to the presence in his ward of the Fairview Trailer Park.

In his comments, the Alderman noted that, because this property is privately owned, the City does not provide the full range of services (e.g., no snow clearing/ice control, no curbs and gutters) that are available to other residents of Halifax.

Alderman Macdonald therefore asked for information as to the formulas which are used in these "special circumstances," both in terms of property assessment and in establishing the amount of property tax to be paid. He again emphasized that these residents do not receive the normal range of municipal services, adding that he is seeking reassurance that the formulas used in such instances is completely fair.

Mainland North Traffic - Bayview Road (Alderman Macdonald)

This matter had been added to the agenda at the request of Alderman Macdonald who drew various comparisons between the traffic volumes and safety measures taken on Gottingen Street and those which pertain to Bayview Road.

In his comments, the Alderman emphasized that while traffic volumes on Bayview Road are indisputably high, it is somewhat more difficult to initiate the usual kind of safety measures because of the street's topography.

Alderman Macdonald went on to refer to two recent traffic-related incidents on Bayview Road, both of which had almost resulted in fatalities or, at best, serious injury. In addition, he quoted from a letter received from a resident of 75 Bayview Road, who is experiencing considerable difficulty exiting from her driveway during the morning peak hours, owing to the volume of inbound traffic.

The Alderman emphasized that, in his view, Bayview Road is one of the most dangerous streets in Halifax, adding that it is his hope that Council will very shortly ensure that a solution is found to these long-standing problems. In the interim, however, Alderman Macdonald suggested that "No Truck" signs be erected at

either end of Bayview Road (in this context, he emphasized that both he and area residents are prepared to contribute the funds for this purpose). Secondly, he strongly recommended that the City **immediately** provide a number of "Caution - Hidden Driveway" signs to be erected on the southward bound side of Bayview Road.

Her Worship advised that this request would be forwarded as quickly as possible to the City's Traffic Authority for review and report.

City Club/Khyber Building

This matter had been added to the agenda at the request of the City Clerk.

A staff report, dated 24 February 1992, was submitted.

MOVED by Deputy Mayor Stone, seconded by Alderman Downey that Council request Centennial Realities to submit a proposal for the rehabilitation and development of the property at 1572, 1582, and 1588 Barrington Street, and 1569, 1575 and 1581 Argyle Street for the consideration of Council and the Province at the earliest possible date.

While supporting the motion, Alderman Fitzgerald asked for information from the Acting City Manager as to the total amount of money the City of Halifax, together with the Province, has invested in this property.

The motion was put and passed.

Mainland North Traffic Solutions (Alderman Macdonald)

This matter had been addressed at an earlier point in the meeting's agenda.

Bus Stop - Alex and Rosedale Avenue (Alderman Jeffrey)

This matter had been added to the agenda at the request of Alderman Jeffrey who made reference to a letter, dated 20 February 1992 (complete with photographs), received from Mrs. Christine Evans of 57 Rosedale Avenue.

The Alderman submitted the letter and its attachments to the City Clerk, requesting that this matter be added to the agenda of the next regular meeting of Committee of the Whole Council **scheduled for Wednesday, 4 March 1992.**

Civic No. 2347 Moran Street (Alderman Meagher)

This matter had been added to the agenda at the request of Alderman Meagher, who advised that on 4 March 1991 a bough from one of the City's trees hit the structure located at 2347 Moran Street damaging its gutter. The Alderman added that when the lady in question appealed to the City for damages, she was refused.

Alderman Meagher went on to point out that during one of this winter's snowstorms, the entire gutter system on the house had collapsed, much to the distress of the occupants, both of whom are on disability pensions.

The Alderman therefore requested that staff reinvestigate this matter and report on the City's liability in these circumstances.

Civic No. 2134 Robie Street (Alderman Meagher)

This matter had been added to the agenda at the request of Alderman Meagher, who noted that several months ago this property had been the subject of an appeal regarding a proposed lot modification. Noting that Council had subsequently refused the lot modification, the Alderman pointed out that the property owner in question was then taken to court because of his refusal to remove the construction which had been initiated illegally.

Alderman Meagher emphasized that, as of today, the modification is still in place. He therefore asked for advice from the City Solicitor's Office as to the status of this matter as well as what action can be taken by the City to ensure that this situation is addressed as quickly as possible.

On another but related matter, Alderman Meagher advised that the same property owner has been negligent in clearing the ice and/or salting his sidewalk, and asked that action also be taken in this regard.

There being no further business to be discussed, the meeting was adjourned at approximately 10:05 p.m.

HER WORSHIP MAYOR MOIRA DUCHARME
DEPUTY MAYOR BILL STONE
ALDERMAN WALTER FITZGERALD
CHAIRMEN

E. A. KERR, CMC
CITY CLERK

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**SPECIAL COUNCIL
PUBLIC HEARINGS
MINUTES**

Council Chamber
Halifax City Hall
04 March 1992
5:30 p.m.

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

The meeting was called to order with members of Council joining with those present in the public gallery in the recitation of the Lord's Prayer.

PRESENT: Her Worship Mayor Ducharme, Chairman; Deputy Mayor Stone; and Aldermen Holland, Fitzgerald, Downey, Meagher, O'Malley, Pottie, Adams, Hanson, Jeffrey, and Crowley.

ALSO PRESENT: Mr. Bernard G. Smith, Acting City Manager; Mr. Barry Allen, representing the City Solicitor's Office; City Clerk and other members of City staff.

ADDED ITEM

The following item was added to the agenda being referred from a meeting of the Finance and Executive Committee held earlier on this date.

YMCA - Capital Campaign

This item was forwarded to this meeting from a meeting of the Finance and Executive Committee held earlier on this date, at which time the Acting City Manager advised that a schedule of payments vis a vis the City's commitment to the YMCA would be made available at this meeting.

A proposed schedule of payments regarding the YMCA (dated 4 March 1992) was submitted.

Alderman Pottie, in referring to the schedule, suggested a proposed revision which would result in a slightly shorter payment period.

Public Hearings
4 March 1992

MOVED by Alderman Downey, seconded by Alderman Pottie that City Council approve a grant to the YMCA of \$300,000 to be amortized as follows:

1991/1992 - 10,000	1995/1996 - 15,000
1992/1993 - 15,000	1996/1997 - 25,000
1993/1994 - 15,000	1997/1998 - 25,000
1994/1995 - 15,000	1998/1999 - 25,000
	1999/2000 - 155,000

Motion carried.

Mr. John Lindsay Jr., representing the YMCA, briefly addressed Council expressing his appreciation for the grant. He advised of some of the programs which the monies would be allocated for and indicated that he would keep Council updated on the progress of these programs.

Council then continued with the regular agenda as follows:

Public Hearing: Case No. 6424: 90 Main Avenue - Lot Modification

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

Mr. Paul Dunphy, Planner, addressed Council and, with the use of diagrams, outlined the application by Hagersville Realty Limited for a modification of the minimum lot area requirements of 90 Main Avenue to permit construction of two semi-detached buildings on the site (as illustrated in the 15 January 1992 staff report).

Mr. Bob Hodgson, representing the applicant, Hagersville Realty Limited, addressed Council and advised that the previous owner had carried out a number of renovations on the inside of the house but, apparently, he was unaware that permits were required from the City. He added that, as a result, most of the work didn't meet City standards and this was the reason he was requesting permission to demolish the house and to construct two semi-detached buildings.

Prior to concluding his remarks, Mr. Hodgson responded to questions from Council and presented photographs of the house in its present state and diagrams of the proposed semi-detached buildings.

Public Hearings
4 March 1992

In response to a question by Alderman Jeffrey concerning blasting, Mr. Hodgson advised that tests had been carried out in this regard, and it has been determined that no blasting will be required to install the foundations.

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

A letter dated 21 February 1992 from Domenico Liberatore, 3456 Joseph Howe Drive, Halifax, NS, B3L 4H6 was submitted.

Alderman Jeffrey addressed the matter advising that the only concern he received was from a gentleman questioning if blasting was required. Noting that he has been assured by staff and the property owner that blasting won't be necessary, and for the reason that the proposal would greatly improve the unsightly premises, Alderman Jeffrey advised that he was prepared to move a motion of approval at this time.

MOVED by Alderman Jeffrey, seconded by Deputy Mayor Stone that:

- 1) City Council enter into a development agreement with Hagersville Realty Limited to permit modification of the R-2 lot area requirements at 90 Main Avenue to permit construction of two semi-detached buildings.
- 2) Council requires that the agreement shall be signed within 120 days, or any extension thereof granted by Council on request of the applicant, from the date of final approval by Halifax City Council and any other bodies as necessary, whichever approval is later, including applicable appeal period; otherwise, the approval will be void and obligations arising hereunder shall be at an end.

Motion carried.

There being no further business to discuss, the meeting adjourned at 5:45 p.m.

HER WORSHIP MAYOR DUCHARME
CHAIRMAN

Public Hearings
4 March 1992

HEADLINES

Added Item:
 YMCA - Capital Campaign 167

Public Hearing: Case No. 6424:
 90 Main Avenue - Lot Modification 168

/sm
E. A. KERR, CMC
CITY CLERK

HALIFAX CITY COUNCIL MINUTES

Council Chamber
Halifax City Hall
12 March 1992
8:00 P. M.

A regular meeting of Halifax City Council was held at this time.

The meeting was called to order with Her Worship Mayor Ducharme leading those present in the recitation of the Lord's Prayer.

PRESENT: Her Worship Mayor Moira Ducharme, Chairman; Deputy Mayor Bill Stone; and Aldermen Holland, Fitzgerald, Downey, Meagher, O'Malley, Pottie, Adams, Hanson, Jeffrey, Macdonald and Crowley.

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

Proclamation - The International Day for the Elimination of Racial Discrimination

In commemoration of 21 March, the International Day for the Elimination of Racial Discrimination, Her Worship Mayor Ducharme issued the following proclamation:

WHEREAS the Municipality of the City of Halifax is committed to the belief that equal opportunity and treatment should exist for all people; and

WHEREAS every resident of Halifax has the right to realize his or her potential regardless of race, colour, national or ethnic origin, and live at all times in conditions of dignity, respect, and peace; and

WHEREAS the General Assembly of the United Nations has designated March 21 as the International Day for the Elimination of Racial Discrimination; and

WHEREAS the elimination of racism and racial discrimination can be accomplished through understanding and respect for the dignity of

**CITY COUNCIL
12 MARCH 1992**

all people, and is the social and moral responsibility of each person,

NOW THEREFORE I, Moira Ducharme, Mayor of the City of Halifax, do hereby proclaim March 21 as the International Day for the Elimination of Racial Discrimination in Halifax, Nova Scotia.

Her Worship subsequently provided a brief overview of some of the events which will be held in the days preceding 21 March in the City of Halifax to heighten public awareness of the need to eradicate racial discrimination.

**Presentation Re: Nova Scotia Kiwanis
Music Festival (The Chaddock Family)**

Her Worship Mayor Ducharme, assisted by Alderman Ron Hanson, made individual presentations to four members of the Chaddock family (namely Charmaine, Kristin, Paul, and Monica Chaddock) in recognition of their success at the recent Kiwanis Music Festival, where they were awarded with the Senior Star.

MINUTES

Minutes of a Special Meeting of Halifax City Council, held on Wednesday, 19 February 1992, and of a regular meeting held on Thursday, 27 February, were approved as circulated on a motion by Alderman Jeffrey, seconded by Alderman Fitzgerald.

**APPROVAL OF THE ORDER OF BUSINESS,
ADDITIONS AND DELETIONS**

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

- 10.15 Letter - Municipality of the County of Halifax Re: Constitutional Debate (Request to Endorse)
- 20.1 Flooding - Clayton Park Drive at Hazelholme (Alderman Macdonald)

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- 20.2 File #DC-1 - Supply and Installation of a New Target Transport System (Halifax Police Department)
- 20.3 Federal Cuts in Social Housing Programs - SET DATE FOR SPECIAL MEETING
- 20.4 Proposed Capital Budget - 1992/94 (TO BE TABLED)
- 20.5 Metropolitan Authority - Tenders for Incinerator (Alderman Fitzgerald)
- 20.6 Award of Contract - Halifax Business Park (Bayers Lake Area)

At the request of Alderman Jeffrey, Council agreed to add:-

- 20.7 Price Club

At the request of Alderman Adams, Council agreed to add:-

- 20.8 Filling - Ward 7

At the request of Alderman Fitzgerald, Council agreed to add:-

- 20.9 Letter dated 27 February 1992 from Mr. M. Jackson

The agenda, as amended, was approved on a motion by Alderman Fitzgerald, seconded by Alderman Downey.

DEFERRED ITEMS

**Dilapidated Building - Civic No.
2368 Creighton Street**

This matter had been deferred from a regular meeting of Halifax City Council held on 12 December 1991.

A supplementary staff report, dated 9 March 1992, was submitted.

Noting that plans for the rehabilitation of the building in question are still being processed by the City's Inspection Services Division, it was moved by Alderman Downey, seconded by Alderman O'Malley that the

**CITY COUNCIL
12 MARCH 1992**

matter be deferred to the regular meeting of City Council scheduled for Wednesday, 15 April 1992.

The motion to defer was put and passed.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on Wednesday, 4 March 1992, as follows:

Civic No. 436 Herring Cove Road

This matter had been forwarded to Council without recommendation, pending receipt of further information from staff.

An Information Report, dated 10 March 1992, was submitted.

MOVED by Alderman Adams, seconded by Alderman Jeffrey that:

- (1) staff be directed to enter into a five-year lease with Hand-in-Hand for the property located at Civic No. 436 Herring Cove Road for the amount of one dollar (\$1.00) per year;
- (2) upon expiry of this lease, Hand-in-Hand be given the option of either renewing the lease or of purchasing the property; and
- (3) if, at any time during the leasing period, Hand-in-Hand wish to purchase the property, they be given the opportunity to do so at the market value.

In putting forward this motion, Alderman Adams emphasized that Hand-in-Hand is willing to assume all expenses relative to maintenance and/or renovations.

The motion was put and passed.

Having briefly consulted with the City Solicitor, Her Worship noted that staff will be bringing forward a supplementary report concerning the necessity to rezone the property in question.

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**Case No. 6248: Cost-Sharing -
Stanley Park Subdivision (Phase 2B)**

A supplementary report, dated 11 March 1992, was submitted.

MOVED by Alderman Hanson, seconded by Alderman Macdonald that, as recommended by the Finance and Executive Committee, City Council:

- (1) approve cost-sharing of the construction of the collector roadway, Osborne Street, subject to final billings based upon approved tender unit prices, in the estimated amount of \$88,000 (funds to be authorized from Capital Account CK004, Oversize Streets);
- (2) approve the construction of Osborne Street from the subdivision to the intersection of Kelly Street, including the intersection of Sunset Avenue and Kelly Street at a cost to the City not to exceed \$62,000;
- (3) approve the pre-commitment of funding in the 1992/93 capital budget for the construction of Osborne Street from the subdivision to the intersection of Kelly Street in the amount of \$62,000;
- (4) approve the construction of the connection of sanitary sewer from Wildwood Avenue to White Dove Court in the estimated amount of \$13,000, subject to final billings based upon approved tender prices (funds to be authorized from Capital Account 93003); and that
- (5) staff continue their negotiations with reference to the developer's request for cost-sharing on Tamarack Drive.

The motion was put and passed.

**Request for Use of City Crest:
Halifax Board of Trade**

MOVED by Alderman Fitzgerald, seconded by Deputy Mayor Stone that, as recommended by the Finance and Executive Committee, the request from the Halifax Board of Trade with regard to the possible use of the City crest, be denied.

The motion was put and passed.

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Write-Off Report: Uncollectible Accounts

MOVED by Alderman Fitzgerald, seconded by Alderman Downey that, as recommended by the Finance and Executive Committee, under Section 184 of the City Charter 1963, City Council excuse the Treasurer for collection of monies due to the City, as summarized in the 21 February staff report, and authorize the write-off of \$564,065.56.

The motion was put and passed.

Temporary Borrowing Resolution - Metropolitan Authority

MOVED by Alderman Holland, seconded by Alderman Fitzgerald that, as recommended by the Finance and Executive Committee, with respect to the Metropolitan Authority Borrowing Proposal as outlined in the 2 March 1992 staff report, Council approve guarantee of the borrowing for items 1 (Improvements to Leachate Treatment to Reduce Ammonia), 11 (Review of High Water Table in the Landfill Material), 12 (Ext. Leachate Collection System and Storm Water Network), and 13 (Landfill Closeout - Phase 4) **only**, and that the remaining items be deferred until a decision has been reached on the future waste management system.

The motion was put and passed.

Encroachment License - Civic No. 6311 Quinpool Road

MOVED by Alderman Meagher, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, an encroachment license be approved for the construction of an encroaching canopy on the building known as Civic No. 6311 Quinpool Road.

The motion was put and passed.

Encroachment License - Civic #1532 Brunswick Street

MOVED by Alderman Downey, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, an encroachment license be approved for the construction of an encroaching wheelchair ramp at the front of Civic No. 1532 Brunswick Street.

The motion was put and passed.

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Phase II: South End Waterfront Lands Study

MOVED by Alderman Holland, seconded by Alderman Fitzgerald that, as recommended by the Finance and Executive Committee:

- (1) the Final Report Southend Halifax Waterfront Lands Study Phase II: Transportation Impact Assessment be tabled;
- (2) the traffic improvements outlined in Appendix I proceed as financing permits; and
- (3) staff explore with the Halifax Port Corporation and other interested agencies undertaking a study on hazardous goods transportation from the South End Port lands.

The motion was put and passed.

Acquisition of Various Parcels - Withrod Drive

MOVED by Alderman Hanson, seconded by Alderman Adams that, as recommended by the Finance and Executive Committee, the parcels listed in Appendix "A" of the 19 February 1992 staff report be acquired from the various owners for the accepted offers as indicated in Appendix "A" with funds being provided in Account No. 91350, the Withrod Drive Upgrading Account.

The motion was put and passed.

Acquisition of Civic No. 14 Withrod Drive

MOVED by Alderman Hanson, seconded by Alderman Adams that, as recommended by the Finance and Executive Committee, Civic No. 14 Withrod Drive be acquired from Michael and Mary Maddalena for \$32,000, on the understanding that the balance of the lot will be sold by public tender for single family residential development once road construction is complete with funds being available in Account No. 91350, the Withrod Drive Upgrading project.

The motion was put and passed.

Amendment to Terms of Reference - Municipal Round Table on the Environment and the Economy

MOVED by Alderman Fitzgerald, seconded by Alderman Holland that, as recommended by the Finance and

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Executive Committee, the requested amendment to the Terms of Reference for the Round Table on the Environment and the Economy as outlined in the 3 March 1992 staff report be approved as follows:

SECTION 2.0 MEMBERS

That the membership include a person with an economics/chartered accountancy background from the ranks of the Board of Trade;

SECTION 5.0 REPORT

That the Round Table prepare and submit a report to Council by April 1993;

Explanation:

The original reporting date was September 1992, one year from the approval date of the Terms of Reference; it was intended appointments would be made shortly thereafter. The suggested reporting time frame is approximately one year.

The motion was put and passed.

Sewer and Water Cost Sharing - Ragged Lake

This matter had been forwarded to Council without recommendation.

MOVED by Alderman Jeffrey, seconded by Deputy Mayor Stone that the matter be deferred to the next regular meeting of Committee of the Whole Council (scheduled for Monday, 23 March 1992), pending receipt of information from the Province of Nova Scotia regarding cost-sharing arrangements.

The motion to defer was put and passed.

FCM Constitutional Resolution

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

WHEREAS the document entitled "Shaping Canada's Future Together" contains numerous proposals for a new Canadian Constitution; and

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WHEREAS the document does not contain any proposal to recognize and include municipal government as a legitimate order of government in the Canadian Constitution; and

WHEREAS the Federal and Provincial governments have been downloading numerous responsibilities onto municipal governments during the past number of years, while, at the same time, they have refused to recognize the legitimacy of municipal governments in the Constitution; and

WHEREAS the Federation of Canadian Municipalities will present a brief to the Special Joint Parliamentary Committee on a Renewed Canada which will call upon the Parliament of Canada to include municipalities as a legitimate order of government in the Constitution; and

WHEREAS Constitutional changes also require the support of the premiers of the provinces;

THEREFORE BE IT RESOLVED THAT THE UNION OF NOVA SCOTIA MUNICIPALITIES REQUEST THE PREMIER AND GOVERNMENT OF NOVA SCOTIA TO SUPPORT THE RECOGNITION AND INCLUSION OF MUNICIPAL GOVERNMENTS IN THE CONSTITUTION OF CANADA; AND

BE IT FURTHER RESOLVED THAT THE PREMIER AND GOVERNMENT OF NOVA SCOTIA ACTIVELY PROMOTE THE INCLUSION OF MUNICIPALITIES IN THE CONSTITUTION AT FUTURE FIRST MINISTERS CONFERENCES ON THE CONSTITUTION.

The motion was put and passed.

Claim of Daisy Atwell

MOVED by Alderman Crowley, seconded by Deputy Mayor Stone that, as recommended by the Finance and Executive Committee, Halifax City Council approve compensation to Daisy Atwell of 6701 Chisholm Avenue, Apartment #408, Halifax, Nova Scotia, in the amount of \$2,500.00 as an all-inclusive settlement of her injuries resulting from an incident taking place on or about 10 May 1992.

The motion was put and passed.

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**Letter - Municipality of the County of Halifax
Re: Constitutional Debate (Request to Endorse)**

MOVED by Alderman Adams,, seconded by Pottie that, as recommended by the Finance and Executive Committee, the correspondence, dated 7 February 1992, received from the Municipality of the County of Halifax be tabled; and further, that Her Worship the Mayor be requested to forward a letter to the Council of Sherbrooke, Quebec reflecting Halifax City Council's hope that Canada will remain a unified country.

The motion was put and passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on Wednesday, 4 March 1992, as follows:

Monastery Lane Street Closure

This matter had been forwarded to Council without recommendation.

An Information Report, dated 9 March 1992, was submitted.

MOVED by Alderman Meagher, seconded by Alderman Fitzgerald that the matter be deferred to the next regular meeting of Committee of the Whole Council **scheduled for Monday, 23 March 1992.**

The motion to defer was put and passed.

8:45 p.m. - Her Worship Mayor Ducharme retires from the meeting, with Deputy Mayor Stone assuming the Chair.

Bayers Road/Pennington Street (Traffic Improvements)

This matter had been forwarded to Council without recommendation.

Alderman Crowley addressed the matter, noting that while she acknowledges staff's professional expertise in these matters, she remains unconvinced that the present configuration of Bayers Road at the Pennington Street intersection represents the only workable option.

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Having said that, however, the Alderman noted that because the project is for all intents and purposes complete, it would seem inappropriate at this point in time to request that changes be made. Nevertheless, she emphasized that, in her view, every effort must be made in the next few months to assess the concerns put forward by area residents.

It was therefore moved by Alderman Crowley, seconded by Alderman Jeffrey that City staff:

- 1) provide a detailed evaluation as to how Pennington Avenue motorists handle crossing two traffic lanes under separate signal controls;
- 2) undertake any needed modifications to improve the safety conditions, including the jib on the south side of Bayers Road and Pennington Avenue and the median on Bayers Road slightly west of Pennington Avenue, by the end of June 1992.

In seconding Alderman Crowley's motion, Alderman Jeffrey expressed his personal concerns regarding the configuration of Bayers Road at this location, and strongly suggested that, included in the requested evaluation, staff also provide information regarding traffic accidents which, in his estimation, will undoubtedly occur on this part of the roadway over the next several months.

Alderman Fitzgerald, concurring with the motion, suggested that staff might consider setting the traffic lights back on the other side to the east of Pennington Avenue. In putting forward this recommendation, the Alderman asked that this recommendation be addressed in the forthcoming report.

Alderman Pottie described his personal difficulty in accessing the median split on this section of Bayers Road particularly when there is a second car attempting the same maneuver.

An amendment to the motion was therefore proposed by Alderman Pottie, seconded by Alderman Crowley that, in their forthcoming evaluation, staff provide information concerning the width of two lanes on a normal City street as compared to the width extending from the Bayers Road boulevard to the curb.

The amendment to the motion was put and passed.

The motion, as amended, was put and passed.

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Recycling Contract (Enviro Care Services)

MOVED by Alderman Fitzgerald, seconded by Alderman O'Malley that, as recommended by the Committee on Works, commencing 1 April 1992 and continuing until 31 December 1992, the City will provide deferred monthly payments to Enviro Care Services in the amount of \$34,258.37, and should the new materials recovery facility become operational after 1 April 1992, the figure will be adjusted accordingly.

The motion was put and passed.

Bus Stop - Alex and Rosedale Avenue

Alderman Jeffrey provided a brief overview of the circumstances regarding the bus stop presently located near the corner of Alex and Rosedale Avenue, noting that, in his opinion, the stop should be eliminated. The Alderman added that he has therefore requested that Metro Transit review this location and submit a report on the matter to City Council at its earliest possible convenience.

It was therefore moved by Alderman Jeffrey, seconded by Alderman Adams that the matter be deferred to the next regular meeting of Committee of the Whole Council (scheduled for Monday, 23 March 1992), pending receipt of information from Metro Transit.

The motion to defer was put and passed.

13A/13B Springvale Avenue - Snow Removal

This matter had been forwarded to Council without recommendation.

Alderman Jeffrey briefly described the situation at 13A/13B Springvale Avenue, emphasizing that despite the fact that 10 tickets had been issued to this property owner regarding his failure to adequately clear his sidewalks, this work (as of 4 March) had not yet been undertaken.

Mr. Peter S. Connell, Director of Engineering and Works, advised that a registered letter had subsequently been forwarded to the individual in question, notifying him that, if the work had not been completed within 24 hours, the City itself would clear the area and submit a bill for its service. Mr. Connell went on to note that the snow and ice has since been removed by the owner.

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Alderman Adams expressed concern that the registered letter had not been sent to this individual until after a considerable number of Ordinance tickets had been issued, and strongly suggested that this practice be amended so that action can be taken by the City at a much earlier stage.

The Acting City Manager advised that a meeting of the Snow Committee has been scheduled to address this concern.

In this same context, Alderman Fitzgerald indicated that he would be giving a Notice of Motion with regard to the City's snow removal procedures later in the evening.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on Wednesday, 4 March 1992, as follows:

File #912194 - Software Maintenance: Records Management System (Halifax Police Department)

MOVED by Alderman Fitzgerald, seconded by Alderman Downey that, as recommended by the Safety Committee:

- (1) authority be granted to execute a contract for ongoing maintenance services relative to the RAPID Records Management System with Tiburon/PSW3 this year and in future at rates negotiated in conjunction with the company and other major municipalities operating these systems;
- (2) funds be provided for these services in Account Number 22504.0212, titled "RAPID-Maintenance," and will be budgeted for in the future; and
- (3) the total payment be cost-shared by the other participants in the RAPID System on the basis of the formula previously established (i.e., Halifax - 62.3%) with the remaining 37.7% being recouped from Dartmouth and Bedford.

The motion was put and passed.

**CITY COUNCIL
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**File #55924 - Installation of an Interface to
the N.S. Department of Government Services External
Information Service - Halifax Police Department**

MOVED by Alderman Fitzgerald, seconded by Alderman O'Malley that, as recommended by the Safety Committee, authority be given for the installation of an interface between the RAPID system and the Nova Scotia Department of Government Services External by Public Management Services, the only firm capable of implementing this interface, for the amount of \$28,000 (funds to be made available from Account Number 26110.0212, titled "Computer Equipment - RAPID System").

The motion was put and passed.

**REPORT - COMMITTEE OF THE WHOLE COUNCIL,
BOARDS AND COMMISSIONS**

**Proposed Amendment to Ordinance 156,
the Pollution Control Charge Ordinance - SECOND READING**

The Committee of the Whole Council considered this matter at its last meeting held on 4 March 1992.

MOVED by Alderman Crowley, seconded by Alderman O'Malley that the following amendment proposed to Ordinance 156, the Pollution Control Charge Ordinance, be given Second Reading by Halifax City Council:

Subsection (3) of Section 4 of said Ordinance 156 is amended by deleting the word "January" from the second line thereof and by substituting therefor the word "April."

The motion was put and passed.

**Proposed Amendment to Ordinance 116, the Taxi and
Limousine Ordinance - SECOND READING**

The Committee of the Whole Council considered this matter at its last meeting held on 4 March 1992.

MOVED by Alderman Adams, seconded by Alderman Jeffrey that City Council approve Second Reading of an amendment to Ordinance 116, the Taxi and Limousine Ordinance, to provide for **two** taxi driver representatives and **two** owners or managers of a City taxi brokerage as members of the Taxi Commission (all as set out in Appendix

**CITY COUNCIL
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"A" of the report from the Commission dated 25 February 1992).

The motion was put and passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on Wednesday, 4 March 1992, as follows:

**Case No. 6417: 3090 Windsor Street -
Rezoning from C-1 to C-2A**

This matter was forwarded to Council without recommendation.

MOVED by Alderman Adams, seconded by Alderman Meagher that the application to rezone 3090 Windsor Street from C-1 (Local Business Zone) to C-2A (Minor Commercial Zone) be refused by Council without a public hearing for the reasons outlined in the staff report of 24 February 1992.

Motion passed.

**Case No. 6396: Rezoning from R-1
to R-2 - Civic No. 2 Quarry Road**

MOVED by Alderman Hanson, seconded by Alderman Jeffrey that, as recommended by the City Planning Committee, Council set a date for a public hearing to consider the application to rezone Lots "A" and "B" at 2 Quarry Road from R-1 (Single-Family Dwelling Zone) to R-2 (Two-Family Dwelling Zone).

The motion was put and passed.

The City Clerk advised that the public hearing date would be scheduled for **Wednesday, 8 April 1992**, beginning at 7:30 p.m. in the Council Chamber.

**Case No. 6372: Proposed Heritage
Agreement - 6941 Tupper Grove**

MOVED by Alderman Fitzgerald, seconded by Alderman Holland that, as recommended by the City Planning Committee, Council:

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- (1) approve the heritage agreement, attached as Appendix "C" to the staff report dated 24 February, which includes the conditions for the preservation of "Armdale House," and the designs for two new single-family dwellings; and
- (2) on its own motion, deregister Lots #1 and #2 when development permits are issued for the construction of the new single-family dwellings to be constructed on this site.

The motion was put and passed.

MOTIONS

Motion Deputy Mayor Stone Re: Proposed Amendment to Ordinance 165, the Blasting Ordinance - FIRST READING

A staff report dated 24 February 1992 was submitted.

MOVED by Alderman Jeffrey, seconded by Alderman Hanson that City Council give FIRST READING to an amendment to Ordinance 165 respecting Blasting and Rock Breaking by replacing clause 6(m) as set out in Appendix A of the staff report dated 24 February 1992 and, further, that this matter be referred to the next Committee of the Whole Council meeting scheduled for 8 April 1992 for consideration and report.

Motion passed.

Motion Alderman Adams Re: Proposed Amendment to Ordinance 149, the Petty Trades Ordinance - FIRST READING

A staff report dated 19 February 1992 was submitted.

MOVED by Alderman Adams, seconded by Alderman Macdonald that City Council give FIRST READING to an amendment to Ordinance 149, the Petty Trades Ordinance, as outlined in Appendix A of the staff report dated 19 February 1992 and, further, that this matter be referred to the next Committee of the Whole Council meeting scheduled for 8 April 1992 for consideration and report.

Motion passed.

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**Motion Alderman Hanson Re: Proposed Amendment to
Ordinance 168, the Fire Prevention Ordinance -
FIRST READING**

A report from the City Solicitor dated 25 February 1992 was submitted.

MOVED by Alderman Hanson, seconded by Alderman Adams that the amendments to Ordinance 168 attached as Appendix "A" to the report from the City Solicitor dated 25 February 1992 be given FIRST READING and referred to the next Committee of the Whole Council meeting scheduled for 8 April 1992 for consideration and report.

Motion passed.

At approximately 9:10 p.m. Her Worship Mayor Ducharme returned to the meeting with the Deputy Mayor taking his usual seat in Council.

MISCELLANEOUS BUSINESS

Waste Management Task Force - Update

An information report dated 12 March 1992 was submitted from Mr. John Edmonds, Chairman, and Mr. B.G. Smith, C.A., Co-Chairman, of the City of Halifax Waste Management Task Force.

A letter dated 24 January 1992 from Mr. B.M. Keevill, President, Convertit Waste Recovery Limited, was also submitted. A further letter dated 3 March 1992 from Ann E. Janega, Deputy Minister, Department of Municipal Affairs, was submitted.

MOVED by Alderman Fitzgerald, seconded by Alderman Holland that the City of Halifax Waste Management Task Force provide an open informational session to Council on **Thursday, 26 March 1992, beginning at 4:30 p.m.** and subsequently provide Council with a plan with respect to how information can be provided to the public.

Mr. B.G. Smith, C.A., Acting City Manager, advised that the general plan envisaged was that the informational sessions would take place fairly rapidly after the informational session to Council.

Following a short discussion, the motion was put and passed.

**CITY COUNCIL
12 MARCH 1992**

- (1) approve the heritage agreement, attached as Appendix "C" to the staff report dated 24 February, which includes the conditions for the preservation of "Armdale House," and the designs for two new single-family dwellings; and
- (2) on its own motion, deregister Lots #1 and #2 when development permits are issued for the construction of the new single-family dwellings to be constructed on this site.

The motion was put and passed.

MOTIONS

Motion Deputy Mayor Stone Re: Proposed Amendment to Ordinance 165, the Blasting Ordinance - FIRST READING

A staff report dated 24 February 1992 was submitted.

MOVED by Alderman Jeffrey, seconded by Alderman Hanson that City Council give FIRST READING to an amendment to Ordinance 165 respecting Blasting and Rock Breaking by replacing clause 6(m) as set out in Appendix A of the staff report dated 24 February 1992 and, further, that this matter be referred to the next Committee of the Whole Council meeting scheduled for **23 March 1992** for consideration and report.

Motion passed.

Motion Alderman Adams Re: Proposed Amendment to Ordinance 149, the Petty Trades Ordinance - FIRST READING

A staff report dated 19 February 1992 was submitted.

MOVED by Alderman Adams, seconded by Alderman Macdonald that City Council give FIRST READING to an amendment to Ordinance 149, the Petty Trades Ordinance, as outlined in Appendix A of the staff report dated 19 February 1992 and, further, that this matter be referred to the next Committee of the Whole Council meeting scheduled for **23 March 1992** for consideration and report.

Motion passed.

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**Motion Alderman Hanson Re: Proposed Amendment to
Ordinance 168, the Fire Prevention Ordinance -
FIRST READING**

A report from the City Solicitor dated 25 February 1992 was submitted.

MOVED by Alderman Hanson, seconded by Alderman Adams that the amendments to Ordinance 168 attached as Appendix "A" to the report from the City Solicitor dated 25 February 1992 be given FIRST READING and referred to the next Committee of the Whole Council meeting scheduled for **23 March 1992** for consideration and report.

Motion passed.

At approximately 9:10 p.m. Her Worship Mayor Ducharme returned to the meeting with the Deputy Mayor taking his usual seat in Council.

MISCELLANEOUS BUSINESS

Waste Management Task Force - Update

An information report dated 12 March 1992 was submitted from Mr. John Edmonds, Chairman, and Mr. B.G. Smith, C.A., Co-Chairman, of the City of Halifax Waste Management Task Force.

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MOVED by Alderman Fitzgerald, seconded by Alderman Holland that the City of Halifax Waste Management Task Force provide an open informational session to Council on **Thursday, 26 March 1992, beginning at 4:30 p.m.** and subsequently provide Council with a plan with respect to how information can be provided to the public.

Mr. B.G. Smith, C.A., Acting City Manager, advised that the general plan envisaged was that the informational sessions would take place fairly rapidly after the informational session to Council.

Following a short discussion, the motion was put and passed.

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**Junk Dealer's License - Metro Recycling Plant
Chain Lake Drive, Bayers Lake Industrial Park**

A staff report dated 6 March 1992 was submitted. A letter dated 3 March 1992 from Brian T. Smith, Director of Planning, Metropolitan Authority, was also submitted.

MOVED by Alderman Jeffrey, seconded by Alderman Macdonald that a Junk Dealer's License be granted to the Metropolitan Authority to carry on a recycling operation at Civic #50 Chain Lake Drive.

Motion passed.

QUESTIONS

Question Alderman Jeffrey Re: 12 Rosemount Avenue

Alderman Jeffrey advised that the proposed 1992-94 capital budget submission includes an amount of money for storm sewer on Rosemount Avenue. He went on to advise that there was flooding last week at 12 Rosemount Avenue and that it was his understanding the flooding was caused because the storm sewer was inadequate in the area. Alderman Jeffrey added that the flooding was also partly a result of the driveways at 14 and 16 Rosemount Avenue that require "lips".

Alderman Jeffrey asked that staff investigate this situation.

Question Alderman Jeffrey Re: 137 Melrose Avenue

Alderman Jeffrey referred to an unsightly property at 137 Melrose Avenue. He noted that he had raised this matter last September and that he recently received concerns again with respect to this property. The Alderman advised that the City's Building Inspection Division had visited the property on a number of occasions but were unsuccessful in rectifying the problem.

Alderman Jeffrey asked that staff do a follow up with respect to this matter and with respect to their letters that had been sent to the owner of 137 Melrose Avenue requesting the clean up of this property.

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**Question Alderman Jeffrey Re: Property at the Corner of
Gesner Street and Melrose Avenue**

Alderman Jeffrey explained that, at the corner of Gesner Street and Melrose Avenue, there was a storm sewer coming from underneath the highway onto a property and also onto a City street. He noted that the backyard of the property in question as well as the City street become flooded after rainfalls. The Alderman advised that a staff report had been submitted some time ago with respect to this matter and requested that Mr. Connell, Director of Engineering and Works, do a further investigation to make sure the situation is rectified and that the Department of Highways is informed of the problem.

**Question Aldermen Jeffrey and Crowley
Re: St. Andrews School**

Alderman Jeffrey advised that it was his understanding that St. Andrews School will soon be closing. He questioned what will happen with the preschool and seniors' clubs that are presently located in the school. The Alderman noted that he has received a number of calls from persons concerned with the future of these organizations.

Further to Alderman Jeffrey's comments, Alderman Crowley advised that it was recently brought to her attention that a number of facilities are being asked to vacate from St. Andrew's School. As a result, she noted that a number of persons are alarmed and went on to request that this matter be placed on the agenda for the next Committee of the Whole Council meeting to be held on **Monday, 23 March 1992**. The Alderman requested a report at that time giving alternatives and recommendations for the relocation of these groups. She also requested that the report include a short term and long term assessment of the matter.

Question Alderman Crowley Re: Desmond Avenue

Alderman Crowley expressed concern with respect to a dangerous situation on Desmond Avenue behind the shopping centre on Bayers Road. She explained that there were two bus stops in this area (one being located in the middle of the Mall area and one on the opposite side of the street). Alderman Crowley noted that the two bus stops on opposite sides of the street do not leave much room for traffic to pass through. She added that a dangerous

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situation existed for persons trying to cross the street noting that people dart across the street to the bus stop.

Alderman Crowley expressed concern for the safety of the citizens and asked that staff investigate the situation and provide a report.

Question Alderman Downey Re: City Streets

Alderman Downey expressed concern with respect to the number of potholes on City streets. He noted that it was his understanding that a number of City streets are cost shared by the Province and inquired whether the Province provides cost sharing when required.

Mr. Peter S. Connell, P.Eng., Director of Engineering and Works, addressed Council and advised that, on those streets that are identified as cost shared, the Province shares in the maintenance. However, he advised that the Province does not automatically share on a 50/50 percent basis.

Alderman Downey expressed his concern that the Province is not paying their share for the repairs of these streets and asked that staff pursue the matter.

Question Alderman Downey Re: Halifax Police Department

Alderman Downey advised that it was his understanding there was a freeze on hiring in the Halifax Police Department. Noting that he had received calls from citizens concerning policing in the City, the Alderman asked for a full report from the Chief of Police on the manpower shortfall existing in the Police Department. He expressed the concern that a massive radio system has been approved while there is a lack of manpower in the department.

Mr. B.G. Smith, Acting City Manager, advised that the purchase of the new radio system was approved last fall and that the funding was approved from the equipment replacement account.

A short discussion following and Alderman Downey reiterated his concern with respect to the lack of manpower in the Police Department. He explained that it was his understanding that the new radio system was going to be cost shared by the neighbouring municipalities. The Alderman asked for a full report in respect of the matter.

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**Question Alderman Downey Re: Lands on the East Side of
Barrington Street**

Alderman Downey referred to the lands on the east side of Barrington Street (section between Cornwallis and North Streets). The Alderman asked for a staff report on what is going to take place with respect to those lands which he noted were approved for the Barrington Street realignment.

Question Deputy Mayor Stone Re: Posting of Civic Numbers

Deputy Mayor Stone noted that a report had been received from staff regarding the posting of civic numbers. He noted that he had raised this matter on a previous occasion at Council because of the concern expressed by ambulance and medical workers regarding the growing number of residential units that do not have their civic numbers posted in an appropriate manner.

The Deputy Mayor explained that the report from City staff indicates that section 436 of the City Charter states that Council may approve an ordinance compelling the owners of real property to post such numbers on their houses or buildings. He went on to request a further report from staff and a draft ordinance for Council's consideration in this respect.

Question Deputy Mayor Stone Re: Blue Mountain Quarry

Deputy Mayor Stone noted that he had read in the newspaper that the Minister of the Environment has indicated that there is a delay in the announcement with respect to the Blue Mountain Quarry until late March. The Deputy Mayor also advised that it was his understanding that there was a new draft set of regulations in relation to pits and quarries. He questioned whether this draft ordinance had been received by staff and if the City would have the opportunity to review these regulations before they come into effect. Deputy Mayor Stone also questioned whether these regulations would have any affect on the present application by the Annapolis Basin Pulp and Paper. The Deputy Mayor requested that staff provide a report in response to his questions.

**Question Deputy Mayor Stone Re:
Halifax International Airport**

Deputy Mayor Stone advised that it has come to his attention that some of the ground radar control at the

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Halifax International Airport is going to be relocated in April to Moncton, New Brunswick. The Deputy Mayor expressed concern in respect of this matter and the effect that this move will have on the International Airport status for all of the Metro area. Deputy Mayor Stone indicated it was his understanding that with the change, the Airport would be relying on non-human operations. He expressed the concern that there would be a loss of jobs and requested an update from staff on the matter.

**Question Deputy Mayor Stone Re:
Mainland Common Draft Master Plan**

Deputy Mayor Stone reminded members of Council that a public meeting date has been scheduled for Tuesday, 24 March, at 7:30 p.m., at the St. James Anglican Church Hall, with respect to the Mainland Common Draft Master Plan.

Alderman Macdonald Re: Sackville Landfill

Alderman Macdonald advised that he was recently appointed to a Redress Committee with respect to the Lower Sackville Landfill. He referred to a recent newspaper article that described the Lower Sackville landfill as being a landfill of rodent infestation, leachate, declining property values, etc. The Alderman went on to advise that Mr. Smith, Redress Committee, is concerned about the Metropolitan Authority's obligation in terms of compensation to the Sackville residents before a new landfill goes into operation. Alderman Macdonald advised that it was his hope that Halifax City Council will be inclined to share in these costs recognizing that the City has been one of the beneficiaries of cheap garbage since 1977.

Alderman Macdonald questioned whether staff had any information that would assist him in the process of his responsibilities as a City representative on this Redress Committee such as the testing and classification of claims. He asked that a short summary on this matter be circulated to all members of Council.

Question Alderman Adams Re: Flooding Problems

Alderman Adams referred to flooding problems in the Thornhill Drive and Thornhill Park areas and also in the Leiblin Drive and Leiblin Park areas. He indicated that he would like to know the status of the storm sewers in those two areas and what improvements (not temporary)

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would be inquired to alleviate the flooding problems, not only caused by sewer back-up, but also because of the inability of the current system to handle any type of overflow that is occurring during rainstorms.

Question Alderman Adams Re: Bus Stop on the Old Sambro Road

Alderman Adams referred to the bus stop location on the Old Sambro Road which resulted during the new routes established by Metro Transit. He explained that, in order to keep on schedule, the bus driver waits at this location on the Old Sambro Road. The Alderman went on to explain that there are only two lanes in this area which makes it very difficult for traffic to go around the bus.

Alderman Adams questioned whether it would be possible for the bus driver to wait on the Herring Cove Road where a bus stop is located near a gas station.

Question Alderman O'Malley Re: Seniors Manor Representative - Concerns of Aging

Alderman O'Malley advised that, at the meeting of the Concerns of the Aging this past Tuesday, a question was raised with respect to the status of the motion passed at Council on 22 January 1992 concerning a permanent membership position for a representative from a seniors manor on the Concerns of the Aging Committee.

Her Worship Mayor Ducharme advised that she had sent a letter to the Housing Authority in this regard but that a reponse had not been received to date. She noted that she would do a follow up.

Question Alderman O'Malley Re: Dog Licensing Procedure

Alderman O'Malley advised that she had received a concern from a resident concerning the procedure for dog licensing renewals. She explained that this resident had sent a cheque to cover a dog license fee and that the cheque was returned indicating that the fee was \$22.50 instead of \$15.00. The Alderman advised that this resident suggested to her that it would be advantageous if the notice accompanying the renewal stated the amount of the fee for late payment. She asked that staff investigate this possibility.

Alderman O'Malley submitted a copy of the notice to the City Clerk at this time.

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Question Alderman O'Malley Re: Parking

Alderman O'Malley noted that in the past the City has provided day time parking for people in the City at various parking lots and authorized a number of residential permits for parking in front of residential properties. The Alderman asked that staff investigate the possibility of generating places for residents to park during the overnight winter parking ban i.e. at various parking lots, school yards, and community centres.

Alderman O'Malley suggested that more parking between the hours of 1:00 a.m. and 7:00 a.m. would generate revenue to the City and also would provide a service to the citizens of Halifax. The Alderman requested that staff provide a report on the feasibility of this proposal.

Question Alderman Holland Re: Snow Removal

Alderman Holland advised that he has received a number of calls from residents with regard to the way in which City streets are plowed. He noted that it has been suggested that it would be more efficient if the direction of the plows were reversed on streets where there are boulevards so that, instead of the snow being plowed up in front of driveways and sidewalks, it would be pushed up onto the median or the side where there are no residential homes. Alderman Holland advised that he was aware that this would mean a redesign of the routing but suggested that it would not mean any additional mileage.

Question Alderman Meagher Re: Civic Hospital Staff

Alderman Meagher expressed concern that a number of staff who went from the Civic Hospital to the Camp Hill Hospital have been "laid off". He noted that the staff at the Civic Hospital had been guaranteed jobs and suggested that the City should seek a response in that regard.

Alderman Meagher went on to request that Her Worship Mayor Ducharme send a letter to the Director of the Camp Hill Hospital with respect to this matter and the future of these persons.

Question Alderman Meagher Re: Relocation of Handicapped Children from Westmount School to St. Agnes School

Referring to the minutes of the Halifax District School Board dated 28 March concerning the movement of the handicapped children from Westmount School to St. Agnes

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School, Alderman Meagher expressed the concern that the Westmount School is level while St. Agnes School has several levels. He noted that the suggestion was made that an elevator be installed at the St. Agnes School for the children. However, Alderman Meagher expressed the concern that this could be quite costly. He expressed the opinion that the best location for these children is the Westmount School.

Alderman Meagher went on to request information from the Halifax District School Board outlining the costs with respect to this move.

Question Alderman Fitzgerald Re: Metro Recycling Plant

Alderman Fitzgerald advised that it was his understanding that the Metro Recycling Plant will be opening in the Industrial Park on 1 April and that a considerable amount of money has been allocated for advertising. The Alderman questioned whether there has been any advertising in respect of this program.

It was noted that an advertisement had been in today's paper with respect to the recycling plant.

Responding to a further question from Alderman Fitzgerald, Mr. Peter S. Connell, P.Eng., Director of Engineering and Works, addressed Council and advised that a recycling program for apartments is being proposed in this year's budget submission.

Question Alderman Fitzgerald Re: Awning at the Corner of Duke and Hollis Streets

Alderman Fitzgerald advised that there has been major confrontation with respect to the new awning at the corner of Duke and Hollis Streets. He noted that this awning has become very controversial from both a historic aspect and from a procedure aspect. The Alderman indicated that the matter is being actively pursued by the City Building Inspection Division. He requested that every effort be made to bring this problem to a successful conclusion as quickly as possible.

Question Alderman Fitzgerald Re: Farmer's Market

Alderman Fitzgerald advised that it was his understanding that Farmer's Market will be addressed during the operating budget deliberations.

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Question Alderman Fitzgerald Re: Municipal Structure

Alderman Fitzgerald advised that he had received a newsletter from the Union of Nova Scotia Municipalities indicating that the Mayors and Wardens had met on a one day seminar to discuss regional cooperation and some changing of boundary lines. He noted that the second meeting will be held with members of the provincial cabinet. The Alderman questioned whether the Provincial Government was considering any monumental changes in structures of regional government and if City Council would have the opportunity to provide input.

The Chairman advised that this item is on the agenda for the 23 March Committee of the Whole Council meeting at which time a report will be circulated.

Alderman Fitzgerald referred to the letter Council had received from the Minister of Municipal Affairs regarding the incinerator decision. He commented, for the record, that the Minister states very clearly that he has no power to intervene in the statutory mechanism for regional cooperation nor does he propose to interfere with local governments working out a cooperative solution to its difficult problem of solid waste management. Alderman Fitzgerald, in regard to possible changes in boundaries etc., suggested that a copy of that letter should be kept on file for future reference.

**Question Alderman Hanson Re: St. Margaret's Bay Road
Traffic Improvements**

Alderman Hanson requested that early notification to the public be given with respect to the traffic implications related to the St. Margaret's Bay Road construction project.

NOTICES OF MOTION

**Notice of Motion Alderman Fitzgerald
Re: Sidewalk Snow Clearance**

Alderman Fitzgerald gave notice of motion that at a future meeting of City Council he will introduce a motion to amend the City Charter to authorize the imposition of a lien to collect the City's cost of removing snow and ice or the applying of salt and sand to a sidewalk where the abutting property owner has failed to do so.

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ADDED ITEMS

Flooding - Clayton Park Drive and Hazelholme Street
(Alderman Macdonald)

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

Alderman Macdonald addressed the matter and noted that the Engineering and Works Dept. had reviewed the situation with respect to flooding at the corner of Clayton Park Drive and Hazelholme Street. The Alderman noted that staff referred him to Ordinance 180 respecting Streets and abutters responsibilities. Alderman Macdonald advised that the principal abutter is Mr. Sampson, 27 Clayton Park Drive, who is a relatively new owner. The Alderman went on to advise that the problem has existed for a number of years and that Mr. Sampson has been endeavouring to correct the problem on his own by erecting retaining walls, ditches, trenches, etc.

Alderman Macdonald explained that the property drains the entire area. He added that the City owned street abutting this property is well below street level, that there are no gutters or sidewalks, and that the flooding occurs during the winter freeze. The Alderman advised that the problem poses a significant safety hazard noting that there are small children present in the area.

Alderman Macdonald expressed the opinion that Ordinance 180 does not have any relevance to this situation and requested comment from the City Solicitor with respect to a possible resolution of this problem. The Alderman advised that he would provide the City Solicitor with photographs of the problem and could arrange for a site visit.

File #DC-1 - Supply and Installation of a New Target
Transport System - Halifax Police Department

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

A staff report dated 2 March 1992 was submitted.

MOVED by Alderman Fitzgerald, seconded by Deputy Mayor Stone that authority be granted to purchase a new target transport system for the Halifax Police Department from the Detroit Armour Corporation in the amount of \$29,142.00 (U.S. funds), funds to be made available in account 22502.9120.91003 titled Firing Range Improvements.

Motion passed.

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**Federal Cuts in Social Housing Programs -
Set Date for Special Meeting**

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

A staff report dated 11 March 1992 was submitted.

At the request of Council, Ms. Nancy Wooden, Housing Consultant, addressed Council and indicated the urgency and importance of endorsing the resolution of the FCM as attached to the 11 March staff report. She went on to comment on the severe and drastic cuts to the Federal cooperative housing program and the impact they will have on all of the other programs including public and seniors housing.

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

- 1) Sponsor a special emergency meeting regarding housing issues on 24 March 1992, at 2:00 p.m., and invite the participation of those involved in social housing in order to understand the implications of the budget cuts for Nova Scotia and, in particular, for the City of Halifax, and to explore strategy for dealing with Halifax's future social housing needs; and, further
- 2) approve the following resolution:

WHEREAS the latest Federal budget has slashed the planned commitments for social housing for 1992 from 12445 units to only 9216 units, a decline of 34%; and

WHEREAS the rate of Federal withdrawal from social housing programs has accelerated alarmingly from a 52% decline in the ten years between 1980 and 1990 (from 31,392 units to 15,130) to an almost comparable decline in only two years since then (down 46% since 1990); and

WHEREAS this reduction includes the complete cancellation of the Co-operative Housing Program which provides an alternative to the standard form of rental tenure; and

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WHEREAS this decline in social housing allocations represents a tremendous loss of employment opportunities (in the order of 11,000 jobs) at a time when the housing industry is facing severe difficulties; and

WHEREAS there are 880,000 renter households in Canada in core housing need and whose housing needs are unable to be served by the private market; and

WHEREAS there are more than 75,000 households on waiting lists for social housing in thirteen of the big cities alone and probably close to 200,000 households on waiting lists nationally; and

WHEREAS Canadians should have the right to adequate and affordable housing; and

WHEREAS a strong Federal presence in housing is essential to ensure equality of access to affordable housing by all Canadians;

WHEREAS devolution of housing responsibility to the Provinces inevitably results in further devolution to Municipalities whose revenue base cannot support ongoing housing operating subsidy costs and which are facing extraordinary financial pressures themselves as a result of declining transfer payments; and

THEREFORE BE IT RESOLVED that the City of Halifax communicate by telegram to the Prime Minister of Canada and area MPs its dismay at the disregard shown for the low and moderate income households in this Country who are either trying to manage on some type of social assistance or pension or are working on limited wages that do not permit access to adequate and affordable housing in the private market; and

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BE IT FURTHER RESOLVED that the City of Halifax in the same communication request the Prime Minister to rescind this reduction to the social housing programs and, as a minimum, restore the allocations, including the Co-operative Housing Program to the planned level of commitment and further, that the Federal Government convene a meeting of Federal and Provincial housing ministers and officials and representatives of the Federation of Canadian Municipalities, the Canadian Housing and Renewal Association, the Co-operative Housing Federation of Canada and the Canadian Homes Builders' Association to address the issue of future funding of social housing programs.

Following a short discussion, the motion was put and passed.

Proposed Capital Budget - 1992-94 (TO BE TABLED)

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

The 1992-1994 City of Halifax proposed Capital Budget was submitted at this time.

MOVED by Alderman Fitzgerald, seconded by Alderman Holland that the 1992-1994 City of Halifax Proposed Capital Budget be tabled until the 25 March capital budget meeting.

Motion passed.

**Metropolitan Authority - Tenders for Incinerator
(Alderman Fitzgerald)**

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

Alderman Fitzgerald addressed the matter and expressed his concern and disbelief that the tenders for the incinerator are not going to be opened in public in the metropolitan area but rather in Boston.

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The Chairman clarified that the Metropolitan Authority was using a legal firm in the States and that the engineers were going to review what the legal people have drawn up to make sure that it is the best deal. She added that the companies who are bidding on the tender will not be present. Her Worship suggested that the Authority members could bring this concern to the next meeting.

Alderman Fitzgerald reiterated his view that the tenders should be opened in the metropolitan area suggesting that the normal practice is for those submitting proposals to deliver them to the agency seeking them.

Alderman Holland explained that when this matter was raised at the meeting of the Metropolitan Authority held earlier this week, the Chairman advised that it was much more cost effective and cheaper to go to Boston and have the tenders opened rather than to having a number of personnel come to Halifax at great expense.

Discussion continued and Alderman Macdonald noted that Mr. William Fenton, Chairman of the Metropolitan Authority, had provided the Authority with quite a lengthy explanation as to why the trip had to be made to Boston. Alderman Macdonald suggested that Mr. Fenton be invited to attend the next Committee of the Whole Council meeting to provide Council with an explanation of its decision to open the tenders in Boston.

MOVED by Alderman Fitzgerald, seconded by Alderman Meagher that Council express its strong disappointment that the proposals for the incinerator are not going to be opened in the metropolitan area and, further, that Mr. Fenton be invited to attend the next Committee of the Whole Council meeting to be held on Monday, 23 March, to provide Council with an explanation with respect to the decision to open the tenders in Boston.

Motion passed.

**Award of Contract - Halifax Business Park -
Bayers Lake Area**

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

A report from the Halifax Industrial Commission dated 12 March 1992 was submitted.

MOVED by Alderman Jeffrey, seconded by Alderman Fitzgerald that Council authorize the award of contract

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number 92-80 to Dexter Construction Limited in the amount of \$3,289,501.00 and a contract to Vaughan Engineering Limited for engineering design and site supervision in the amount of \$220,440.00.

Motion passed.

Price Club (Alderman Jeffrey)

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

Alderman Jeffrey addressed the matter and advised that a couple of weeks ago he had the opportunity to attend a press conference at the World Trade and Convention Centre which apprised Council and the citizens of the City of the upcoming project for the Price Club which is coming to the Halifax Industrial Park.

Alderman Jeffrey extended his thanks and appreciation to Her Worship Mayor Ducharme and the Halifax Industrial Commission for bringing this worthwhile business to the City of Halifax. He advised that this conference was one of the best and most exciting press conferences he had ever attended.

Alderman Jeffrey noted that a number of media people attended this conference. He went on to express concern that some of the media present were more interested in the possible negative aspects of this project. The Alderman noted that the only reporter who had reported the positive aspects of this project was Mr. Joel Jacobson of the Mail Star. Alderman Jeffrey expressed his thanks to Mr. Jacobson for his encouraging words and welcomed Price Club to the City of Halifax. The Alderman requested that staff help to establish this business in the Park by issuing the necessary permits as expeditiously as possible.

Filling - Ward 7 (Alderman Adams)

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

Alderman Adams addressed the matter and referred to the activity in the Northwest Arm Drive area with respect to the storage of material from the Halifax Infirmary. He noted that Council had received a staff report in respect of this matter. Alderman Adams advised that it has been indicated that the Department of the Environment has given their authorization for this storage and that run-off will be sampled regularly. The Alderman indicated that he would like to know for sure how the

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Department of the Environment can guarantee that the leachate from the material is safe and that no contamination will occur.

Alderman Adams advised that it has also come to his attention that, at the end of Leiblin Drive, there has been a great deal of infilling occurring during the past number of months. The Alderman expressed concern with respect to the impact that this infilling will have on the residents of Leiblin Park. He noted that there were some suggestions that the water table is being altered and advised that this could be one of the major causes as to why sewers are backing up and basements are flooding. Alderman Adams requested a report from staff advising whether permission had been granted for this infilling. The Alderman also requested that the Department of the Environment be asked to indicate whether this fill is pyritic and what adverse affects it could have on the area. He also asked that staff pursue the issue at Northwest Arm Drive.

**Letter of 27 February 1992 from Mr. Mort Jackson
Metropolitan Authority (Alderman Fitzgerald)**

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

Alderman Fitzgerald addressed the matter and referred to the letter from Her Worship Mayor Ducharme to Mr. Fenton, Chairman of the Metropolitan Authority, concerning the Mr. Jackson's letter of February 27th. Alderman Fitzgerald indicated his support with respect to the Mayor's letter to Mr. Fenton. Alderman Fitzgerald explained that Mr. Jackson, Executive Director of the Metropolitan Authority, criticises the City of Halifax Waste Management Task Force, City Council, and City staff in his letter to Mr. Fenton. The Alderman expressed the view that Council should support Her Worship's letter to Mr. Fenton that expresses her deep concern of the complete lack of disrespect that has been put in writing by a member of the staff of the Metropolitan Authority.

MOVED by Alderman Fitzgerald, seconded by Alderman Jeffrey that Council go on record as being in disagreement with the letter sent by the Executive Director of the Metropolitan Authority, Mr. Mort Jackson, to Mr. Fenton, Chairman of the Metropolitan Authority, and gives its unanimous support to Her Worship Mayor Ducharme's letter to Mr. Fenton concerning this matter.

Her Worship Mayor Ducharme indicated that it was her belief that this was a blatant attempt by Mr. Jackson

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to discredit the City's Task Force before the conclusion of their report. Her Worship noted that she has requested in her letter an apology and that Mr. Fenton address the whole issue with Mr. Jackson.

Motion passed.

There being no further business to be discussed, the meeting was adjourned at approximately 10:50 p.m.

HER WORSHIP MAYOR MOIRA DUCHARME
AND
DEPUTY MAYOR BILL STONE
CHAIRMEN

E. A. KERR, CMC
CITY CLERK

k/mmd

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M I N U T E S**

Council Chamber
Halifax City Hall
23 March 1992
7:30 P.M.

A special meeting of Halifax City Council was held at this time.

PRESENT: Her Worship Mayor Moira Ducharme, Chairman; and Aldermen Holland, Fitzgerald, Downey, O'Malley, Adams, Hanson, Jeffrey, Macdonald and Crowley.

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

ADDED ITEMS

The following items were added to the agenda at the request of the City Clerk:

**City of Halifax 1992-93 Proposed
Operating and Capital Budget**

A document entitled City of Halifax 1992-93 Proposed Operating and Capital Budget was submitted.

MOVED by Alderman Fitzgerald, seconded by Alderman Downey that the document entitled City of Halifax 1992-93 Proposed Operating and Capital Budget be tabled by Halifax City Council.

The motion to table was put and passed.

1991 Natal Day Over-Expenditure

This matter had been forwarded from a meeting of the Finance and Executive Committee held earlier in the day.

MOVED by Alderman Holland, seconded by Alderman O'Malley that, as recommended by the Finance and Executive Committee, City Council authorize payment of outstanding

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bills in the amount of \$5,103.27 with regard to Natal Day 1991.

The motion was put and passed.

Bid - 1999 Pan Am Games

MOVED by Alderman Adams, seconded by Alderman Hanson that Halifax City Council authorize the preparation and submission of a formal bid to the Canadian Olympic Association for the City of Halifax to host the 1999 Pan Am Games, and that appropriate funding for a bid submission be included in the 1992-93 current budget estimates.

Responding to concerns raised by Alderman Fitzgerald, Her Worship Mayor Ducharme advised that Council will be receiving a more detailed report on this matter at a future meeting of Committee of the Whole Council. She emphasized that the motion currently on the floor is intended only as a first step in the bid process, and one which does not represent any financial obligation on the part of the City of Halifax at this point in time.

The motion was put and passed.

**PUBLIC HEARING RE: Case No. 6458 -
143 Main Avenue (Appeal of Minor Variance Refusal)**

A public hearing into the above matter was held at this time with a report dated 24 February 1992 being submitted from the Development Officer.

Mr. E. Boyd Algee, Development Officer for the City of Halifax, briefly overviewed his report of 24 February pertaining to a request from the owner of Civic No. 143 Main Avenue to construct a deck at the rear of the existing dwelling unit.

Using diagrams of the property in question, Mr. Algee advised that while the discrepancies in the side yard dimensions occasioned by the newly-built deck were not considered to be major, the fact that the owner proceeded with this project without the appropriate permits also had to be acknowledged. Under the circumstances, therefore, Mr. Algee stated that he had been compelled to refuse the application for a minor variance pursuant to this property.

Ms. Angela Sherren, owner of the property at 143 Main Avenue, briefly addressed Council, emphasizing that

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she had not intended to disregard the City's regulatory process in this matter. She pointed out, however, that, since many of her neighbors had already constructed decks of dimensions roughly similar to her own, she had not felt it necessary, once her application had been lodged with Inspection Services, to postpone the project until official approval from the City had been received.

There were no further persons wishing to address Council in this regard.

MOVED by Alderman Macdonald, seconded by Alderman Jeffrey that the decision of the Development Officer be overturned, and that the appeal with regard to the refusal of an application for a minor variance at Civic No. 143 Main Avenue be approved.

The motion was put and passed.

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

**PUBLIC HEARING RE: Case No. 6313: Regatta Point
Area - Plan Amendment Request**

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

Mr. Angus Schaffenburg, Planner II with the City's Development and Planning Department, briefly overviewed the staff reports of 9 January and 7 February 1992.

In his remarks, Mr. Schaffenburg noted that Council is currently being asked to consider amendments proposed for both the Municipal Development Plan (Mainland South portion) as well as to the Land Use Bylaw to permit by development agreement a commercial or mixed residential/commercial development on Lot RP-1. Mr. Schaffenburg went on to point out that the proposed Plan amendment, if approved, would apply only to Lot RP-1, a property consisting of approximately 3/4 acre in size, which is located on Purcell's Cove Road between Anchor Drive and Spinnaker Drive. He emphasized that there is no specific development proposal with regard to this site to be considered at this time, adding that, if the proposed amendments are approved, a further public hearing will then be necessary before any commercial or residential/commercial development can proceed.

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Mr. Schaffenburg brought to Council's attention that Lot RP-1 is currently designated and zoned RDD (Residential Development District), which allows single-unit and duplex residential units to be constructed as of right. It was further noted this lot was not included in the Regatta Point development agreement, which was approved by Halifax City Council in 1985.

Mr. Schaffenburg advised that the Plan policy being proposed would enable Council (through its involvement in the development agreement process) to better control the future use of this property, not only in terms of the use to which this lot will be put, but also with regard to architectural design, landscaping, and signage. He went on to note that the policy also suggests that there be a setback of 20 feet from Lot RP-2, the lot immediately adjacent to Lot RP-1 and one which is part of the Regatta Point agreement; and further, that the Minor Commercial Zone requirements regarding parking and maximum height are not to be exceeded.

Mr. Schaffenburg concluded his remarks by observing that staff have recommended a commercial zoning and designation for Lot RP-1, it being their opinion that a small commercial use on this site would not detract from Purcell's Cove Road as a principal street, nor would it undermine the desired pattern of commercial development in Mainland South. In this context, staff had suggested that development should proceed as-of-right under a C-2A zoning classification.

It was noted, however, that the recommendation from the Planning Advisory Committee was to refuse the request for a development agreement at this time.

Ms. Pam Coughlan from the law firm of Boyne, Clarke briefly addressed Council on behalf of Mr. Daniel Chedrawe, owner of Lot RP-2 which is directly adjacent to the property under consideration.

In her remarks, Ms. Coughlan emphasized that, like all other developers seeking to acquire property in Regatta Point, Mr. Chedrawe had been forced to comply with a number of very specific regulations as imposed by the project's design review committee, particularly with regard to landscaping, color schemes, architectural design, and the retention of existing trees. Consequently, Mr. Chedrawe is concerned that development of properties adjacent to the Regatta Point project should be required to undergo a similar kind of scrutiny so that the integrity and uniformity of the Regatta Point development is continued. It was also noted that if development on these

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adjacent lots is inconsistent with or of a lower quality than that in Regatta Point, property values could be diminished.

Under the circumstances, therefore, Ms. Coughlan advised that Mr. Chedrawe is supportive of the development agreement approach to Lot RP-1. She added, however, that her client recommends that the following changes be made to the Plan amendment proposed in Appendix I of the 7 February staff report:

- (a) with reference to the amendment's preamble, it is suggested that the range of uses to be permitted on Lot RP-1 be revised to delete the words "rental," "personal service," and "household appliance repair shops" (this recommendation is made to ensure that the future use of this property is as compatible as possible with those in Regatta Point); and
- (b) with reference to clause (b), the suggestion is made that this clause should be revised to better reflect the wording of clause (c) which refers specifically to the Regatta Point development, rather to the more ambiguous "abutting area."

Mr. Donald G. Smith, a resident of 85 Spinnaker Drive and President of the recently-formed Regatta Point Landowners Association, addressed Council in opposition to the changes proposed to the MDP and Land Use Bylaw which would see an "open" commercial zoning of Lot RP-1. Rather, Mr. Smith emphasized that his organization would prefer to see future development on this site proceed only under development agreement.

In his remarks, Mr. Smith emphasized that, at the present time, Regatta Point is an extremely "pleasant" residential area in which various housing designs fit very well with the surrounding land and seascape. Under the circumstances, therefore, he suggested that existing property owners are concerned that, if development of adjacent lands is allowed to proceed as-of-right and if "general" commercial uses are permitted, the results may not be as compatible with the Regatta Point neighborhood as residents might wish. In this context, Mr. Smith pointed out that residents do not wish to see small business outlets (such as doctors' offices, hair salons, convenience stores), which could provide much-needed services to the neighborhood, excluded. However, he advised that it is the Association's belief that larger commercial enterprises

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could create traffic and parking problems, and could easily degrade the quality of life in Regatta Point.

Mr. Sandy Hamilton, a resident of 81 Anchor Drive, made reference to various pieces of background information available on this subject matter, noting that it would appear that, in 1985, the original developers had been forced to remove the proposed commercial designation from Lot RP-1 in order to obtain Council's approval for the overall Regatta Point project. Mr. Hamilton therefore expressed concern that the current members of Council are being asked to overturn a decision made by their predecessors and, in addition, to go against the recommendation of their Planning Advisory Committee.

Emphasizing the variety of commercial amenities which are already within close proximity of the Regatta Point development, Mr. Hamilton questioned the wisdom of proposing that more commercial uses be developed on Lot RP-1. He concluded his remarks by strongly recommending that Lot RP-1 be placed under the jurisdiction of the design review board for Regatta Point.

Mr. Arthur R. MacNeil, a resident of 75 Anchor Drive, spoke in support of the proposal to require a development agreement relevant to the future development of Lot RP-1. In his remarks, Mr. MacNeil emphasized that, in his opinion, care should be taken to preserve the integrity of the existing Regatta Point project and, to that end, input regarding the future development of adjacent lands should be sought from Regatta Point residents and the design review board.

Mr. Tony Ramia addressed Council on behalf of his father, John Ramia, owner of the IPC store located at 35 Herring Cove Road. Mr. Ramia concurred with the sentiments expressed by Mr. Hamilton earlier in the meeting, emphasizing that, in his opinion, there are already sufficient commercial uses in the Regatta Point area to ensure residents a wide range of services. Mr. Ramia also suggested that, given present economic conditions in which many retail businesses are struggling to survive, it would be particularly unwise for the City to encourage additional such uses through amendments to Lot RP-1's zoning designation. He therefore urged that Council reject the recommendations for changes to the MDP and Land Use Bylaw in this regard.

Mr. Alan Ruffman, a resident of 202 Ferguson's Cove Road and a Halifax businessman, advised that, during the approval process for the original Regatta Point project, it was his understanding that an RDD designation

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had been imposed on Lot RP-1 to assist the developer to meet the R-2 density requirements.

Mr. Ruffman concurred with concerns expressed earlier in the meeting by Messrs. Hamilton and Ramia pertaining to the wide variety of commercial uses already in place in the area surrounding the Regatta Point project. In this context, Mr. Ruffman pointed out that many of the commercial spaces in this neighborhood are vacant or underutilized, while others are being used for residential purposes. Suggesting that the area is already supporting all of the commercial uses it requires, he therefore recommended that Lot RP-1 remain designated for residential development.

Mr. Graham Reid, Vice President of the Northwest Arm Heritage Association, reiterated comments made previously by his Association to the Planning Advisory Committee; namely, that because much of the existing commercial space surrounding Regatta Point is underutilized or vacant, there would appear to be little necessity to create the potential for additional commercial uses through the removal of the RDD designation from Lot RP-1. In this context, Mr. Reid emphasized that the redesignation of this site would appear particularly ill-advised, given the City's lack of serviced residential lots and the impact the creation of further commercial space might have on existing commercial development throughout Halifax.

On a personal note, Mr. Reid expressed the view that Lot RP-1 should be regarded as part of the overall Regatta Point project and that every effort should be made to ensure that its use is as compatible as possible with existing residential development. Mr. Reid emphasized that, in his opinion, there appears to be no justification at the present time for proceeding with the redesignation of Lot RP-1, particularly given the fact that a development proposal for this site has yet to be received.

Mr. John T. Meagher of 9 Armshore Drive sought clarification from staff as to the public hearing advertisement which had previously appeared in local newspapers.

Mr. Wesley Campbell identified himself as a property owner in Regatta Point and one of those who had been instrumental in the development of the project's apartment structures. Mr. Campbell advised that it had always been the developers' intention to have the RDD designation removed from Lot RP-1 once the community was well-established in order to provide certain commercial

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amenities to the residents of Regatta Point. In this context, he brought to Council's attention that not all of the property owners in the project (most notably, members of the newly-formed Regatta Point Landowners Association) were opposed to the concept of certain commercial uses for this site.

Mr. Robert Douglas, the developer behind the Regatta Point project, briefly addressed Council, emphasizing that it had been his continued hope that Lot RP-1 could eventually be used to provide small-scale commercial services to residents living nearby. In this context, Mr. Douglas pointed out that it had also been his intention to canvass property owners before proceeding with any commercial development in order to ascertain the specific kinds of amenities deemed appropriate by the neighborhood.

Mr. Rene Richard, a resident of 111 Anchor Drive, urged that any future development of Lot RP-1 be vetted by a design review board and concurred with opinions expressed earlier in the meeting that the requirements of the proposed Plan amendment (in terms of the kinds of commercial uses to be permitted on this site) are overly broad. In this context, Mr. Richard strongly recommended that steps be taken to exclude such things as movie theatres, bowling alleys and service stations from the list of uses that could be developed on Lot RP-1.

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

MOVED by Alderman Hanson, seconded by Alderman Adams that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for Thursday, 26 March 1992.

The motion was put and passed.

Correspondence in this regard (dated 23 March 1992) was received from Mr. Paul F. Skerry of Paul Skerry Associates Limited, 5514 Livingstone Place, Halifax.

**PUBLIC HEARING RE: Civic No. 1673-85 Argyle
Street - Proposed Deregistration (Carleton Hotel)**

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

Mr. Dan Norris, Heritage Planner for the City of Halifax, provided a brief overview of the staff reports

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dated 27 January and 19 March 1992. Also submitted was a report, dated 20 March 1992, from Mr. Stephen Townsend, Chairman of the City's Heritage Advisory Committee.

In his remarks, Mr. Norris pointed out that as this is the first time Halifax City Council has been asked to consider the deregistration of a heritage building, the application has given rise to a variety of issues which must be addressed before a decision is made.

Mr. Norris went on to note that the owners of the property located at 1673-85 Argyle Street (the Carleton Hotel) have alleged that the original registration had been in error because (a) the heritage designation should have pertained to only one building on this site; and (b) the corner building has been substantially altered and is therefore unworthy of its heritage designation. In addition, the owners have advised that the building is uneconomic to operate, and requires considerable upgrading to the sprinkler system, the roof structure, plumbing and electrical.

Mr. Norris emphasized that there has been a thorough examination of this application by both the Heritage Advisory Committee and by staff. He went on to note that, as a result of their investigations and those by the Canadian Park Service, staff had recommended that the Carleton Hotel's heritage designation be reevaluated. However, after receipt of additional information and having conferred with the City's Heritage Advisory Committee, it is now staff's recommendation that, based on the weight of available evidence, the assessment made by the HAC in 1981 should stand, and that the heritage designation of the Carleton Hotel be continued.

Mr. Norris concluded his remarks by pointing out that, should Council ultimately decide to accept staff's recommendation in this regard, it will then be required to make a further determination concerning the demolition application which was lodged with the City by the owners of the Carleton Hotel property on 10 September 1991. In this context, Council was advised that if the Hotel is deregistered, the present proprietors have agreed to withdraw their application for demolition in order to provide an opportunity for any future owner to maintain the building in the form in which it presently exists. However, Mr. Norris emphasized that, should Council decide to reject the request for deregistration, the application for demolition must then (under the procedures set forth in the Heritage Property Act) be referred to the Heritage Advisory Committee for review and recommendation.

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Mr. Ed Raymond, one of the current owners of the Carleton Hotel, addressed Council to advise that he and Mr. Gary Hurst had purchased the property in question in 1977 and had subsequently developed a series of food and beverage operations (now closed) on the premises. These operations had occupied the main floor and basement level of the building. Mr. Raymond added that the upper three floors have never been developed except for minor renovations, and had been used in the past for monthly room rentals and for office space. The building is now effectively vacant, having ceased to operate as a hotel in 1986. Mr. Raymond emphasized that the structure is currently in an extremely poor state of repair -- the roof and atrium leak extensively, and the heating, plumbing, electrical and air conditioning all need repairs.

Mr. Raymond went on to point out that he and his partner are now interested in selling the building, but have discovered that potential purchasers/developers are extremely apprehensive about the restrictions imposed on the property by its heritage designation.

In support of the application to have this site deregistered, Mr. Raymond noted that City staff had strongly recommended that evaluation of the deregistration application should focus on the Carleton Hotel structure as it presently exists. In this context, he advised that, from the outside, the building is basically a 1918 hotel, designed by Leslie Ferrin, while, from the inside, it is a 1919 hotel on the top three floors and a gutted renovated 1980-90 food and beverage operation on the main floor and basement.

Mr. Raymond quoted from a statement from the Heritage advisory Committee which states that "there is a wealth of historical data to confirm that most of the structure on the corner of Prince and Argyle Streets . . . is the original stone house built by the Honorable Richard Bulkeley in 1759-60." He emphasized that, in his opinion, that statement is inaccurate since most of the structure on the corner of Prince and Argyle had been built since 1918. Mr. Raymond further noted that the top two floors of the structure had been constructed in 1918 at which time the original sloped roof and dormers had been removed. He added that the exterior stucco facade was built in 1918, the back section on Prince Street was also built since 1918, and the atrium in 1978.

Mr. Raymond made reference to Sketch 6 contained in the 18 February staff report which shows the possible location of the original Bulkeley residence. He emphasized that the area in question represents an extremely small

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portion of the present building, pointing out that while historical evidence appears to indicate that Mr. Bulkeley's residence had been constructed somewhere on this site, there is considerable confusion about its exact location. In this context, he advised that an inspection by Parks Canada of the Hotel's masonry could not confirm the presence of any materials of Louisburg origin, and suggested that while the **site** may have some historical significance, the building itself now represents a consolidation of at least six major renovations and additions.

Mr. Raymond concluded his remarks by emphasizing that he and his partner do not have the financial resources to carry the taxes, utilities and repairs (estimated at approximately \$200,000 annually) if this building is to retain its heritage designation. He emphasized that while he and Mr. Hurst are not insensitive to the importance of heritage properties (having restored two such sites on Argyle Street), Council should take into consideration the practical problems associated with the Carleton Hotel -- and with the economics of the 1990's -- and approve the site's deregistration.

Mr. Donald Patton, President of Heritage Trust Nova Scotia, spoke in support of the retention of the Carleton Hotel's heritage designation, emphasizing that there is considerable evidence to show that "sensible" heritage restoration is a viable alternative to demolition. In this context, Mr. Patton suggested that, given the location of the property in question, the building is an extremely marketable commodity, adding that the unique scale and human scale of structures such as this represent one of the City's most valuable attributes. He concluded his remarks by referring to the financial difficulties alluded to by the owners of the Hotel, and urged Council to make every effort to negotiate a mutually-acceptable arrangement with these individuals so that the structure can be saved.

Mrs. Elizabeth Pacey, a member of Heritage Trust Nova Scotia and the Coordinator of the research which was undertaken as a basis for the City's initial evaluation procedure, addressed Council to provide information regarding the historical importance to the City of Halifax of the Honorable Richard Bulkeley and of his former residence.

Mr. Ronald Pink, legal counsel for Heritage Trust Nova Scotia, made reference to those sections of the Provincial Heritage Property Act pertaining to proposals for deregistration. In his remarks, Mr. Pink emphasized

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that one of the primary criteria for such deregistration was the belief that the continued heritage designation was deemed to be "inappropriate." He went on to suggest that a heritage designation could rightfully be considered "inappropriate" only if there was evidence to indicate that the historic, cultural or architectural significance of the building had changed since the original registration was approved. Mr. Pink indicated that, in his opinion, those conditions could not be said to apply to the Carleton Hotel facility, adding that deregistration should not be considered merely because of the current economic situation.

Mr. Pink concluded his remarks by indicating that, in his view, a decision by City Council to approve the deregistration application would call into question the integrity of both the Provincial Heritage Property Act and the City's heritage policies. In addition, it was Mr. Pink's opinion that a decision of this nature would set an extremely dangerous precedent for the continued registration of all other heritage properties in the City of Halifax.

Mr. Allan Ruffman, a Halifax businessman, spoke in support of the continued designation of the Carleton Hotel as a registered heritage property, suggesting that the owners should have acted "responsibly" to keep the building in an acceptable state of repair. Mr. Ruffman went on to recommend that Council negotiate an agreement with these property owners to allow them to develop the facility for mixed residential/commercial use (complete with certain tax concessions) in return for the continuation of the heritage registration.

Dr. Graham Bethune urged Council to reject the application for de-registration, emphasizing that Haligonians should do everything possible to preserve the historic "flavor" of their City.

Mr. Graeme Duffus, a resident of 1110 Barrington Street, spoke in opposition to the de-registration proposal, expressing concern that the owners of the Carleton Hotel appear to have made no effort to negotiate with the City a more acceptable solution to their problems. In his remarks, Mr. Duffus expressed the view that, with the exception of the present owners, all previous proprietors of the Hotel had promoted the building's historic significance, adding that, in his opinion, there were many vestiges of the building's history to be seen in the Hotel's interior.

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Mr. Duffus concluded his presentation by quoting from a variety of early newspaper accounts relating to the importance of the Carleton Hotel to the City's history.

Ms. Stephanie Niall, a resident of Quingate Place, and Mr. Michael Murphy of Russell Street offered their comments in opposition to the proposed deregistration.

There being no further persons wishing to address Council on this matter, it was moved by Alderman Downey, seconded by Alderman Fitzgerald that the matter be referred without recommendation to the next regular meeting of Halifax City Council scheduled for Thursday, 26 March 1992.

The motion was put and passed.

Submissions were received from the following individuals:-

- Correspondence, dated 4 March 1992, from Ms. Sally King, Dartmouth Museum Society;
- Correspondence, dated 23 March 1992, from Ms. Anne West, 1161 South Park Street, Halifax, B3H 2W9;
- Correspondence, dated 23 March 1992, from Ms. Elizabeth C. Ross, Executive Director, Federation of Nova Scotian Heritage

There being no further business to be discussed, the meeting was adjourned at approximately 10;15 p.m.

HER WORSHIP MAYOR MOIRA DUCHARME
CHAIRMAN

E. A. KERR, CMC
CITY CLERK

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