

Committee of the Whole Council scheduled for Wednesday, 18 January 1995.

In making a motion of deferral, Alderman Walker asked for further information from staff as to the feasibility of basing future property tax exemptions on income levels only, adding that he would meet with the City Manager following the meeting to clarify his concerns.

The motion to defer was put and passed.

**Acquisition - Parcels B-6, B-12, B-13  
and B-14 (Bedford Highway Upgrading Project)**

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

- (1) the Sisters of Charity and the Roman Catholic Episcopal Corporation be paid \$41,883.66 as settlement in full for the acquisition of Parcels B-6, B-12, B-13 and the settlement of the expropriation of Parcel B-14;
- (2) funds be made available from Account No. 91506, Bedford Highway Widening Project.

The motion was put and passed.

**1995 Heritage Incentive Program**

MOVED by Alderman Epstein, seconded by Alderman Walker that, as recommended by the Finance and Executive Committee, Council approve the revisions, as attached to the staff report of 22 December 1994, to the approved program which will reduce the maximum grant amounts for 1995 as follows:

- (1) major project grants will be available for 20% of exterior alteration costs up to a maximum of \$25,000;
- (2) minor project grants will be available for 50% of exterior alteration costs, up to a maximum of \$2,500;

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- (3) professional consultant grants will be available for 80% of the consultants fee, up to a maximum of \$2,500.

The motion was put and passed.

**Appointment of Auditors**

MOVED by Alderman Stone, seconded by Alderman Maher that, as recommended by the Finance and Executive Committee:

- (1) the Director of Finance be authorized to negotiate with KPMG Peat Marwick Thorne and to establish the fees for audit services for the year ending March 31, 1995, and report back to Council.
- (2) upon successful negotiation by the Director of Finance, Council ratify the appointment of **KPMG Peat Marwick Thorne** as the City's auditors for the year ending March 31, 1995.

The motion was put and passed.

**Extended Retail Hours**

MOVED by Alderman Blumenthal, seconded by Alderman Crowley that, as recommended by the Finance and Executive Committee, staff be requested to bring forward a report discussing the feasibility and the process for the City of Halifax amending its store closing regulations to bring them in line with the regulations in place in the other metro municipalities.

The motion was put and passed.

**People Against Casinos in Nova Scotia**

A private and confidential Information Report, dated 6 January 1995, was submitted by the Director of Corporate and Legal Affairs.

MOVED by Alderman Epstein, seconded by Alderman Blumenthal that, as recommended by the Finance and Executive Committee, at the first available

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opportunity a staff report be prepared on the implications (e.g., financial, planning, social, fire, police, etc.) of establishing a casino in the City of Halifax, and on the options available to the City with regard to the casino proposal.

The City Manager indicated that, during preliminary discussions on this matter, staff have identified certain aspects of Alderman Epstein's motion which will require the assistance of outside consultants in order to provide an accurate response. Under the circumstances, therefore, Mr. Coopersmith advised that a staff report would be submitted within the next week or so outlining those areas and seeking Council's direction.

Concurring with the City Manager's suggested approach, Alderman Epstein also suggested that, in order to expedite Council's deliberations on this matter, questions concerning the City's legal options might be addressed in a separate report.

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 January 1995 as follows:

**Public Meetings - Halifax Transportation Plan**

MOVED by Alderman Walker, seconded by Alderman Carmichael that, as recommended by the Committee on Works, the following dates be established as public meetings in connection with the Halifax Transportation Plan as a result of the special meeting of the Committee of the Whole Council held on 29 November:

1. City Wide Meeting - Saint James Anglican Church Hall, 2688 Dutch Village Road (at the Armdale Rotary): **Monday, 23 January 1995, 7:00 p.m.**
2. Mainland North - Thomas Raddall Library, Program Room, 255 Lacewood Drive: **Tuesday, 24 January 1995, 7:00 p.m.**



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3. Peninsula - Council Chamber, City Hall: **Monday, 30 January 1995, 7:00 p.m.**
4. Mainland South - Captain William Spry Centre, 10 Kidston Road (Community Meeting Room): **Wednesday, 1 February 1995, 7:00 p.m.**

The motion was put and passed.

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

**Amendment to Ordinance 116 (Establish a Class  
of Vehicle and Operator Licenses - Accessible  
Taxicabs) - SECOND READING**

This matter was given First Reading during a regular meeting of Halifax City Council held on Thursday, 15 December 1994, and was further considered during a regular meeting of Committee of the Whole Council held on Wednesday, 4 January 1995.

MOVED by Alderman Uteck, seconded by Deputy Mayor Adams that Halifax City Council give Second Reading to the amendments to Ordinance 116, the Taxi and Limousine Ordinance, attached as Schedule "A" to the staff report of 4 November 1994.

The motion was put and passed.

**REPORT - PLANNING COMMITTEE**

Council considered the report of the Planning Committee from its meeting held on Wednesday, 4 January 1995 as follows:

**Report from Heritage Advisory Committee:  
Demolition Controls for Heritage Buildings**

MOVED by Alderman Walker, seconded by Alderman Pottie that, as recommended by the Planning Committee, this matter (as contained in the report from the Heritage Advisory Committee dated 21 December 1994) be forwarded to staff for a report.

The motion was put and passed.



**MISCELLANEOUS BUSINESS**

**Halifax Harbour**

This matter had last been discussed during a regular meeting of Halifax City Council held on 15 December 1994.

MOVED by Alderman Epstein, seconded by Alderman Walker that the following be forwarded to staff for review and comment:

- (1) THAT the City reaffirms its commitment to speedy and meaningful reduction of pollution of Halifax Harbour;
- (2) THAT the City reaffirms its belief that the cost of Harbour Clean-up should be cost-shared among the Federal, Provincial, and Municipal Governments;
- (3) THAT the City calls for immediate negotiations towards a renewal of the cost-sharing agreements, so as to adjust its terms, including extension of date of termination; and instructs its representative on the Board of Halifax Harbour Clean-Up Inc. to promote this;
- (4) THAT the City calls for a speedy start of Harbour Clean-up, through source controls and dynamic separators at selected CSO sites; and that such steps be taken through HHCI, but if HHCI refuses to adopt such steps prior to 31 March 1995, the City adopt such steps and encourage other municipalities to do the same;
- (5) THAT the City call for HHCI to convene a Harbour Consensus Conference as soon as possible to settle upon essential elements of a responsible Harbour project.

The motion was put and passed.

**QUESTIONS**

**Question Alderman Epstein Re: Enviro Store**

Alderman Epstein asked for a report on the status of the Enviro Store. He asked that the report address the question as to whether it would be feasible to refer the matter of its operations and location to the Stakeholder Committee established by the Municipality of the County of Halifax to devise a new solid waste management strategy for the metropolitan area.

**Question Alderman Blumenthal Re:  
Student Transportation Policy**

Alderman Blumenthal raised a concern discussed at a recent meeting of the Transit Advisory Committee regarding the Student Transportation Policy. He noted that the Transportation Policy of the Halifax City School Board provides free transportation for students living beyond a certain distance from the school. Alderman Blumenthal pointed out that this distance varies for elementary and high school students. He added that this policy applies to students in the regular school system and does not cover the evening continuing education classes or the summer school program.

Alderman Blumenthal went on to note that, in the case of students 15 years of age and under, regular Metro Transit "child" tickets are provided. In the case of students 16 years of age and over, the City School Board provides a "special" student pass through an agreement with Metro Transit.

Alderman Blumenthal advised that there is a concern for students who do not qualify for free transportation and who, if 16 years of age or older, find purchasing Metro Transit "adult" tickets or the Metro Transit "student" pass a financial hardship.

At a recent meeting of the Halifax Transit Advisory Committee, Alderman Blumenthal advised that the following motion was passed:

"That the Halifax Transit Advisory Committee request City Council to ask the Halifax District School Board to purchase additional "special student passes" from Metro Transit and that the School Board offer these passes for sale at a cost to the students who do not qualify for free transportation."

Alderman Blumenthal advised that this would result in a saving of \$10.00 per month for these students and would not increase the transportation costs of the School Board Budget.

**Question Alderman Blumenthal Re: Storage of P.C.B.'s  
on City Property near Seaview Park**

Alderman Blumenthal requested a report from staff addressing the concerns raised in a recent article of Frank Magazine about the possible safety hazard of the storage of

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P.C.B.'s on City owned land near Seaview Park. He indicated that he wanted to know whether there were P.C.B.'s stored on City Property and, if so, were they being stored in accordance with the provincial requirements and were there proper signs throughout the area.

**Question Alderman Blumenthal Re: G-7 Summit Expenditures**

Alderman Blumenthal advised that, at the 10 January 1995, meeting of the Advisory Committee on the Concerns of the Aging the following motion was approved:

"That the Advisory Committee on the Concerns of Aging express its concern about the 4.3 million dollar expenditure allocated for the G-7 Summit."

Alderman Blumenthal indicated that the Committee expressed the concern that seniors are continuously facing increases on such things as telephone, power, water, and fuel. He added that an increase in bus rates was also being considered. Alderman Blumenthal noted that these constant increases, although considered minimal to others, have eroded the pension incomes seniors receive forcing them to do without basic necessities, i.e. food, medication.

Alderman Blumenthal commented that it was also noted that manors, such as the MacKeen (which suffered considerable damage during the last storm with a window blowing out) and the Samuel Prince, have severe problems with leaking. He noted that the City of Halifax contributes to the financing of these manors and, therefore, should consider spending more money to make these repairs before the damage goes too far.

Alderman Blumenthal advised that the Concerns of the Aging has questioned the priorities of the City and whether the large expenditures for the G-7 were warranted.

**Question Alderman Uteck Re: Truck Traffic on Fenwick Street**

Alderman Uteck requested a report from the Traffic Authority regarding vehicle and heavy truck traffic on Fenwick Street. The Alderman asked that the report address the following questions:

- what are the current numbers in traffic volume?



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- how will the Sobey's expansion affect the volume and surrounding neighbours?
- what is the expected increase in heavy truck traffic as a result of this expansion?

**Question Alderman Uteck Re:  
Structural Problems at MacKeen Manor**

Alderman Uteck requested a report from the Halifax Housing Authority on the current structural problems at MacKeen Manor and the actions that have taken place to date.

**Question Alderman Uteck Re: "Shakespeare by the Sea"**

Alderman Uteck commented that he, as well as other Council members, have received inquiries regarding "Shakespeare by the Sea". He noted that last year's first time production was staged at Point Pleasant Park and was met with an enthusiastic response by the public, tourism, and Park officials.

Adding that Council has also endorsed this worthwhile venture, Alderman Uteck questioned whether the City was prepared to offer the monetary support that is needed in order to get this project going.

**Question Alderman Stone Re: Hemlock Ravine**

Alderman Stone requested a staff report with respect to the City land adjacent to the Hemlock Ravine on the Kearney Lake Road for the purpose of consideration for an additional entrance including a parking lot for the Hemlock Park.

**Question Alderman Stone Re: Bedford  
Highway Improvements - Phase II**

Alderman Stone questioned when the tender would be called for Phase II of the Bedford Highway improvements. He commented that early planning and early work would result in an earlier completion date and added that, with the weather conditions, some preliminary work could be underway now.

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**Question Alderman Stone Re: Over-Crowding  
in Schools - Mainland North**

Alderman Stone advised that with the continual development in Mainland North, parents have expressed concerns regarding over-crowding in schools particularly in the Rockingham and Grosvenor areas. He asked for a report on whether these problems were being discussed by the School Board and, if so, how were they going to be addressed in the coming year.

**Question Alderman Carmichael Re:  
Overnight Winter Parking Ban**

Alderman Carmichael asked for a report addressing the rationale for the overnight parking ban through the winter months.

**Question Alderman Carmichael Re:  
1336-44 Hollis Street Project**

Alderman Carmichael noted that, at the last meeting of City Council, she raised a question with respect to the incident which took place concerning 1336-44 Hollis Street. She noted that she had asked the Department of Development and Planning to comment on steps which would be taken to ensure that the situation which arose with respect to this development would not occur again.

Alderman Carmichael acknowledged the memo in response to her question which gave the assurance that the incident was being researched and that consultation was on-going. The Alderman emphasized that she wanted a clear understanding that a concrete process would be put in place as quickly as possible to ensure that the same kind of situation would not happen again. Alderman Carmichael asked for a report on whether or not any concrete progress had been achieved.

**NOTICES OF MOTION**

**Notice of Motion Alderman Epstein Re:  
Solid Waste Costs (Change Payment for  
Solid Waste Disposal to Per Tonne Basis)**

This matter had last been discussed during the 15 December 1994 meeting of Halifax City Council.

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Alderman Epstein gave Notice of Motion that, at the next regular meeting of Halifax City Council, to be held on Thursday, 26 January 1995, he proposes to introduce for First Reading a motion to amend Ordinance 162 respecting solid waste.

The purpose of this amendment would be to adopt a tonnage basis for payment of solid waste disposal costs.

**ADDED ITEMS**

**Spryfield Lions Aquatic  
Centre (Deputy Mayor Adams)**

Deputy Mayor Adams addressed the item noting that this matter was being brought forward at the request of the Spryfield Lions Club. He went on to provide information relating to the request of the Lions Club for a grant in connection with their pool which was declined by the Tax and Grants Committee. The Deputy Mayor went on to question whether this particular request was one in which the Tax and Grants Committee should consider noting that it was not consistent with other requests of the Committee.

Deputy Mayor Adams went on to advise that because the Lions Club have not been given this assistance, they are in a negative financial position. To provide background, the Deputy Mayor explained that the Lions Club has asked on behalf of the Spryfield rink that taxes be forgiven for this particular facility because it's the only arena in Halifax that pays taxes in the amount of about \$53,000.00. Deputy Mayor Adams went on to explain that another option available would be for the City to take the rink over, which he suggested the City could not operate for \$53,000.00. As a further option, the Deputy Mayor suggested that the City allocate to the Spryfield Lions Aquatic Centre the money required to cover their operating deficit on the pool which is approximately \$55,000.00 and have the City assume responsibility of the facility. He went on to provide figures taken from past budgets which he noted would indicate that, if the City were to take over the pool, it would cost more than the \$55,000.00 being requested.

Deputy Mayor Adams requested a staff report on how Council could provide the \$55,000.00 in assistance to the Spryfield Aquatic Centre for the next Committee of the Whole Council meeting to be held on 18 January 1995.



Appointment of Systems Consultant

A staff report dated 10 January 1995 was submitted.

At the request of His Worship Mayor Fitzgerald, it was agreed that this item be deferred to the next meeting of Committee of the Whole Council scheduled for 18 January 1995.

Overhead Pedway - Duke Street: Scotia Square to Metro Centre (Alderman Downey)

Alderman Downey made reference to the proposed overhead pedway from Scotia Square to the Metro Centre. He commented that the City has been fortunate that there have been no injuries to persons crossing Duke Street to Scotia Square. Alderman Downey went on to make reference to a recent newspaper article which talked about an underground tunnel. He advised that he would much rather prefer, as well as a number of citizens who contacted him, to see an overhead pedway built from the Metro Centre to Scotia Square. Alderman Downey commented that the citizens who had contacted him would much rather see the construction of a pedway rather than the proposed renovations to the Grand Parade. The Alderman asked for a report addressing the possibility of funding for such a pedway and if it would be possible to acquire some of the G-7 funding for this purpose.

The City Manager advised that it was his understanding that the connection between Scotia Square and the Metro Centre was intended to be underground.

Alderman Downey pointed out that the citizens who had contacted him were requesting an overhead pedway as opposed to an underground one.

Alderman Stone noted that it was his understanding an overhead pedway was considered in past reports because it was more economical. Speaking in support of an overhead pedway from Scotia Square to the Metro Centre, the Alderman suggested that there would be a willingness on the part of the business community to help cost share for a pedway connection or system. Alderman Stone asked that the report requested by Alderman Downey outline the most feasible connection and costs as well as the prospect of getting participation from other levels of government and from the business community to help pay for it.

It was agreed that a report would be provided as soon as possible.

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There being no further business to be discussed, the meeting was adjourned at approximately 10:00 p.m.

HIS WORSHIP MAYOR WALTER FITZGERALD  
CHAIRMAN

E. A. KERR, CMC  
CITY CLERK

\*K/MS

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## MINUTES

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**MEETING:** HALIFAX CITY COUNCIL  
SPECIAL MEETING (PUBLIC HEARINGS)

**PLACE:** COUNCIL CHAMBER - HALIFAX CITY HALL

**DATE:** 18 JANUARY 1995

**TIME:** 7:30 P.M.

**MEMBERS PRESENT:** HIS WORSHIP MAYOR WALTER FITZGERALD  
DEPUTY MAYOR STEPHEN ADAMS  
ALDERMAN LARRY UTECK  
ALDERMAN GRAHAM DOWNEY  
ALDERMAN HOWARD M. EPSTEIN  
ALDERMAN JERRY S. BLUMENTHAL  
ALDERMAN RON HANSON  
ALDERMAN RALPH P. MAHER  
ALDERMAN RUSSELL WALKER  
ALDERMAN MARY ANN CROWLEY  
ALDERMAN BILL STONE

**STAFF:** G. GONEAU (REP. CITY SOLICITOR)  
EDWARD A. KERR, CITY CLERK

**PUBLIC HEARINGS**

**PUBLIC HEARINGS RE: Ruinous Buildings**  
**(1) Civic No. 2380 Gottingen Street**  
**(2) Civic No. 2372-75 Creighton Street**  
**(3) Civic No. 2384 Gottingen Street**

**(1) Civic No. 2380 Gottingen Street**

Reports dated 28 November and 12 December 1994 had previously been submitted from the Director of Development and Planning.

Mr. W. D. Campbell, Manager of Development Services, provided members of Council with a brief overview of the above-mentioned staff reports, emphasizing that the building in question has been in a state of some considerable disrepair since a fire in December of 1990. Using a series of photographs, Mr. Campbell went on to itemize the extent of the repairs necessary in staff's view to bring the premises up to City standards, adding that while an inspection conducted earlier in the day indicated that some work had been commenced, it was not in staff's view sufficient to alter their original recommendation that the building be demolished and the site cleared.

**(2) Civic No. 2372-75 Creighton Street**

Reports dated 28 November and 12 December 1994 had previously been submitted from the Director of Development and Planning.

Mr. W. D. Campbell, Manager of Development Services, provided members of Council with a brief overview of the above-mentioned staff reports, emphasizing that the building in question has had a long history of Ordinance 157 violations as far back as the early 1960's. Using a series of photographs, Mr. Campbell went on to itemize the extent of the repairs necessary in staff's view to bring the premises up to City standards, adding that while an inspection conducted earlier in the day indicated that some work had been commenced, it was not in staff's view sufficient to alter their original recommendation that the building be demolished and the site cleared.



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Responding to a question from the Chairman, Mr. Campbell advised that the property at 2372-75 Creighton Street has been vacant since 1985.

**(3) Civic No. 2384 Gottingen Street**

Reports dated 28 November and 12 December 1994 had previously been submitted from the Director of Development and Planning.

Mr. W. D. Campbell, Manager of Development Services, provided members of Council with a brief overview of the above-mentioned staff reports, emphasizing that the building in question has been in a state of some considerable disrepair since a fire in April of 1991. Using a series of photographs, Mr. Campbell went on to itemize the extent of the repairs necessary in staff's view to bring the premises up to City standards, adding that while an inspection conducted earlier in the day indicated that some work had been commenced, it was not in staff's view sufficient to alter their original recommendation that the building be demolished and the site cleared.

Mr. Keith Prevost, a resident of 2361 Maynard Street (speaking on behalf of his brother Graham Prevost, the owner of Civic No. 2380 Gottingen Street), addressed Council. In his remarks, Mr. Prevost advised that members of the Prevost family (including his brother Graham) own a number of properties in the City of Halifax, many of which over the years have been targeted by staff for supposed violations of Ordinance 157. He went on to suggest, however, that while the family would very much like to maintain their properties in conformance with City ordinances, they find it extremely difficult to concentrate their efforts on any one building when staff continue to file complaints on others under Prevost ownership. Mr. Prevost emphasized that the situation is exacerbated by the fact that the family (because of alleged racial discrimination in the local banking community and other reasons) have also found it difficult to secure funding to undertake the necessary repairs.

Mr. Prevost suggested that, in actuality, he and his family (by supplying accommodation to individuals and families on low incomes) are providing the City of Halifax with a much-needed service. He therefore called staff's recommendation that the structures be demolished "a harsh judgement" on the Prevost family, and suggested that instead the City should seek

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established by Council. He went on to point out that, during the course of his work with the homeless, he has become acquainted with the conditions that exist in certain of the Prevost family's properties, emphasizing that, in his view, they were unsuitable for human habitation (a letter received by the City Clerk's Office on 13 January 1995 from the North End Community Health Care Centre pertaining to Mr. O'Hara's remarks has been included as part of the official file on this subject matter).

Mr. Nathan Mean of Dalhousie Legal Aid Services, also a member of the Subcommittee on Rooming House Standards, advised that his group is in the process of completing its report on rooming house accommodation in the City of Halifax, and would appreciate an opportunity to discuss this matter in greater detail with members of Council.

The Chairman suggested that, when the report is finalized, Mr. Mean and his group contact the Office of the City Clerk to arrange for a presentation at a future meeting of Committee of the Whole Council.

Ms. Belinda Thorne, representing the Metro Turning Point Program, addressed the gathering to advise that welfare recipients normally pay an estimated \$465-490 per month for accommodation. She went on to emphasize that, because of their circumstances, many of these individuals are particularly vulnerable and easily manipulated by landlords seeking to rent substandard accommodations. Ms. Thorne pointed out that, as part of her responsibilities with the Metro Turning Point, she has occasion to inspect the premises rented by her clients, adding that, in her view, the City must take greater care to ensure that this type of accommodation meets all health and safety standards.

Mr. Brian Anderson of 2406 Gottingen Street concurred with the comments put forward by the previous speakers; namely, that the standards for local rooming houses should be reviewed and strengthened and that the provisions of Ordinance 157 must be more vigorously enforced.

Mr. Norman Palmer, a member of the Homeless Men's Support Network, advised Council that during the late 1980's members of his own family had been tenants in certain properties owned by the Prevost family. Mr. Palmer indicated that, in his view, the accommodations had been both sub-standard and inhumane, a situation which had been allowed to continue for a protracted period of time.

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Ms. Maxine Prevost Shepherd, a member of the Prevost family, addressed Council to indicate that she personally was extremely concerned that all levels of society (particularly the homeless and those on low incomes) are able to find "decent, clean and safe" accommodation, adding that she herself has been active in trying to achieve that goal. Having said that, however, Mrs. Shepherd reiterated Mr. Prevost's earlier remarks concerning the fact that the Prevost family have over the years continued to provide housing for those who could not find it elsewhere, and again suggested that it was extremely unfair that the City of Halifax would now call for the demolition of these properties.

Mrs. Shepherd also elaborated on Mr. Prevost's assertions that the local banking community is reluctant to negotiate loans with racial minorities. She again emphasized the role the Prevost family, in particular, have played in providing housing and other assistance to those in need in the Halifax community, and called on Council to use its authority to encourage local banks to provide the monies necessary for these housing repairs.

Speaking on behalf of his brother Claude (the owner of the property located at Civic No. 2372-76 Creighton Street), Mr. Eric Prevost indicated that his brother had never received notification from the City that his buildings were in contravention of any of the City ordinances.

The Chairman indicated that he would ask staff to investigate this allegation and to advise Council of its validity.

Mr. Prevost went on to emphasize that the Creighton street property is not being operated as a rooming house and that his brother very much wishes to see it restored, providing that Council provides him the opportunity of securing the necessary finances.

There being no further persons wishing to address Council on this matter, Mr. Keith Prevost urged Council to postpone its decision on the demolition of the three properties under consideration, and instead allow he and his family an opportunity to meet with members of staff and to develop a plan by which the structures in question can be repaired to meet City standards.

MOVED by Alderman Downey, seconded by Alderman Walker  
that the following matters be forwarded without recommendation



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to the next regular meeting of City Council scheduled for  
Thursday, 26 January 1995:-

- (1) Civic No. 2380 Gottingen Street
- (2) Civic No. 2372-75 Creighton Street
- (3) Civic No. 2384 Gottingen Street

In putting forward this motion, Alderman Downey asked to be advised as of the status of the repairs now underway at each of the three sites.

The motion was put and passed.

**PUBLIC HEARING RE: Case No. 7093, Appeal of  
Minor Variance Refusal - 1127 South Park Street**

The Chairman announced that Mr. Geoff Keddy, the applicant in the above-noted matter, had submitted notification that he now wished to withdraw his appeal of the Development Officer's decision. In light of Mr. Keddy's request, therefore, Mayor Fitzgerald announced that the decision of the Development Officer (i.e., to refuse the request for a minor variance at 1127 South Park Street) will remain in force, and that the matter is now considered to be closed.

Alderman Uteck submitted a written presentation (including a petition containing approximately 100 signatures), dated 18 January 1995, on behalf of residents of the Fenwick Street, Lucknow Street, Victoria Road, and South Park Street neighborhood, and asked that it be circulated to members of Council.

The following documentation was also submitted:

- Report from P. Francis, P.Eng., Development Officer for the City of Halifax, dated 15 December 1994
- Correspondence, dated 13 January 1995, from Doctors J. P. and L. G. Atherton, 1104 Lucknow Street, Halifax, B3H 2T6
- Correspondence, dated 17 January 1995, from Mr. W. David Jamieson, 30 Colindale Street, Halifax, B3P 2A4

9:40 p.m. - Deputy Mayor Adams retires from the meeting.

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**PUBLIC HEARING RE: Case No. 6719,  
Peninsula North Area 7 - Proposed Plan**

A report, dated 12 October 1994, was submitted from the Chairman of the City's Planning Advisory Committee, together with a report from the Director of Development and Planning dated 4 November 1994.

Ms. Shelley Dickey of the Development and Planning Department, using maps of the area in question, briefly overviewed the contents of the 12 October report and the general implications of the detailed area plan proposed for Area 7 of Peninsula North.

Responding to a question from His Worship Mayor Fitzgerald, Ms. Dickey advised that it is proposed to rezone those properties on the east side of Barrington Street (generally located between Cornwallis Street and the Angus L. MacDonald Bridge) from R-3 to "Park and Institutional."

Mayor Fitzgerald expressed concern regarding the impact of the proposed rezoning, particularly given the fact that the properties in question are currently being used for parking. He went on to suggest that the loss of these parking facilities would have extremely negative repercussions, not only for the Dockyard employees but also for the downtown merchants, and asked for clarification as to why a "P and I" zoning is being proposed.

Ms. Dickey advised that originally the zoning proposed for these properties was C-3 (Industrial); however, it was felt that the establishment of industrial uses in this location could obstruct the view of the Harbour. It was also felt that a "Park and Institutional" zoning would be more in keeping with the residential character of the surrounding neighborhood.

With reference to a question from Alderman Hanson, Ms. Dickey indicated that, should the rezoning to P and I proceed, the existing parking lot could continue as a non-conforming use. She clarified, however, that major modifications to the property (such as the construction of a commercial parking garage) would not be permitted under the P and I provisions. In this same context, Ms. Dickey acknowledged that the use of these properties for residential purposes would also be prohibited under the P and I designation.

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On another but related matter put forward by Alderman Epstein, Ms. Dickey indicated that she would prepare a supplementary report addressing the concerns raised in the following submissions previously distributed to members of Council:

- Correspondence, dated 17 January 1995, from Mr. Erwin Rusch, President, NPI Property Group Ltd., Box 110, Mill Village, NS, B0J 2H0
- Correspondence, dated 17 January 1995, from property owners in the area bounded by North, Gottingen, Charles and Creighton Streets

Mr. David Harris, a resident of 5324 Cornwallis Street, made a brief presentation to Council. In his remarks, Mr. Harris indicated that he was very much opposed to the redesignation/rezoning of the Alexandra Centre area to "High-Density Residential" and R-3, emphasizing that, in his view, such changes would mean a very dramatic "shift" change in the character of this neighborhood. He instead suggested that provision be made for a lower density of development, perhaps along the lines of three-bedroom townhouses, which would be more compatible with the redevelopment which has already taken place in this area.

Ms. Loretta Dobbelsteyn, a resident of 2577 Creighton Street, made reference to the 17 January submission previously circulated on behalf of various properties owners in the block bounded by North, Gottingen, Charles and Creighton Streets. In her remarks, Ms. Dobbelsteyn noted that the current proposal is to continue the R-3 zoning of six properties in this block, including that at the corner of North and Gottingen Streets. She emphasized that she and her fellow property owners are very much opposed to the introduction of more high-density development in this area, feeling that it will have extremely negative impacts on the "green space made up by our collective back yards." Ms. Dobbelsteyn therefore proposed that either the six properties in question be rezoned from R-3 to R-2, or that the block in its entirety through to Creighton Street retain its current R-3 zoning.

Ms. Dickey indicated that she would comment on Ms. Dobbelsteyn's proposal in her upcoming supplementary report.

Concurring with the remarks put forward by Ms. Dobbelsteyn, Ms. Jane Wright of 2579 Creighton Street commented on the impact on her neighborhood of a high-rise apartment building which had been built several years ago on Charles



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Street. She made reference, in particular, to the increase in population density and suggested that if further developments of this nature are permitted, it is unlikely that her neighborhood can continue to preserve its low-density character. Under the circumstances, therefore, Ms. Wright urged Council to consider rezoning the six properties along this portion of Gottingen Street to R-2.

Mr. Keith Prevost, a resident of 2361 Maynard Street, spoke in opposition to the down-zoning of his family's property on Gottingen Street which is at present zoned for commercial use.

The Chairman asked that in her supplementary report Ms. Dickey comment on Mr. Prevost's proposal.

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

Following a brief discussion and questioning of staff, it was moved by Alderman Downey, seconded by Alderman Epstein that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for Thursday, 26 January 1995, pending receipt of a supplementary staff report.

In putting forward this motion, Alderman Downey asked that staff contact the owners of the five Creighton Street sites to ascertain their views on having their properties zoned either R-2 or R-3.

The motion was put and passed.

Correspondence concerning this matter was also received from Mr. Jim Duke, 2360 Agricola Street, Halifax, B3K 4B6.

**PUBLIC HEARING RE: Case No. 6718,  
Peninsula North Area 6 - Proposed Plan**

A report, dated 26 September 1994, was submitted from the Chairman of the City's Planning Advisory Committee, together with a report from the Director of Development and Planning dated 4 November 1994.

Ms. Shelley Dickey of the Development and Planning Department, using maps of the area in question, briefly overviewed the contents of the 26 September report and the

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(AMENDED PAGE)**

Street. She made reference, in particular, to the increase in population density and suggested that if further developments of this nature are permitted, it is unlikely that her neighborhood can continue to preserve its low-density character. Under the circumstances, therefore, Ms. Wright urged Council to consider rezoning the six properties along this portion of Gottingen Street to R-2.

Mr. Keith Prevost, a resident of 2361 Maynard Street, spoke in opposition to the down-zoning of his family's property on Gottingen Street which is at present zoned for commercial use.

The Chairman asked that in her supplementary report Ms. Dickey comment on Mr. Prevost's proposal.

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

Following a brief discussion and questioning of staff, it was moved by Alderman Downey, seconded by Alderman Epstein that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for Thursday, 26 January 1995, pending receipt of a supplementary staff report.

In putting forward this motion, Alderman Downey asked that staff contact the owners of the **six Gottingen Street** sites to ascertain their views on having their properties zoned either R-2 or R-3.

The motion was put and passed.

Correspondence concerning this matter was also received from Mr. Jim Duke, 2360 Agricola Street, Halifax, B3K 4B6.

**PUBLIC HEARING RE: Case No. 6718,  
Peninsula North Area 6 - Proposed Plan**

A report, dated 26 September 1994, was submitted from the Chairman of the City's Planning Advisory Committee, together with a report from the Director of Development and Planning dated 4 November 1994.

Ms. Shelley Dickey of the Development and Planning Department, using maps of the area in question, briefly overviewed the contents of the 26 September report and the

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general implications of the detailed area plan proposed for Area 6 of Peninsula North.

Following questions from various members of Council, the Chairman called for presentations from interested members of the public.

Mr. Ronald J. Ford, President of Norron Holdings Inc., made reference to correspondence (dated 3 January 1995) previously forwarded from his company concerning a property located at 2411 Agricola Street (i.e., on the corner of Agricola and West Streets). In his comments, Mr. Ford noted that a 35 foot height restriction is being proposed for this property which, if approved, will restrict plans to add another two storeys to the building and, in so doing, "destroy the economic viability" of the project. Mr. Ford therefore asked Council to consider amending the height limit proposed for 2411 Agricola Street to 40 feet.

The Chairman noted that Ms. Dickey would undoubtedly be asked to provide supplementary information to Council as a result of tonight's meeting, and asked that she comment on Mr. Ford's recommendation in that report.

Mr. Brian MacKay-Lyons, a resident of 5856 Falkland Street, commended City Council and its Planning Advisory Committee on the work it has done over the past several years to encourage infill housing in Area 6. He went on to point out that this kind of revitalization is particularly appreciated, given the heritage characteristics of many of the properties in this portion of the City's North End.

Mr. MacKay-Lyons made reference to the area proposed for Medium-Density Residential (R-2) development, noting that, with the approval of the Plan now under debate, Schedule "C" will be removed and new as-of-right provisions established in its place. Emphasizing that, in his opinion, Schedule "C" had been extremely useful in promoting the kind of development which was suited to Area 6, he expressed concern that the proposed as-of-right provisions would not be as effective as they could be in promoting the kind of development most needed in this neighborhood.

Mr. MacKay-Lyons went on to instead suggest that emphasis should be placed on developing building envelope guidelines which are reflective of Area 6's characteristics (e.g., building to the streetline, requiring no side yards and no minimum lot size, allowing 50 percent lot coverage, etc.).



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Mr. MacKay-Lyons subsequently responded to questions from various members of Council concerning his recommendation.

Ms. Margaret Murphy of 5868 West Street expressed concern regarding the C-2 zoning which is proposed for the area on the east side of Robie Street between Cunard and Charles, and also along West Street between Gerrick and West Streets. She pointed out that such a zoning designation will permit the construction of, among other things, high-rise apartment buildings.

Ms. Murphy went on to note that on the opposite side of West Street there are a large number of homes and that the feeling is very much one of a residential neighborhood. She went on to express concern that, should high-density uses be developed in the area directly across the street, there will be dramatic repercussions, particularly in terms of increases in traffic, noise, shadow, and the wind tunnel effect which is already being felt owing to the proximity of the MacDonald Apartments. As an alternative Ms. Murphy suggested that Council consider zoning this area C-2A as is currently being proposed for the area at the corner of Cunard and Robie Streets. In concluding her remarks, Ms. Murphy also submitted correspondence from Mr. John Yeats, 1918 Preston Street, Halifax, B3H 3V9.

Mr. Tim Nettle addressed Council on behalf of Mr. Terry March, owner of a nine-unit apartment building located at 5556 Cunard Street (the corner of Creighton and Cunard). It was noted that a letter from Mr. March concerning this matter had earlier been distributed to members of Council.

In his remarks, Mr. Nettle expressed concern that the property in question is proposed to be rezoned from C-2 to C-2A, adding that, if this proposal is accepted and if major damage were to happen to the building, Mr. March would be unable to restore his property to its existing use (in this context, Mr. Nettle pointed out that under the provisions of the C-2A Zone, a maximum of four apartment units are permitted). Mr. Nettle went on to suggest that this would create some very real difficulties for Mr. March, particularly given the fact that the building was completely renovated in 1986 and is in excellent condition. Under the circumstances, therefore, Council is being asked to consider retaining the C-2 at this location.

Mr. Ivan Miller, representing Corporate Realty and speaking on behalf of Petro Canada, noted that the property located at 2223 North Park Street (and owned by Petro Canada)

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is proposed to be down-zoned from C-2 to C-2A. Mr. Miller went on to point out that this type of rezoning would seriously impact on the property's flexibility in terms of re-use, adding that franchises such as muffler shops, brake shops, etc., to whom the site would be most attractive, would be prohibited by the terms of the Land Use Bylaw from operating at this location. He therefore urged that the C-2 zoning for the property at 2223 North Park Street be continued.

Mr. Keith Prevost, a resident of 2361 Maynard Street, advised that he and his family own several properties in Area 6, many of which are proposed to be down-zoned from R-3 to R-2. Speaking in particular of Gerrish Street, Mr. Prevost noted that although he had earlier voiced these objections to the Planning Advisory Committee, the Plan continues to propose this type of rezoning. Mr. Prevost questioned why his opposition to these recommendations was not being taken into consideration, and also whether any other property owners on Gerrish Street had made similar submissions in this regard. Again with reference to his property on Gerrish Street, the site of an auto-body shop, Mr. Prevost asked that this site be zoned for commercial use.

Mr. David S. Johnson (speaking on behalf of Mr. Remy Richard) addressed Council with reference to the property currently owned by the Nova Scotia Liquor Commission abutting Maynard Street between Charles and North Streets, and voiced Mr. Richard's opposition to its proposed rezoning to R-3.

Following a brief discussion and questioning of staff, it was moved by Alderman Epstein, seconded by Alderman Blumenthal that the matter be forwarded without recommendation to the next regular meeting of Halifax City Council scheduled for Thursday, 26 January 1995, pending receipt of a supplementary staff report.

The motion was put and passed.

The following documentation was received:

- Correspondence, dated 29 July 1994, from Mr. Jim Duke, 2360 Agricola Street, Halifax, B3K 4B6
- Correspondence, dated 5 October 1994, from Ms. Rose C. Jenkins, 3600 Claremont Street, Halifax
- Correspondence, dated 22 November 1994, from Mr. Remy Richard, Suite #309, Tower 1, 7001 Mumford Road, Halifax, B3L 4N9

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- Correspondence, dated 3 January 1995, from Mr. Ronald J. Ford, President, Norron Holdings Inc., 2411 Agricola Street, Halifax, B3K 4C1
- Correspondence, dated 16 January 1995, from Mr. Rod Large, Manager (Network Development), Petro-Canada, 1501 McGill College Avenue, Montreal, H3A 3N1
- Correspondence received on 18 January 1995 from Mr. Remy Richard, Suite #309, Tower 1, 7001 Mumford Road, Halifax, B3L 4N9
- Correspondence received on 18 January 1995 from Mr. Terry March, 27 Franklyn Drive, Beaverbank, NS, B4G 1A5

There being no further business to be discussed, the meeting was adjourned at approximately 11:30 p.m.

HIS WORSHIP MAYOR WALTER FITZGERALD  
CHAIRMAN

E. A. KERR, CMC  
CITY CLERK

**HEADLINES**

PUBLIC HEARINGS RE: Ruinous Buildings	
(1) Civic No. 2380 Gottingen Street	
(2) Civic No. 2372-75 Creighton Street	
(3) Civic No. 2384 Gottingen Street .....	39
PUBLIC HEARING RE: Case No. 7093, Appeal of Minor Variance Refusal - 1127 South Park Street .....	44
PUBLIC HEARING RE: Case No. 6719, Peninsula North Area 7 - Proposed Plan .....	45
PUBLIC HEARING RE: Case No. 6718, Peninsula North Area 6 - Proposed Plan .....	47





## MINUTES

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**MEETING:** HALIFAX CITY COUNCIL  
REGULAR

**PLACE:** COUNCIL CHAMBER  
HALIFAX CITY HALL

**DATE:** 26 JANUARY 1995

**TIME:** 8:00 P.M.

**MEMBERS PRESENT:** HIS WORSHIP MAYOR WALTER FITZGERALD  
ALDERMAN LARRY UTECK  
ALDERMAN KATE CARMICHAEL  
ALDERMAN GRAHAM DOWNEY  
ALDERMAN HOWARD M. EPSTEIN  
ALDERMAN JERRY S. BLUMENTHAL  
ALDERMAN PATRICK POTTIE  
ALDERMAN RON HANSON  
ALDERMAN RALPH P. MAHER  
ALDERMAN RUSSELL WALKER  
ALDERMAN MARY ANN CROWLEY  
ALDERMAN BILL STONE

**ABSENT:** DEPUTY MAYOR STEPHEN ADAMS

**STAFF:** BARRY B. COOPERSMITH, CITY MANAGER  
WAYNE ANSTEY, Q.C., CITY SOLICITOR  
EDWARD A. KERR, CITY CLERK

**Proclamation - International Development Week 1995**

His Worship Mayor Fitzgerald read the following proclamation:

*International Development Week*

- WHEREAS The City of Halifax shares the world and a common future with the people in the Developing World; and*
- WHEREAS The City of Halifax shares the understanding that all human beings have the right to the basic necessities of life: food, water, shelter, health care and education; and*
- WHEREAS The City of Halifax believes in helping people help themselves; and*
- WHEREAS The City of Halifax wants to build a bridge between our community and people of the Development World by helping them to gain access to the tools and skills they need to improve their situation; and*
- WHEREAS together, we can make a World of Difference;*
- THEREFORE, I, Walter R. Fitzgerald, Mayor of the City of Halifax, proclaim the week of 5 February 1995 as International Development week*

**Proclamation - African Heritage Month**

His Worship Mayor Fitzgerald read the following proclamation:

*February 1995 - African Heritage Month*

- WHEREAS The Municipality of the City of Halifax is committed to celebrating the cultural heritage of all citizens; and*
- WHEREAS February is recognized internationally as African Heritage Month - a time to recognize and salute the many contributions and ongoing achievements of Black people all over the world; and,*
- WHEREAS African Heritage Month is a celebration of history, culture, and achievement of Black people in Nova Scotia, Canada, and the rest of the world;*
- NOW THEREFORE, I, Walter R. Fitzgerald, Mayor of the City of Halifax, proclaim February as African Heritage Month in Halifax, Nova Scotia.*

**MINUTES**

Minutes of the last regular meeting of Halifax City Council, held on Thursday, 12 January 1995, were approved as circulated on a motion by Alderman Crowley, seconded by Alderman Blumenthal.

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

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

- 20.1 Appointments
- 20.2 Mainland Common - Location of Indoor Soccer Facility
- 20.3 Support to Non-Profit Organizations Operating Facilities which are of Public Benefit
- 20.4 Gambling Casinos - Alderman Epstein (to be dealt with under Notices of Motions)
- 20.5 Appointment of Consultant - Grand Parade Upgrading - Project No. 95-17
- 20.6 Appointment of Consultant - Granville Mall Upgrading - Project No. 95-08

The agenda, as amended, was approved on a motion by Alderman Hanson, seconded by Alderman Maher.

**DEFERRED ITEMS**

Ruinous Building - Civic No. 2380 Gottingen Street  
Ruinous Building - Civic No. 2372-75 Creighton Street  
Ruinous Building - Civic No. 2384 Gottingen Street

A public hearing in respect of the above matters was held on 18 January 1995.

A supplementary staff report dated 23 January 1995 was submitted. Correspondence from the City Clerk with attachments from Mr. Prevost was also submitted.

A letter dated 25 January 1995 from Peter Lavell, Bloomfield Neighbourhood Residents' Association, was submitted.



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MOVED by Alderman Downey, seconded by Alderman Maher that this matter be deferred to the 8 February 1995 Committee of the Whole Council meeting.

In moving the motion, Alderman Downey indicated that it was his understanding the owners have been trying to secure funding to restore the buildings and would be providing a complete schedule for renovations to the buildings.

Motion passed.

Alderman Epstein asked that staff report at the February 8 meeting of the Committee of the Whole Council on alternatives to demolition of the ruinous buildings at 2372-76 Creighton Street, 2380 Gottingen Street, and 2384 Gottingen Street. In particular, the Alderman asked that Council be advised on the possibility of expropriation, sale to Harbour City Homes or to some other individual or entity, or repair by the City.

The Chair advised that staff would provide a complete report at the February 8 Committee of the Whole Council meeting.

**Case No. 6719: Peninsula North Area 7 - Proposed Plan**

A public hearing in respect of this matter was held on 18 January 1995.

Information reports dated 23 and 26 January 1995 were submitted.

MOVED by Alderman Stone, seconded by Alderman Walker that this matter be deferred to the City Council meeting scheduled for 16 February 1995 pending a staff report.

Motion passed.

**Case No. 6718: Peninsula North Area 6 - Proposed Plan**

A public hearing in respect of this matter was held on 18 January 1995.

An information report dated 23 January 1995 was submitted.

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MOVED by Alderman Stone, seconded by Alderman Walker  
that this matter be deferred to the City Council meeting  
scheduled for 16 February 1995.

Motion passed.

**REPORT - FINANCE AND EXECUTIVE COMMITTEE**

Council considered the report of the Finance and  
Executive Committee from its meeting held on 18 January 1995 as  
follows:

**Downtown Halifax Business Commission Re:  
Economic Policies for Downtown Halifax**

MOVED by Alderman Pottie, seconded by Alderman Maher  
that, as recommended by the Finance and Executive Committee:

- (1) the Downtown BIDC be given an interest-free loan  
equal to their shortfall in tax loss as a result of  
assessment devaluations in 1994/95.
- (2) staff be instructed to develop a new funding  
formula for the operation of all BIDC's in the  
1995/96 fiscal year.

Motion passed.

**Halifax Regional Library Space and Services:  
Needs Assessment Study**

MOVED by Alderman Stone, seconded by Alderman Crowley  
that, as recommended by the Finance and Executive Committee:

- (a) receive the study entitled "Halifax Regional  
Library Space and Services": Needs Assessment  
study completed by Beckman Associates Library  
Consultants Inc;
- (b) forward the study to the Chief Librarian for  
evaluation and report to the Library Board and  
subsequently City Council respecting  
implementation with particular reference to  
the proposed 1995/96 Capital Budget and  
immediate priorities identified in the study.