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Alderman McGuire submitted the following  
in support of his motion of Reconsideration:

"Your Worship and members of Council, I move re-consideration of Council's decision of May 14, 1969 relating to the location of Dunbrack Road in the Fairview vicinity -- though I disagreed with that Council decision, my disagreement is not the basis for reconsideration.

"The decision of two weeks ago today was made in my opinion without that necessary consideration which we agreed every decision should have. It was a decision made without a staff report - not merely a staff report at the last minute, but without a staff report. Moreover, it flew in the face of a staff report of April 9, 1969. The decision was contrary to a Town Planning Board decision of April 9 to recommend a course of action.

"It might have been understandable to vote against the staff recommendation. It was quite another thing to vote in a positive manner for an alternative presented by a paid legal counsel and prepared by an engineer whose name we have yet to hear; without any estimate of cost or damage or disruption to development in the area considered without even an adequate map of the proposal.

"Basically, the same alternative which our staff had investigated and found unsatisfactory from an engineering point of view, from a planning point of view, and from an economic point of view.

"Finally the decision of the Town Planning Board last week relative to approving lots of Birkdale Avenue seems to me to be in conflict with the decision of twelve days ago relative to location of Dunbrack Road as both decisions stand. I, therefore, urge you to approve of my motion to reconsider that Council decision."

The motion was put and lost, four voting for the same, and five against it, as follows:

For	- Aldermen Abbott, Allen, Hogan, and McGuire .....	4
Against	- Aldermen Connolly, Ivany, LeBlanc, Meagher, and Sullivan .....	5

PUBLIC HEARINGS AND HEARINGS

Public Hearing Re: Rezoning #6287-6311 Liverpool Street from  
R-2 Zone to R-3 Zone

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A Public Hearing was held at this time

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into the matter of the rezoning of land on the north side of Liverpool Street between Windsor Street and Dublin Street in the City of Halifax, from R-2 Zone (General Residential Zone) to R-3 Zone (Multiple Dwelling Zone).

The City Clerk advised he had received letters of objection from the following persons:

Mr. & Mrs. Austen Murray of 2980 Windsor Street,  
Mr. William C. McSweeney of 6282 Liverpool Street, and  
Mr. J.H. Burke of 2940 Dublin Street. In addition, he said, Mr. Fred Machan of 6294 Cork Street had written a letter to the effect that he would like to address Council on the matter.

Mr. L. Lubka, Senior Planner reviewed the matter for the benefit of Council members. He said the application had been before Council on other occasions, when it had been turned down. On this occasion, he stated, there was an additional difficulty, in that the applicant did not own a lot which was part of the total site under consideration, nor did he even hold an option on it, although he was in possession of a letter from the owner stating he did not object to the rezoning. Mr. Lubka said that staff favoured the rezoning on the basis that the total site, including the lot not presently owned by the applicant, was to be utilized for an apartment dwelling, but it was not in favour of the land presently owned by the applicant being rezoned on its own, since it would isolate the remaining lot in an R-3 Zone, when in fact it was not large enough to be utilized for an apartment

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dwelling. He suggested, therefore, that possibly Council would wish to defer a decision in the matter until the applicant could obtain ownership or an option (on the lot in question.) He said the fact that the owner of the lot did not object to the rezoning, did not in itself guarantee that a satisfactory agreement of purchase would be arrived at between the applicant and the owner, in which case the applicant would have no alternative but to restrict his building to the land he already owned.

His Worship the Mayor then asked if there was anyone present who wished to speak against the rezoning, and Mr. Machan came forward.

Mr. Machan said the basis for his objection was that the area involved was already over-developed as far as apartment dwellings were concerned, with the result there was considerable congestion. The traffic problem, he said, was aggravated by the location of the Forum, and would be worsened once the new bridge was opened.

His Worship the Mayor asked if there was anyone who wished to speak in favour of the rezoning, and Mr. Newman, the applicant, came forward.

Mr. Newman confirmed that it was hoped that he would be able to acquire the lot referred to by Mr. Lubka, and that it would be used as part of the total site for a small-type apartment dwelling, for which purpose he felt the lot and area were most suitable, and, in view of the housing shortage, also desirable. In reply to accusations that apartments in the area were untidy and in some cases their occupants a source of annoyance to other residents,

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Mr. Newman said his buildings were clean, well-run places, and invited the Aldermen to examine them at any time.

On being asked whether a firm commitment regarding his purchase of the lot in question was pending, Mr. Newman replied that he had not pressed the matter with any urgency up to now, but had simply asked the owner to make the land available to him at the owner's convenience. He stated the intention was to build a three-floor dwelling of between 16 to 21 units, depending on the size of the units.

There were no further requests from the gallery to be heard either for or against the rezoning, and His Worship the Mayor advised that the matter was now before the Council for its consideration..

Aldermen LeBlanc said that he had witnessed the traffic congestion in the area, especially during winter months, to which Mr. Machan had made reference, and felt there was justification for the claim that the area was already over-developed, so that any additional apartment dwellings would only aggravate the problem.

Alderman Abbott felt in view of Mr. Lubka's statement that staff would not approve the rezoning until the applicant could show ownership or an option on the one lot in question, a decision should be deferred to give Mr. Newman an opportunity to purchase the lot.

MOVED by Alderman Abbott, seconded by Alderman McGuire that a decision in the matter be deferred until the July 2, 1969 meeting of City Council.

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With regard to the problems of parking caused by the Forum, Alderman Ivany felt it was unfortunate that such City properties were not required to provide adequate parking facilities for their patrons in the same manner that the owners of apartments buildings were required to do.

The motion was put and lost, three voting for the same and six against it, as follows:

For - Aldermen Abbott, Ivany, McGuire.. 3  
Against - Aldermen Allen, Connolly, Hogan,  
LeBlanc, Meagher, & Sullivan ... 6

MOVED by Alderman Connolly, seconded by Alderman LeBlanc, that the application for rezoning #6287-6311 Liverpool Street from R-2 Zone to R-3 Zone be refused.

Alderman McGuire asked if there was some misunderstanding between the Planning Department and the developer in this case, as it appeared from Mr. Newman's comments that he was not fully aware of the form in which staff was putting their recommendation. He said it was apparently Mr. Newman's understanding that the letter he had obtained from the owner of the property to the effect that the owner had no objection to the rezoning, was sufficient.

His Worship the Mayor said he did not think Mr. Newman was under that impression, since in his remarks to Council he had stated that he had anticipated having an option on the lot by the time of the Public Hearing.

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Mr. Lubka said that at the time the application was before Council on the previous occasion, Mr. Newman had an option on the lot, and it was just assumed he still held that option when he made the present application. He said staff only discovered at the last minute that this was not the case.

The City Solicitor said he felt it was consistent with the policy adopted by Council that the applicant for a rezoning must be the owner of the land in question, or hold an option on it, that a letter from the owner to the effect that he did not object to the rezoning be considered as sufficient authority for a developer to make such an application.

His Worship the Mayor said the letter in question was actually a little stronger than just saying the owner had no objection. The letter read as follows:

"City Clerk,  
City of Halifax  
Nova Scotia

"Dear Sir:

"This will confirm that I am aware of Mr. Newman's plans to rezone this property known as 6287-6311. I wish to have our property known as 6311 included in the rezoning.

"I remain,

Yours very truly,

(Sgd) Jean Dockrill

"April 11, 1969"

Alderman McGuire said that in this case it could be said in answer to the Senior Planner, that in fact, the total property known as 6287-6311 Liverpool Street

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was in the control of the applicant.

The City Solicitor said the letter application was before Council on the previous occasion, seemed sufficient to satisfy the requirements that an applicant must own or have an option on the land to be rezoned, but it did not supply the necessary proof with regard to the good planning aspect of the matter. There was, he said, nothing to guarantee after the rezoning was granted that Mr. Newman would be able to purchase the lot known as 6311, with the result that he would go ahead with his building on the land he did own, leaving 6311 a small lot in an R-3 zone that could not be utilized for R-3 purposes, and it was this aspect of the matter, he added, that staff could not approve in terms of good planning.

Alderman Ivany asked if the information about Mr. Newman not having an option on lot #6311 was put before the Town Planning Board at the time they had studied the matter, and the City Solicitor replied that it had not, because at that time it had been assumed, as on the previous occasion when Mr. Newman had applied for rezoning, that he held an option on the lot in question. This fact, he said, only came to light after the matter had been discussed by the Town Planning Board.

MOVED by Alderman Ivany, seconded by Alderman Abbott, that in view of the new information which had come to light since the Town Planning Board discussed this matter, it be referred back to the Town Planning Board for its reconsideration.

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The motion to refer was put and passed,  
five voting for the same, and four against it, as follows:

For - Aldermen Abbott, Allen,  
Hogan, Ivany, and McGuire... 5

Against - Aldermen Connolly, LeBlanc,  
Meagher, and Sullivan ..... 4

PETITIONS AND DELEGATIONS

Location - News Media - Council Chamber

The following letter was submitted from  
CJCH radio station:

"May 23, 1969

"His Worship the Mayor, Allan O'Brien  
Halifax City Hall

"Dear Mayor O'Brien:

"It has recently been brought to my attention that  
accommodation for newsmen covering City Council  
will be changed in the near future. I am told that  
the changes will force newsmen to a backrow seat.

"It is my belief that to cover Council properly,  
newsmen must be located in a more suitable position.  
I am fully aware of the problems that you have with  
your new seating arrangement. However, I do feel that  
some solution must be found.

"Having had little success with the Committee in charge  
of renovations, I would ask that you consider granting  
permission for a representative to appear before  
Council on behalf of City Hall reporters to plead our  
case.

"Respectfully yours,

(Sgd) Clifford Fletcher,  
News Director"

Alderman Meagher asked if the matter could  
be referred to the Committee assigned the task of effecting  
improvements in the Council Chamber, and His Worship the  
Mayor asked for the views of whoever was appearing on behalf  
of the reporters.

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Mr. Dick Prat said he had talked to both Aldermen McGuire and Ivany, without being able to resolve the problem, which was the reason for his appeal to the City Council.

Alderman Meagher suggested that Mr. Prat should confer with the two Aldermen at the same time, and if some compromise could not be reached, the matter be heard at the next meeting of the City Council.

Mr. Prat said that Alderman McGuire had already stated he saw nothing wrong with the matter being presented to Council for its consideration.

Alderman McGuire said it was true that Mr. Prat had not had a clear opportunity of meeting with both Alderman Ivany and himself at the same time, to discuss the problem and present his recommendations, and he agreed that this was the manner in which the matter should be approached.

It was agreed that Aldermen Ivany and McGuire should arrange to meet with Mr. Prat, at a time to be set by them, to discuss the question of the placement of reporters in the Council Chambers, and that no further changes be effected until this meeting had taken place.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Resolution - City of Windsor - Loan Construction of Sewage Treatment projects

The recommendation from the Finance and Executive Committee read as follows:

"THAT City Council endorse the following resolution submitted from the City of Windsor:

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"WHEREAS the Government of Canada, under Part VI B (Section 36) of the National Housing Act provides for loans to municipalities for the construction of sewage treatment projects and forgives payment by the borrower of 25% of the principal amount of the loan and interest on projects completed or partially as of March 31, 1970;

"AND WHEREAS many municipalities have undertaken sewage treatment projects under the provisions of the National Housing Act and due to time, magnitude of project, and capital costs of other necessary and essential services, are unable to complete their sewage treatment projects by March 31, 1970;

"AND WHEREAS it is essential that sewage treatment projects be continued to prevent the discharge of raw sewage into rivers, lakes and tributary streams to lessen the pollution thereof;

"AND WHEREAS many municipalities will experience difficulty in financing sewage treatment projects, due to the high interest rate presently required for municipal debentures, without financial assistance from the Federal Government;

"NOW THEREFORE BE IT RESOLVED that the Government of Canada be requested to extend from March 31, 1970 to March 31, 1973 the provisions of Part VI B (Section 36) of the National Housing Act respecting loans to municipalities for sewage treatment projects; and further, that copies of this resolution be forwarded to the Prime Minister of Canada, the Minister of Labour, the Canadian Federation of Mayors and Municipalities, all major cities in Canada, and local members of the Federal Government for endorsement."

His Worship the Mayor quoted the following telegram he had received from the Honourable Mr. Robert Andras, Minister without Portfolio, responsible for housing matters:

"YOUR EFFORTS THROUGH CPMM OFFICE TO ENSURE EXTENSION OF FORGIVENESS ON C.M.H.C. LOANS FOR TRUNK SEWERS AND SEWAGE TREATMENT PLANTS SUCCESSFUL. BILL C201 TABLED IN HOUSE FRIDAY EXTENDS PART 6B SECTION 36G OF N.H.A. FOR FIVE YEARS"

MOVED by Alderman Connolly, seconded by Alderman Ivany, that a letter of appreciation be sent to Mr. Andras. Motion passed.

His Worship the Mayor said that Mr. Andras had been quoted as saying there was going to be a loosening

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up with regard to public housing, although they would be looking for improvements in design; also, top priorities would be given to lower income group, which was the reverse of the policy advocated by the Hellyer Task Force.

Since endorsement of the Resolution from the City of Windsor is not now required, His Worship the Mayor suggested that Council proceed to the next item.

Acquisition - 2283 Barrington Street - Canada Packers Limited

MOVED by Alderman Abbott, seconded by Alderman Sullivan that, as recommended by the Finance and Executive Committee, the property of Canada Packers Ltd., known as Civic No. 2283 Barrington Street, be purchased for \$90,000.00 as settlement in full for all claims arising from the acquisition of the property by the City, required for the future alignment of Harbour Drive. Motion passed.

A Formal Resolution was submitted giving effect to the foregoing motion of Council and requesting permission to withdraw funds from the Sale of Land Account.

MOVED by Alderman Abbott, seconded by Alderman Sullivan that the Formal Resolution, as submitted, be approved. Motion passed unanimously.

Acquisition - 5410 Cogswell Street - Halifax Labour Temple

The recommendation of the Committee reads as follows:

"THAT the property of the Halifax Labour Temple Association, known as Civic No. 5410 Cogswell Street be purchased for \$80,000 as settlement in full for all claims arising from the acquisition of the property by the City, required for the widening of Cogswell Street in conjunction with Harbour Drive, and that City Council approve in principle the proposed leasing arrangement between the City and the Labour Co-op Centre."

Alderman Ivany questioned whether the property in question would be large enough for the kind of operation the Labour Co-op Centre would be carrying out, and he felt there should be some negotiation between them and the City's Planning Staff.

He felt hesitant, he said

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approving any leasing arrangement in principle without knowing exactly what use was intended for the property.

His Worship the Mayor said that because of the nature of the intersection at that location, there would have to be control of access to the property, which would give staff a power for negotiation. In any event, he added, the lease would have to come before Council for its approval.

MOVED by Alderman Ivany, seconded by Alderman Abbott, that the property of the Halifax Labour Temple Association, known as Civic No. 5410 Cogswell Street be purchased for \$80,000 as settlement in full for all claims arising from the acquisition of the property by the City, required for the widening of Cogswell Street in conjunction with Harbour Drive, and that City Council give consideration to a proposal to be submitted respecting a proposed leasing arrangement between the City and the Labour Co-op Centre for the remainder of the land. Motion passed.

The City Manager confirmed that the matters of the settlement itself and the leasing of the land stood apart.

#### Central Victualling Depot

MOVED by Alderman Ivany, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, staff be instructed to negotiate a rental arrangement with the Department of National Defence, relating to a large stockpile of fill, owned by the City of Halifax, which remains on the old CVD property, with the effective date to commence on April 1st, 1969, until the

stockpile of fill is removed.

Alderman Sullivan asked what amount of rental was involved, and how long a period was involved.

The City Manager advised the requested rental was around \$500 per month, but that staff was negotiating for a lesser figure. His Worship the Mayor stated that a motion of Council had given the Co-ordinating Committee for the Waterfront Historic Buildings until June 18th to come up with the answers to certain problems concerning the retention of those buildings, one of the problems being the disposal of this fill.

The motion was put and passed.

Request for Compensation - Mr. & Mrs. Anthony Edwards,  
2046 Brunswick Street

MOVED by Alderman Abbott, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, the compensation to be received by Mr. & Mrs. Anthony Edwards for the acquisition of part of their property located at 2046 Brunswick Street be amended to read \$996.00 instead of \$332.00 which was originally approved by Council on March 12, 1969. Motion passed.

Payment to Regional Planning Commission

MOVED by Alderman Sullivan, seconded by Alderman Connolly, that as recommended by the Finance and Executive Committee, the City of Halifax advance the balance of its 1969 contribution to the Regional Planning Commission in the amount of \$8,288.93 on the understanding that, should the Province increase its financial support of the Commission, such funds would be applied in the first instance to the appropriate rebate to the City of Halifax. Motion passed.

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Advertisement - Canada Games Souvenir Programme

MOVED by Alderman Abbott, seconded by Alderman Ivany that, as recommended by the Finance and Executive Committee, the City of Halifax purchase one 8½" x 11" page in the official Souvenir Programme of the Canada Summer Games to be produced by the Kiwanis Club of Dartmouth at a cost of \$2,000.00; funds for this purpose to be provided under the authority of Section 316-C of the City Charter. Motion passed.

Encroachment License - Atlantic Trust

MOVED by Alderman Abbott, seconded by Alderman Ivany that, as recommended by the Committee on Works and Encroachment, a license be granted to the Atlantic Trust Company, owners of the Cragg Building, such license to include the following terms and conditions, and that the Inspector of Buildings be authorized to issue the encroachment license:

1. The encroachment be maintained by the Atlantic Trust Company under the supervision and to the entire satisfaction of the Inspector of Buildings of the City of Halifax.
2. That the Atlantic Trust Company be responsible for any accident that may occur as a result of the existence of this encroachment and thereby will protect the City of Halifax from all suits, damages, costs or expenses which may be incurred by reason of the existence of the encroachment.
3. That the Atlantic Trust Company will pay the prescribed fees as required by Sections 3 and 4 of Ordinance 1112.
4. That the license may be terminated at any time by the City of Halifax by a notice in writing from the Inspector of Buildings to the Atlantic Trust Company.

Motion passed.

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REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on May 21, 1969 with respect to the following matters:

Facilities for Handicapped Persons in Public Buildings

MOVED by Alderman Abbott, seconded by Alderman Ivany that, as recommended by the Committee on Works, all public buildings constructed with City funds be subject to the provisions of Supplement No. 7 of the National Building Code.

Motion passed. (Copy attached to the Official Minutes)

Encroachment License - Cragg Building

MOVED by Alderman Abbott, seconded by Alderman Meagher that, as recommended by the Committee on Works, an encroachment license be granted to the Atlantic Trust Company, owners of the Cragg Building, such license to include the following terms and conditions, and that the Inspector of Buildings be authorized to issue the encroachment license:

1. The encroachment be maintained by the Atlantic Trust Company under the supervision and to the satisfaction of the Inspector of Buildings of the City of Halifax;
2. That the Atlantic Trust Company be responsible for any accident that may occur as a result of the existence of this encroachment and thereby will protect the City of Halifax from all suits, damages, costs or expenses which may be incurred by reason of the existence of the encroachment;
3. That the Atlantic Trust Company will pay the prescribed fees as required by Sections 5 and 6 of Ordinance #112;
4. That the license may be terminated at any time by the City of Halifax by a notice in writing from the Inspector of Buildings to the Atlantic Trust Company.

Motion passed.

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Narrows Bridge Approaches - Stage I - Storm and Sanitary  
Drainage

MOVED by Alderman LeBlanc, seconded by Alderman Sullivan that, as recommended by the Committee on Works, the following be approved:

1. Installation of a sewer for Robie Street to Gottingen Street as shown in gold on Plan TT-10-17578;
2. Installation of a sewer from Gottingen Street (as mentioned in 1. above) to the Bedford Basin;
3. The City accept responsibility for construction of a sewer on Gottingen Street, north of the Bridge structure, to Bedford Basin, and a contribution to the cost to cover any excess over that cost as estimated to relate to the consultants' original design;
4. Staff negotiate the necessary agreements with the Bridge Commission, C.N.R., Nova Scotia Water Resources Commission and the National Harbours Board.

Motion passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Amendments to Administrative Order #6 Re: Grants (Second Reading)

MOVED by Alderman Abbott, seconded by Alderman Connolly that the following amendments to Administrative Order No. 6 be read and passed a Second Time:

BE IT ENACTED by the City Council of the City of Halifax, as follows:

1. Sections 2 and 3 of Administrative Order Number 6, Respecting the Determination of Various Grants to be Paid by the City of Halifax, approved by the City Council on the 30th day of June, 1966 and the 14th day of July, 1966, respectively, and subsequently from time to time re-enacted, are hereby repealed and the following substituted therefor:

2 The City Council of the City of Halifax hereby determines that the amounts contained in the 1969 Current Budget and items subsequently approved by City Council, to be paid as grants to the following organizations as defined in clauses (a) and (b) of subsection (1) of Section 202 of the Halifax City Charter, 1963, namely:

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Monastery of the Good Shepherd	\$1,000.00
Canadian Paraplegic Association	1,500.00
Victorian Order of Nurses	11,000.00
Atlantic Child Guidance	30,000.00
Grace Maternity Hospital, Out-patients	2,500.00
Canadian Arthritis & Rheumatism Society	500.00
Canadian Cancer Fund	1,000.00
Nova Scotia Sports' Hall of Fame	6,000.00
Halifax-Dartmouth United Appeal	24,545.00
Walter Callow Wheelchair Coach Fund	500.00
Canadian Red Cross Homemaker's Service	2,000.00
Nova Scotia College of Art (1965-1969)	2,200.00
Y.M.C.A.	2,000.00
Army Museum	6,000.00
Halifax Symphony Society	10,000.00
Nova Scotia Talent Trust	500.00
Halifax Music Festival	750.00
Maritime Conservatory of Music	5,000.00
Nova Scotia Assoc'n for Retarded Children	800.00
St. John Ambulance Association	750.00
Nova Scotia Branch, Canadian Mental Health	2,000.00
Rector, Wardens & Vestry of St. George's Church (1969)	400.00
Salvation Army, Tower Road	500.00
Salvation Army (1965-1969)	1,000.00
Salvation Army	2,000.00
Metropolitan Drug Dispensary	17,400.00
Family Service Bureau	7,000.00
Neptune Theatre	25,000.00
Halifax Pipe Band	500.00
Dalhousie College (Ch.31, s.4, Acts of 1883)	500.00
Last Post Fund	350.00
Home for Colored Children	500.00
Canadian National Institute for the Blind	1,200.00
Travellers' Aid - Y.W.C.A.	1,000.00
Local Council of Women	200.00
Rector, Wardens & Vestry of St. George's Church (for maintenance of Old Dutch Church)	200.00
Society for Prevention of Cruelty to Animals	3,000.00
Institute of Public Affairs, Dalhousie Univ.	1,000.00
St. Joseph's Orphanage	5,000.00
Halifax Protestant Orphanage	3,000.00
Children's Hospital, Pediatrics Clinic	25,000.00
Home of the Guardian Angel	2,500.00
Children's Aid Society	30,498.00
John Howard Society (not to exceed	1,500.00
	<u>\$239,793.00</u>

3 The City Council of the City of Halifax hereby certifies that the sums contained in the 1969 Current Budget and items subsequently approved by City Council for grants contained in Section 2 of this Administrative Order, which includes

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grants formerly made under the provisions of Section 310 of the Halifax City Charter, 1931, aggregate the sum of Two Hundred and Thirty-nine Thousand Seven Hundred and Ninety-three Dollars (\$239,793.00) and do not exceed the maximum amount of Three Hundred Thousand Dollars (\$300,000.00) as provided in subsection (2) of Section 202 of the Halifax City Charter, 1963.

Motion passed.

REPORT - TOWN PLANNING BOARD

Council considered the report of the Town Planning Board from its meeting held on May 21, 1969 with respect to the following matters:

Rezoning - Seaview Avenue, Towerview Subdivision from R-4 Zone to R-1 Zone

MOVED by Alderman Abbott, seconded by Alderman Hogan that, as recommended by the Town Planning Board, the application for rezoning on Seaview Avenue, Towerview Subdivision from R-4 General Residential to R-1 Single Family Dwellings, be refused.

Alderman Meagher asked if a public hearing is required in this instance.

His Worship the Mayor replied in the negative.

Alderman McGuire asked if there is any way in which the residents of the area could be assured that there will be an opportunity for them to see the kind of development that will take place before construction actually starts.

The Chief Planner said that the only way for the residents to be completely assured is for them to purchase the land. He was not aware of any way in which a developer could be compelled to formulate a development which would fit in with the wishes of the residents. He advised that the view from the windows of one house only would be affected by any development on the land in question. He said that the developer

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has indicated that he would be prepared to discuss his proposals with the residents in the area.

Alderman McGuire said that the main problem is one of access to the Herring Cove Road.

The Chief Planner said that the developer has indicated that he would share in some of the cost to complete the road, but he has not informed staff of the amount he is willing to pay. He said that the City is not in a position to make conditions until the new Town Planning Act becomes law. He suggested that perhaps City Council might consider whether or not the developer should be assessed one-half the cost of the road.

Alderman Meagher said that he had been approached by some of the residents of the area who have been concerned about the traffic going to the new development which would appear to travel through their area.

The Chief Planner asked the City Solicitor whether or not a building permit could be held up until proper access was installed because all the traffic would have to pass through long residential streets.

The City Solicitor said that he would have to consider the question and would give an answer later.

The motion was then put and passed.

Subdivision Alteration - Lots 43 and 62 - Seaview Avenue

MOVED by Alderman Abbott, seconded by Alderman Sullivan that, as recommended by the Town Planning Board, approval be given to the application to alter Lots 43A and 62

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Seaview Avenue, by creating Lots 43B and 62A and that a public hearing be waived. Motion passed.

Modification of Front Yard Requirement - Civic No. 35 Circle Drive

MOVED by Alderman LeBlanc, seconded by Alderman Abbott that, as recommended by the Town Planning Board, approval be given to the application for modification of front yard requirement at Civic No. 35 Circle Drive, to permit the construction of a nine-unit apartment building, as shown on Drawing No. P200/2855. Motion passed.

Modification of Lot Area Requirement - Civic No. 2466 John Street

MOVED by Alderman Sullivan, seconded by Alderman Allen that, as recommended by the Town Planning Board, the application for modification of the lot area requirements to permit the construction of a four-unit apartment building, as shown on Drawing No. P200/2450, be refused and the applicant notified that approval is recommended of a modification to permit the construction of a three-unit apartment building. Motion passed.

Extension to a Non-conforming Building and Modification of Side Yard Requirements - 3610 Acadia Street

MOVED by Alderman Ivany, seconded by Alderman McGuire that, as recommended by the Town Planning Board, the extension to a non-conforming building and modification of side yard requirements to permit the construction of a 24 foot by 8 foot one-storey addition to the rear of Civic No. 3610 Acadia Street, as shown on Drawing No. P200/2878, be approved. Motion passed.

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Rezoning R-2 Residential to R-4 Residential - 23 Forest Hill Drive

MOVED by Alderman Abbott, seconded by Alderman Connolly that, as recommended by the Town Planning Board, the application to rezone 23 Forest Hill Drive from R-2 Residential to R-4 Residential to permit the construction of a 16-unit apartment building, as shown on Drawings No. P200/2635 to P200/2639, be refused. Motion passed.

Alteration to a Subdivision - Lands of John F. Fry, Jollimore

MOVED by Alderman Meagher, seconded by Alderman Hogan that, as recommended by the Town Planning Board, approval be given to subdivide lots A and B of the Lands of John F. Fry, Jollimore, and deed transfer only be given to Lot B-1 as shown on Plan No. P200/2846 and that a public hearing be waived. Motion passed.

Modification of Front Yard, Side Yard, Lot Frontage and Lot Area Requirements - 39 Rufus Avenue

MOVED by Alderman McGuire, seconded by Alderman Allen that, as recommended by the Town Planning Board, the application for modification of front yard, side yard, lot frontage and lot area requirements, to permit the conversion of the building at 39 Rufus Avenue, to a triplex, be refused, but that the building be permitted to remain a duplex dwelling. Motion passed.

Alteration to a Subdivision of Lands of James Forgeron, Civic No. 15 Sussex Street, Spryfield

MOVED by Alderman Abbott, seconded by Alderman Ivany that, as recommended by the Town Planning Board, the application to subdivide the lands located at Civic No. 15 Sussex Street, as shown on Plan No. P200/2847, to permit the erection of a

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single family dwelling, be refused. Motion passed.

Rezoning from R-2 Residential to R-4 Residential - 57 Williams  
Lake Road

MOVED by Alderman Allen, seconded by Alderman McGuire  
that, as recommended by the Town Planning Board:

1. the application to rezone the property at 57 Williams Lake Road from R-2 Residential to R-4 Residential to permit the construction of an eight-unit apartment building, as shown on Drawing No. P200/2741, be recommended for approval to City Council;
2. a date be set for a public hearing into the matter;
3. the area outlined on the plan attached to the staff report dated May 15, 1969, be designated as the area within which people will be notified of the public hearing.

Motion passed.

Terms of Reference, Site and Funding - Proposed New Police  
Department Headquarters

MOVED by Alderman Ivany, seconded by Alderman LeBlanc  
that, as recommended by the Town Planning Board:

1. the site on Rainnie Drive, bounded by Gottingen Street and Cogswell Street for a new Police Department Headquarters, be approved;
2. the Terms of Reference, as submitted, be approved, subject to a further report on the City Staff parking requirements;
3. an amount of \$1,400,000.00 be inserted on Page 6 of the Terms of Reference, under the heading Building Cost; which section would now read as follows:

"In regard to the construction cost, the City Council has set a ceiling of \$1,400,000.00. This cost includes all services, site work, landscaping, and Professional Fees. It is most important that the cost of the scheme should be kept within the above figure.

N.B. The above total cost does not include the cost of land and moveable furnitures."

Motion passed.

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Committee of the Whole Council. He also asked the City Clerk to send five copies of the proposed Ordinance to Mr. Henry Bourgeois of the Halifax Neighbourhood Centre Project and to Canon French.

Alderman Connolly felt that the City of Halifax should immediately start to set its own house in order and improve the existing City-owned rented properties.

The motion was then put and passed.

Motion - Alderman McGuire Re: Introduction of Ordinance #137  
Respecting the Deferred Payment of Taxes

Alderman McGuire, at this time, introduced Ordinance No. 137 Respecting the Deferred Payment of Taxes and he suggested that some dialogue should be entered into on the method by which the Ordinance will be implemented.

His Worship the Mayor felt that some explanation should be given by the City Solicitor especially with reference to Item 20(b) relating to interest on unpaid taxes.

The City Solicitor said that the proposed Ordinance has been drafted with reference to previous discussions on the matter by Council. He referred to Section 3 of the Ordinance which requires a figure to be inserted relating to the annual income of persons to whom the Ordinance applies and he asked for the direction of Council in this regard. He said that it is the recommendation that in any tax year, the people to whom the Ordinance applies be required to pay 50% of the taxes and the remaining 50% be paid when the taxpayer transfers his or her interest in the property to another person or upon his or her death, whichever event occurs first. He said that it is premature, at this time, to give approval to the First

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Scotia Square - Development Permit

MOVED by Alderman Meagher, seconded by Alderman Sullivan that, as recommended by the Town Planning Board, authority be granted to issue a Development Permit in respect of Scotia Square; the basis and controls for which to be the agreement dated August 31, 1967 between the City and Central Mortgage and Housing Corporation and Halifax Developments Limited. Motion passed.

MOTIONS

Motion - Alderman Ivany Re: Introduction of Ordinance #135 - "Minimum Standards for Existing Housing Accommodation" First Reading

MOVED by Alderman Ivany, seconded by Alderman Sullivan that Ordinance No. #135 Respecting Minimum Standards for Existing Housing Accommodation be read and passed a First Time.

Alderman Ivany expressed the view that all members of Council should read the ordinance very carefully before the next meeting of the Committee of the Whole Council and he asked the City Manager if he would arrange for the Building Inspector to attend that meeting to answer questions relating to the Ordinance.

His Worship the Mayor thought that it would be helpful if copies of the old Ordinance No. 50 could be re-distributed to members of Council together with a written description of the recommendations proposed by Staff and Council which are included in the new Ordinance and a short explanation of the changes that have been made before the meeting of the

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Reading of the Ordinance because it is based on authority given in Section 228A of the City Charter, which section has not yet been proclaimed by the Governor-in-Council. He said that if Council agrees to proclaim Section 228A, a request will be forwarded tomorrow for proclamation.

Some discussion ensued with respect to possible figures that could be inserted in Section 3 of the Ordinance.

It was suggested that the Ordinance be discussed at the next meeting of the Committee of the Whole Council prior to First Reading.

Council agreed to the above suggestion.

Alderman McGuire referred to Section 6 of the Ordinance relating to the date of applications under the Ordinance and he suggested that an alternative date be inserted for 1969.

The City Solicitor advised that it is his intention to insert a date around August 30, 1969 for the receipt of applications for this year.

Discussion followed with respect to the time when full taxes plus interest, which have been postponed under the Ordinance, will become due and payable.

His Worship the Mayor advised, at this time, that the matter would be placed on the Order of Business for the next meeting of the Committee of the Whole Council.

Motion - Alderman McGuire Re: Introduction of Ordinance #136  
Respecting Special Sewer Taxes in Areas Annexed to the City  
of Halifax - First Reading

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MOVED by Alderman McGuire, seconded by Alderman  
Connolly that Ordinance No. 136 Respecting Special Sewer Taxes

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in Areas Annexed to the City of Halifax be read and passed a First Time.

The City Solicitor explained that this Ordinance maintains the law with respect to sewers in the Annexed Areas pending a report from the consultants on the entire sewer problem and legalizes the charges the City will have to make with respect to sewer installations.

Some discussion ensued with respect to the charges which will be made to owners of apartment buildings and to the interest rate of 8%.

In reply to a question, the City Solicitor advised that the 8% relates to new sewer installations and not to any older contracts entered into previously by the residents where the rate has already been set.

After further discussion the motion was put and passed.

MISCELLANEOUS BUSINESS

Accounts Over \$5,000.00

MOVED by Alderman Abbott, seconded by Alderman Ivany that the City Manager be authorized to pay the following accounts:

<u>VENDOR</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Nova Scotia Housing Commission	City's Share of Expenditures - Uniacke Square - for quarter ending December 31, 1968	\$ 25,291.94
Williams & Wilson Ltd.	Bernitz Shapes - Incinerator	5,937.59
Can. British Engineering	Melville Cove Pumping Station	155.48

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Rolph-Clark-Stone Eastern Limited	Brochures	\$ 13,513.79
		<hr/>
		\$ 44,898.80
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Motion passed.

Lord's Day Permits

The following applications for permits to operate businesses on the Lord's Day were submitted:

Joseph Salah, 2622 Agricola Street	Grocery Store
Victor Kenefick, 5534 North Street	Grocery Store
Wilfred J. Mansour, 6509 Chebucto Road	Confectionery

MOVED by Alderman Sullivan, seconded by Alderman Meagher that the applications for permits to operate businesses on the Lord's Day, as submitted, be approved. Motion passed.

Appointment - Rental Authority for the City of Halifax

The following report was submitted from Staff:

"The Supervisor of the Real Estate Division resigned from the position of Rental Authority effective May 8, 1969. Council were notified of this resignation at the meeting on May 14, 1969.

Steps are being taken to attempt to engage a Rental Authority outside of the City service. It is expected that the position will be advertised within the next few days. In the meantime, the City is without a Rental Authority and certain aspects of the Rentals Act and the By-law Respecting Rentals require signature by a duly appointed Rental Authority.

Apart from the question of signatures, administration of the Rental Control legislation is a very great time consumer involving innumerable telephone calls, property inspections, interviews with tenants and landlords, and, on appropriate occasions, rental hearings.

Until a new permanent Rental Authority is appointed, it will be impossible to carry out all of the functions of the Rental Authority. It does, however, appear necessary that someone be appointed who has the authority to sign for the Rental Authority as required by the Act and the By-law.