

required on each of four proposed locations together with estimates of cost before any decision can be made. He pointed out that the first phase of the Harbour Interceptor is just to the foot of Duffus Street and it is possible that a decision need not be made until the sewer line is installed down past Inglis Street.

After further discussion, it was MOVED by Alderman Meagher, seconded by Alderman Stanbury that before any decision is made by City Council relating to the location of a sewage treatment plant, the Directors of Point Pleasant Park will be consulted. Motion passed.

Proclamation of Boxing Day - December 27, 1971

A report was submitted from Staff relating to the above matter.

MOVED by Alderman Meagher, seconded by Alderman Stanbury that City Council proclaim December 27th as a holiday in lieu of Boxing Day, which falls on the preceding Sunday and that His Worship the Mayor declare same a Civic Holiday. Motion passed.

Extension to a Building on a Non-conforming Lot - 2566 Kline Street (Appeal Against Decision of Development Officer)

The following report was submitted from Staff:

"Attached is a copy of the Staff Report dated October 13, 1971, which was considered at the City Council meeting of October 14, 1971. The report set forth the reasons for the Development Officer refusing the application for a variance from the Zoning By-law regarding Civic No. 2566 Kline Street and the Building Inspector elaborated further on the matter at Council.

A motion was passed that the matter not be decided until Staff had determined the views of the residents on either side of the property in question concerning the proposed extension. As directed by City Council and in accordance with the Provincial Planning Act, the surrounding residents have been notified, the ten day period for stating objection has passed, and no objections have been offered to date."

MOVED by Alderman Meagher, seconded by Alderman Stanbury that:

1. the appeal against the decision of the Development Officer be granted;
2. the modification of the lot area and lot frontage requirements of the Zoning By-law to permit the construction of an extension measuring 6' x 22½' for use as a porch and as an extension to one of the interior habitable rooms at the front of 2566 Kline Street, be approved.

MOVED by Alderman Moir, seconded by Alderman

Sullivan the matter be deferred and considered at the meeting of the Committee of the Whole Council to be held on December 8, 1971.

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

For:	Aldermen Connolly, Moir, Stanbury and Wentzell	4
Against:	Aldermen Bell, Hogan, MacKeen, Meagher, Stapells and Sullivan	6

The motion was then put and passed, seven voting for the same and three against it as follows:

For:	Aldermen Bell, Hogan, MacKeen, Meagher, Stanbury, Stapells, and Sullivan	7
Against:	Aldermen Connolly, Moir and Wentzell	3

Proclamation of Amendments to City Charter

A report was submitted from Staff relating to the above matter.

MOVED by Alderman Wentzell, seconded by Alderman Hogan that City Council request the Governor in Council to proclaim Sections 16, 18, 19, 23, 24, 27 and 38 of Chapter 79 of the Acts of 1971. Motion passed.

Staff Report - DREE Project #24 - Harbour Interceptor

A report was submitted from Staff relating to the above matter.

At the request of City Council, the City Manager reviewed some of the background information relating to this matter and elaborated on some of the points contained in the Staff Report.

Alderman Sullivan on two occasions contended that the Staff Report was very weak and he said that he would feel much better if there was any guarantee that the Liaison Committee would approve it.

After considerable discussion, it was MOVED by Alderman Stapells, seconded by Alderman Moir that Council agree:

1. Subject to the approval of the Liaison Committee, the Water Resources Commission and Central Mortgage and Housing Corporation to approve an immediate Call for Tenders for Phase I of the Harbour Interceptor. This Phase covers the work from Fairview Cove to Duffus Street which is estimated to cost \$4,800,000.



2. That such approval is conditional upon:
- a) receipt from the Water Resources Commission of a joint certificate of approval from that Commission and the Provincial Department of Public Health.
  - b) approval by Central Mortgage and Housing Corporation of financial assistance up to the full extent of assistance available under the National Housing Act for this type of work.
  - c) approval by DREE to provide the balance of the financing required by way of grant and/or loan in a manner so as to ensure Federal grants totalling 50 per cent of the costs.

In addition to Federal cost sharing on this project, the City, on completion of the works, may receive up to 20 per cent by way of grant from the Provincial Government (pursuant to Regulation 4 of the Water Act). It would be well, before the construction contract is awarded, to seek the assurance of the Minister under the Water Act that this payment will be made. Advance payment of the Provincial contribution would make it possible for the City to proceed now with detailed engineering design work for the balance of the Harbour Interceptor down to, at least, Inglis Street.

After further discussion, the motion was put and passed with Alderman Sullivan voting against.

#### QUESTIONS

##### Question Alderman Hogan Re: Placement and Design of Bus Bays

Alderman Hogan asked if the City has any control over the placement, size and design of bus bays throughout the City.

The City Manager replied that City Council has not generally been involved in this matter. He said that some of the bus bays have presented problems with respect to rights-of-way allowed.

Alderman Hogan said he would like to go on record as having expressed to the Traffic Engineer a safety hazard created by a particular bus bay at the foot of Melody Drive.

The Director of Engineering and Works said that he was familiar with this particular bay and that the change in fact improves the safety of the bay. He said that in travelling this route every day, he is satisfied that it is an improvement and will not increase the hazard there.

##### Question Alderman MacKeen Re: Demolition of House on Brunswick Street

Alderman MacKeen asked if he could be informed of

the status of the house on Brunswick Street (Longard House) which was to be demolished by approximately November 1, 1971.

The Director of Development said that the original proponents of the scheme to move the building and restore it have encountered some difficulties and have reached the point where they feel they cannot deal with it. He said that since that time, the Manager of the Construction Company, on a personal basis, has taken a particular interest in the building and is presently discussing an alternative method of saving it.

Question Alderman Stanbury Re: Traffic Situation, Robie Street

Alderman Stanbury asked if Staff could take a hard look at the serious traffic situation on Robie Street particularly between Lady Hammond Road and Normandy Drive where cars park on both sides of the street and she said that buses travel this street at quite a high speed. She referred to the fact that the people there are very concerned for the children's safety and she asked if this could be looked at before an accident occurs.

The City Manager replied that Staff will report back to the Alderman on the matter.

Question Alderman Moir Re: Conference with Chief of Police

Alderman Moir asked His Worship the Mayor if he had considered polling members of City Council in the near future with respect to the possibility of arranging a conference with the Chief of Police to discuss certain recent events and to assure him of City Council's support. He felt that citizen co-operation with members of the Police Department should be urged.

Question Alderman Connolly Re: 6118 South Street

Alderman Connolly referred to a letter he had received from the Director of Development relating to 6118 South Street and he asked whether there is any way in which the property can revert to its former usage within the law.

The Director of Development advised that there is no way this property can revert without a change in the law.

Question Alderman Connolly Re: Revealing answers to Questions of Staff

Alderman Connolly asked if members of City Council have the right to pass on to citizens copies of correspondence which they have received in answer to specific questions from Staff.

His Worship the Mayor felt that it was the Alderman's duty to pass on the information unless such information is of a confidential nature.



Question Alderman Stapells Re: Traffic and Parking Situation  
on Winchester Avenue

Alderman Stapells asked if Staff would report as soon as possible on the traffic and parking situation on Winchester Avenue.

Question Alderman Sullivan Re: 4-Way Stop Signs - Inter-  
section of Leeds and Robie Streets

Alderman Sullivan asked if the Traffic Authority would study the possibility of installing 4-way stop signs at the intersection of Leeds and Robie Streets.

Question Alderman Sullivan Re: Demolition of Allen Property

Alderman Sullivan asked what the present situation is with respect to the demolition of the Allen property.

His Worship the Mayor advised that the property is now demolished and work is proceeding on the cleaning of the site.

Question Alderman Meagher Re: Letter from Mr. Vincent P.  
Allen

Alderman Meagher submitted a letter from Mr. Vincent P. Allen and asked if Staff would study same and report to the next City Planning Committee on its contents.

NOTICES OF MOTION

Notice of Motion - Alderman Stapells - Committee to Study  
Ordinance No. 135

Alderman Stapells gave notice that, at the next regular meeting of City Council, to be held on December 16, 1971, he will move that a Special Committee be formed to study the weaknesses of Ordinance No. 135 of the City of Halifax with the view to correcting same forthwith.

Notice of Motion - Alderman Stanbury - 5% Tax on Hotel and  
Motel Accommodation

Alderman Stanbury gave notice that, at the next regular meeting of City Council, to be held on December 16, 1971, she will move that the City Council of the City of Halifax approach the Provincial Government and request them to introduce a 5% tax on hotel and motel accommodation within the City limits, and that all of the proceeds from same be passed over to the City of Halifax.

Notice of Motion - Alderman MacKeen - Reporting of Internal  
Auditor Directly to City Council

Alderman MacKeen gave notice that, at the next regular meeting of City Council, to be held on December 16, 1971, he will move that legislation be prepared which will permit the Internal Auditor or other body report directly to City Council, rather than the City Manager, in a manner similar to that of the Auditor General of Canada and Auditor General of Nova Scotia report to their respective legislature bodies.

ADDED ITEMS

Appointment of City Manager to Board of Directors Halifax  
International Containers Limited (Halicon)

In accordance with a recommendation of His Worship the Mayor, it was MOVED by Alderman Connolly, seconded by Alderman Stanbury that Mr. C. MacC. Henderson, City Manager, be appointed to the Board of Directors Halifax International Containers Limited (Halicon), effective immediately.  
Motion passed.

Conference on Taxation

MOVED by Alderman Moir that a Conference of City Council be convened, at the earliest possible time, wherein the total taxation situation of the City of Halifax can be discussed with a view to obtaining a broadening of the tax base and looking to other levels of Government for assistance.

Alderman Connolly seconded the motion.

Alderman Moir spoke to his motion and gave some reasons why it was made.

Alderman Connolly also spoke to the motion and contended that this is a matter which must be tackled right away and, if considered necessary, after the Conference separate committees should be set up to look into the different aspects of the situation.

The motion was then put and passed.

10:33 p.m. Council adjourned.

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WALTER R. FITZGERALD  
MAYOR AND CHAIRMAN

J. AYERST  
ACTING CITY CLERK

1. Public Hearing Re: Rezoning of Land at 5941-53 Curlew Street from R-3 Zone to C-2 Zone.
2. Public Hearing Re: Rezoning of land at 6015 and 6011 Pepperell Street from R-2 Zone to C-2 Zone.
3. Public Hearing Re: Rezoning of Land Lot A-1, Vine Street from Industrial Zone to I-4 Zone.
4. Public Hearing Re: Rezoning of Land in the Prince's Lodge and Kearney Lake Areas as follows:
  - (i) Lot A to be Zoned R-7
  - (ii) Lot B to be Rezoned from C to R-7
  - (iii) Lot C to be Rezoned from I to R-2

PUBLIC HEARING RE: REZONING OF LAND AT 5941-53 CURLEW STREET FROM R-3 ZONE TO C-2 ZONE

A Public Hearing was held at this time to consider the above-noted rezoning.

His Worship the Mayor asked if there was anyone present wishing to speak in favour of the rezoning.

Mr. G.B. Robertson, Q.C. came forward and said he was speaking on behalf of Scotia Branch No. 13, Royal Canadian Legion, who were requesting the rezoning to permit expansion of the existing legion building on Curlew Street. Mr. Robertson referred to a petition he had filed with the City Clerk containing the signatures of approximately 215 persons living in the area, in support of the proposed rezoning. Mr. Robertson also referred to a lengthy written submission which had already been made to Council by Mr. John Cooper of Molinas, Cooper & Robertson, on behalf of the application for rezoning.



SPECIAL CITY COUNCIL  
MINUTES

Council Chamber,  
City Hall,  
Halifax, N.S.  
December 8, 1971  
8:25 P.M.

A Special Council meeting was held on the above date.

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

Present: His Worship the Mayor, Chairman; and Aldermen Bell, Connolly, Hogan, MacKeen, Meagher, Moir, Stanbury, Stapells, Sullivan, and Wentzell.

Also present: Acting City Manager, City Solicitor, City Clerk, and other staff members.

The City Clerk advised that the meeting had been called for the following purpose:

1. Public Hearing Re: Rezoning of Land at 5841-53 Cunard Street from R-3 Zone to C-2 Zone.
2. Public Hearing Re: Rezoning of land at 6025 and 6031 Pepperell Street from R-2 Zone to C-2 Zone.
3. Public Hearing Re: Rezoning of Land Lot A-1, Vimy Avenue from Industrial Zone to R-4 Zone.
4. Public Hearing Re: Rezoning of Lands in the Prince's Lodge and Kearney Lake Areas as follows:
  - (i) Lot A to be Zoned R-2
  - (ii) Lot B to be Rezoned from G to R-2
  - (iii) Lot C to be Rezoned from G to R-2

PUBLIC HEARING RE: REZONING OF LAND AT 5841 -53 CUNARD STREET  
FROM R-3 ZONE TO C-2 ZONE

A Public Hearing was held at this time to consider the above-noted rezoning.

His Worship the Mayor asked if there was anyone present wishing to speak in favour of the rezoning.

Mr. G.B. Robertson, Q.C. came forward and said he was speaking on behalf of Scotia Branch No. 25, Royal Canadian Legion, who were requesting the rezoning to permit expansion of the existing Legion building on Cunard Street. Mr. Robertson referred to a petition he had filed with the City Clerk containing the signatures of approximately 215 persons living in the area, in support of the proposed rezoning. Mr. Robertson also referred to a lengthy written submission which had already been made to Council by Mr. John Cooper of McInnes, Cooper & Robertson, on behalf of the application for rezoning.

Mr. Robertson said that the Legion was primarily a recreational facility with a close relationship to the people who lived in the north central part of the City, and because of the increased membership had simply outgrown the present building. He said they had investigated moving to another location but that because of land shortage and cost in the City, it would place a great financial burden on them to do so. He said that the property had originally been zoned C-2 when it was occupied by Guildfords before they moved to Dartmouth.

Following Mr. Robertson's submission, His Worship the Mayor asked if there was anyone else wishing to speak in favour of the rezoning, and there being no response he asked to hear from those wishing to oppose it.

A Mr. D. Bryden came forward and said he was representing the Urban Development Institute as well as himself as a private citizen. He said he also represented, in spirit, the Civic Affairs Committee of the Board of Trade, as views expressed by them although not approved by the Board.

Mr. Bryden said he opposed spot rezoning, which the present application constituted, while there still was no Master Plan for the City. He said in the view of those he was representing, the City did not fully appreciate the importance of either the Commons or the Public Gardens, and there was a danger of losing the major advantages of having these facilities available to the public, and he suggested that City staff put together a development plan for both these areas including the lands contiguous to them. He suggested that it was premature for Council to make any decision on such land use before staff had made such a plan and submitted recommendations.

Mr. Bryden answered questions put by the Aldermen, following which a member of staff stated that the basic reason for staff's recommendation of refusal was that the rezoning would constitute a protrusion into a predominantly residential area.

A letter dated December 6, 1971 from the Manufacturers Life Insurance Company opposing the rezoning was submitted. The letter stated that the development of an apartment building on Cunard Street by this Company reflected their view that the Commons area was best suited for residential purposes.

Following further discussion, it was MOVED by Alderman Meagher, seconded by Alderman Stanbury, that the matter of the rezoning of Civic Nos. 5841-5853 Cunard Street from R-3 Residential to C-2 General Business be sent to the next regular meeting of City Council without recommendation. Motion passed.



Special Council,  
December 8, 1971

REZONING OF LAND AT 6025 and 6031 PEPPERELL STREET FROM R-2  
ZONE TO C-2 ZONE

A Public Hearing was held at this time concerning the subject rezoning.

A member of staff outlined their reasons for supporting the proposed rezoning. He said that the zone change in No. 6031 Pepperell Street was necessary in order to legalize the existing use of the land as a driveway, which use has been in effect since approximately 1956. He said that a rezoning of 6025 Pepperell was desirable, otherwise a situation would be created whereby a R-2 property would be bounded on three sides by property zoned C-2, which was most undesirable from a planning point of view.

His Worship the Mayor asked if there was anyone present wishing to speak in favour of the rezoning.

Mr. R. Pugsley spoke in favour of the rezoning on behalf of the two property owners involved.

Mr. H. Rounsefell came forward to answer questions concerning the proposed use of 6025 Pepperell. He said that the developers of the proposed hotel site next to the lot in question were considering using it to build a swimming pool for the hotel, which use he felt was consistent with an "open space" use.

Alderman Moir said he would support the rezonings on the condition that the stated uses could be spelled out as the basis for approval.

There was no one present wishing to speak against the rezoning, so the matter was declared to be before the Council for decision.

MOVED by Alderman Connolly, seconded by Alderman Hogan, that the application for rezoning of Land at 6025 and 6031 Pepperell Street from R-2 Zone to C-2 Zone be referred to the next regular meeting of City Council without recommendation. Motion passed.

PUBLIC HEARING RE: REZONING OF LAND LOT A-1, VIMY AVENUE FROM  
INDUSTRIAL ZONE TO R-4 ZONE

A Public Hearing was conducted at this time into the subject matter.

The staff recommendation was for approval of the rezoning.

Special Council,  
December 8, 1971

There was no response to the Chairman's request to hear from anyone either for or against the proposed rezoning.

The City Clerk submitted the following letters opposing the rezoning;

1. Letter dated November 26, 1971 from Chas J. Irving 26 Ford street;
2. Letter dated November 27th from Clyde R. Isner, 10 Vimy Avenue;
3. Letter dated December 5, 1971 from Frank G. & Erma G. Starratt, 27 Ford Street;

and a petition signed by residents in the area opposing the rezoning if the lot were to be used by a developer for an apartment house.

Alderman Stapells noted the petition was opposed to using the land for an apartment dwelling, because of congestion in the area, but wondered how these people would feel if an industry was put on the land which would involve trucks moving in and out. He felt this would be particularly undesirable in view of the fact that the lot in question abutted the Fairview Centennial Arena to the west.

After further discussion, it was MOVED by Alderman Stapells, seconded by Alderman MacKeen, that the matter of the Rezoning of Lot A-1, Vimy Avenue, from I-Industrial to R-4 Residential, be sent to the next regular meeting of City Council without recommendation. Motion passed.

PUBLIC HEARING RE: REZONING OF LANDS IN THE PRINCE'S LODGE AND KEARNEY LAKE AREAS: (i) LOT A - to be Zoned R-2; (ii) Lot B to be Rezoned from G to R-2; and (iii) Lot C to be Rezoned from G to R-2

A Public Hearing was held at this time into the above matter.

Mr. Rankin of the Planning Department advised that this rezoning had been initiated by staff to bring the land under discussion into the Princes Lodge Study Area which was approved in principle by Council. He indicated the three pieces of land involved on a map.

His Worship the Mayor asked if there was anyone present wishing to speak in favour of the rezoning.

Mr. William Lee of 13 Lynwood Drive addressed the Council on behalf of the Ward 10 Community Association. He said that he could only repeat the points made in the brief prepared by the past President of the



Association, which brief was submitted to Council members in late November.

Mr. Gordon Harding of 77 Saskatoon Drive spoke next, stating that he felt there should be some protection afforded the tax payers who had built their homes in the Kearney Lake area, against further encroachment of industry. He said the homes were being depreciated in value because of the blasting and pollution caused by the industry and trucks operating in the area. The present rezoning he said would not solve some of the problems presently being experienced since he realized that present operations could not be barred at this time, but he was asking that the present operations at least be kept from expanding and that no new industry be permitted.

Mr. Brenton Cooke of 20 O'Hara Drive spoke next, stating he had incurred at least \$2,000 in repair costs for damages caused to his home by blasting in the area. He said that the Lake provided recreation for the children in area in both summer and winter, and that something should be done to protect it.

A Mr. Parkinson of 14 Hamshaw Drive spoke next, stating he had also suffered damage to his home from the blasting in the neighbourhood.

The next speaker, a Mr. Hugh Smith, said he was speaking on behalf of the owners of the Princes Lodge Motel, and he asked that their property be excluded from the rezoning.

A Mr. Murphy spoke next on behalf of Standard Paving (Maritime) Limited, stating that Standard Paving were not actually opposing the rezoning, since they were not seeking to expand their activities in the area. He outlined the circumstances under which his Company had come to locate at Kearney Lake in the first place, after taking every step to insure that the land was properly zoned for their purposes.

Alderman Hogan at this point referred to minutes of a meeting which took place between County officials, representatives of Standard Paving and citizens, in which Mr. Titus on behalf of Standard Paving assured the meeting that there would be no crushing operations and were not applying for such an operation.

Mr. Murphy made no comment on this, but merely repeated that Standard Paving were not opposing the rezoning.

The next speaker was Mr. Keith T. Lapp on behalf of Inter Supply Limited, who said his Company opposed the rezoning of Area B, at least at its northerly limits. Mr. Lapp outlined in some detail the circumstances whereby his firm established in Nova Scotia and the considerable investment made thus far in its operations. Its proximity, he said, to Halifax, was the main reason for locating at Kearney Lake, since the product was a perishable one.

He also outlined the lengthy and involved procedure the Company had gone through to obtain the necessary approval for carrying out its operations. Since acquiring its original land, he said, the Company had negotiated for an additional four acres, and had repeated the approval procedure, this time with the City of Halifax. Mr. Lapp said that Inter-Supply was just now beginning to realize some return on its investment. He said there was no blasting involved in their operations so that the noise level was not excessive, and that they neither took water from the Lake nor emptied anything into it. He said future plans called for a totally enclosed mix plant which amongst things would be more attractive to look at. He repeated that with respect to the proposed rezoning, his firm was only opposing the rezoning of the northern part of Lot B. He said that they were responsible for neither the blasting nor dust complaints.

The Building Inspector confirmed that most of the complaints were related to the operations of Atlantic Sand and Gravel and Standard Paving; that there were very few complaints connected with Inter-Supply Limited.

The next speaker was a Mr. Stern speaking on behalf of the owners of the Bluenose Motel on the Bedford Highway, and he also requested that this property be excluded from any rezoning which would restrict further expansion of the Motel.

A Mr. Jack Napier spoke next asking if his understanding was correct that the properties located on the Bedford Highway would be dealt with individually at a later time.

His Worship the Mayor said that decisions on a number of requests concerning properties on the Bedford Highway were being withheld until after this Public Hearing.

The City Clerk advised that he had a letter from Mr. G. Donald Hogan, opposing the rezoning of these lands. Copies of the letter dated December 4, 1971, he said, had been distributed to members of Council.

Although the portion of the Hearing dealing with those favouring the rezoning was completed, a motion was passed to hear from Mrs. Harding of 77 Saskatoon Drive.

Mrs. Harding said that she had witnessed on various occasions, Inter-Supply drivers washing their trucks at the side of the road.

Mr. Lapp of Inter Supply was asked to comment on this and stated if drivers were doing this it was against regulations and they would certainly take steps to insure that the practice was stopped.



After further discussion, it was MOVED by Alderman Moir, seconded by Alderman Hogan, that the matter of rezoning of Lands in the Prince's Lodge and Kearney Lake Area, Lots A, B, and C be sent to the next regular meeting of City Council without recommendation. Motion passed.

11:00 P.M. - Meeting adjourned.

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MINUTES

Minutes of meetings held on November 22 and December 8, 1971 were approved on motion of Alderman Moir, seconded by Alderman Weagher.

WALTER R. FITZGERALD  
CHAIRMAN AND MAYOR

PRESENTATION

R.H. STODDARD  
CITY CLERK

Alderman Sullivan said it was a pleasure to make a presentation on behalf of the citizens of Halifax to Mr. Dave Crabbe, a Halifax born and educated boy who had brought national attention to his home town as a member of the Grey Cup winning Calgary Stampeders. Mr. Crabbe came forward and His Worship the Mayor made the presentation.

8:05 P.M. - Alderman Connolly arrived.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

The City Clerk's request to add the following items to the agenda was approved:

- 20 (a) - Maintenance Contract - City Property
- 20 (b) - Appointment - Architect - Halifax West High School Addition
- 20 (c) - Tenders - 1972

Council approved Alderman MacKen's request to add:

- 20 (d) - Request for Grant - Help Line.

and the City Clerk's request to delete:

- 17 (g) - Cowie Hill Housing Project.

CITY COUNCIL MEETING  
MINUTES

Council Chamber,  
City Hall,  
Halifax, N.S.  
December 16, 1971  
8:00 P.M.

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

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

Present: His Worship the Mayor, Chairman; and Aldermen Bell, Hogan, MacKeen, Meagher, Moir, Stanbury, Stapells, Sullivan, and Wentzell.

Also present: City Manager, City Solicitor, City Clerk, and other staff members.

MINUTES

Minutes of meetings held on November 25 and December 8, 1971 were approved on motion of Alderman Moir, seconded by Alderman Meagher.

PRESENTATION TO DAVE CRABBE

Alderman Sullivan said it was a pleasure and honour to make a presentation on behalf of the citizens of Halifax to Mr. Dave Crabbe, a Halifax born and educated boy who had brought national attention to his home town as a member of the Grey Cup winning Calgary Stampeders. Mr. Crabbe came forward and His Worship the Mayor made the presentation.

8:05 P.M. - Alderman Connolly arrived.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

The City Clerk's request to add the following items to the agenda was approved:

- 20 (a) - Maintenance Contract - City Property.
- 20 (b) - Appointment - Architects - Halifax West High School Addition
- 20 (c) - Tenders - 1972

Council approved Alderman MacKeen's request to add:

- 20 (d) - Request for Grant - Help Line.

and the City Clerk's request to delete:

- 17 (g) - Cowie Hill Housing Project.



MOVED by Alderman MacKeen, seconded by Alderman Hogan that the agenda, as amended, be approved. Motion passed.

DEFERRED ITEMS

REZONING OF LAND - 5841-53 CUNARD STREET FROM R-3 ZONE TO C-2 ZONE

On December 8th, 1971 a Public Hearing was held into the subject application for rezoning, at which time Council deferred its decision until this meeting.

MOVED by Alderman Sullivan, seconded by Alderman Stanbury that the rezoning of Civic Nos. 5841-5853 Cunard Street from R-3 Residential to C-2 General Business as shown in Case No. 2514 on Plan Nos. P200/4781 and P200/4790-2 be approved.

Alderman Hogan MOVED to defer the matter for three months to allow further study of the use of the area surrounding the Commons, but there was no Seconder to his motion.

Alderman Moir said he opposed the rezoning as it represented an extension of a non-conforming use, the reason for the rezoning being to permit the Canadian Legion, Scotia Branch, to extend their present premises.

The motion was put and passed with Aldermen Hogan and Moir against.

A formal resolution was submitted giving effect to the foregoing motion of Council.

MOVED by Alderman MacKeen, seconded by Alderman Sullivan that the formal resolution, as submitted, be approved.

REZONING OF LAND - 6025 AND 6031 PEPPERELL STREET FROM R-2 ZONE TO C-2 ZONE

A Public Hearing was held into the subject rezoning on December 8th, 1971, at which time Council deferred its decision until this meeting.

Alderman Moir asked for an answer to a question he had raised at the Public Hearing as to whether the rezonings under discussion could be approved subject to the land being used for specific purposes, i.e. 6031 to be used as a driveway and 6025 as a green area or swimming pool for the hotel.

The City Manager stated that a letter had been received under date of December 10th from the Solicitor for the owner of the property at 6031 Pepperell Street, stating they had no intention of using that property for any purpose other than a driveway and/or parking area, and were prepared to undertake to the City that no other use would be made without first obtaining approval of Council.

The use of a caveat was discussed which would give the City control over the land if its present owners were to sell in the future, but the City Manager said that he did not recommend this practice as it could eventually lead to a new form of bookkeeping being required by the City to keep track of these restrictions.

Aldermen MacKeen, Meagher, and Sullivan all opposed anything that would hinder hotel development in the City.

After a short discussion it was MOVED by Alderman Stapells and seconded by Alderman Bell that the rezoning of Civic Nos. 6025 and 6031 Pepperell Street from R-2 Residential to C-2 General Business as shown on Plan No. P200/4657 of Case No. 2463 be approved. Motion passed with Alderman Moir against.

A formal resolution was submitted giving effect to the foregoing motion of Council.

MOVED by Alderman MacKeen, seconded by Alderman Sullivan that the formal resolution, as submitted, be approved. Motion passed with Alderman Moir against.

REZONING OF LAND - LOT A-1, VIMY AVENUE FROM INDUSTRIAL ZONE TO R-4 ZONE

A Public Hearing was held on December 8th concerning the subject rezoning, at which time Council deferred its decision until this meeting.

MOVED by Alderman Hogan, seconded by Alderman Stapells that the rezoning of Lot "A-1" Vimy Avenue from I-Industrial to R-4 Residential as shown on Plan No. P200/4665 of Case No. 2468 be approved.

Alderman Bell MOVED that the matter be deferred for three months to allow for a feasibility study concerning the use of the land, but there was no Seconder to his motion.

The motion was put and passed with Alderman Bell against.

A formal resolution was submitted giving effect to the foregoing motion of Council.

MOVED by Alderman Stanbury, seconded by Alderman Meagher that the formal resolution, as submitted, be approved. Motion passed.



ZONING OF LAND - LOT "A" - PRINCE'S LODGE AND KEARNEY LAKE AREAS  
TO BE ZONED R-2

A Public Hearing was held on December 8, 1971 into the matter of Zoning the subject land R-2, at which time Council's decision was deferred until this meeting.

A staff report dated December 16, 1971 was submitted recommending the Zoning action with the exception of four properties facing on the Bedford Highway, at which locations the R-2 Zone would commence approximately 950 feet from the Highway rather than 300 feet.

MOVED by Alderman Stapells, seconded by Alderman Meagher that the land shown as Lot "A" on Plan No. TT-14-19164 dated May 27, 1971, be zoned to R-2 Residential from the present boundary line of the Bicentennial Drive to within 300 feet of the Bedford Highway with the exception of four parcels of land presently owned or assessed to Thibeault, Kelly, McGinn and Bluenose Motel, which shall remain unzoned to the rear property lines or approximately 950 feet from the Bedford Highway. Motion passed unanimously.

A formal resolution was submitted giving effect to the foregoing motion of Council.

MOVED by Alderman Meagher, seconded by Alderman Connolly that the formal resolution, as submitted, be approved. Motion passed unanimously.

REZONING OF LAND - LOT C - PRINCE'S LODGE AND KEARNEY LAKE AREAS  
FROM G TO R-2

A Public Hearing was held on December 8th, 1971 into the subject rezoning, at which time Council's decision in the matter was deferred to this meeting.

MOVED by Alderman Stapells, seconded by Alderman Hogan that the land shown as Lot "C" on Plan No. TT-14-19164 dated May 27, 1971 be rezoned from G to R-2. Motion passed unanimously.

A formal resolution giving effect to the foregoing motion of Council was submitted.

MOVED by Alderman Hogan, seconded by Alderman Stanbury that the formal resolution, as submitted, be approved. Motion passed unanimously.

REZONING OF LAND - LOT B - PRINCE'S LODGE AND KEARNEY LAKE AREAS  
FROM G to R-2

A Public Hearing was held on December 8th 1971 into the subject rezoning, at which time Council deferred a decision in the matter until this meeting.

Alderman Stapells MOVED that Lot "B" as shown on Plan No. TT-14-19164 dated May 27, 1971 be rezoned from G to R-2, with the exception of the eight acres of land in this Lot owned by Inter Supply Limited.

The City Solicitor, however, suggested it would not be adequate just to refer to "the eight acres" but said the Council should be supplied with the full description of the land to be exempted before acting on a motion.

MOVED by Alderman Stapells, seconded by Alderman Wentzell, that the matter be deferred until later in the evening pending submission of the description of the eight acres of land owned by Inter Supply Limited in Lot "B". Motion passed.

#### PETITIONS AND DELEGATIONS

#### Petition - Citizens' Health Union Re: Rat Problem in City of Halifax

The following petition was submitted:

"The City of Halifax is infested with rats to an extent which threatens the health and well-being of large numbers of citizens in this City. Therefore, we the undersigned citizens of Halifax, demand that the City take the following steps to eliminate this danger:

1. The City Council and the Health Services Department take immediate action to set up and operate a rat control program for the entire City, using City Personnel and the most modern and effective methods of rat control.
2. Before the new program is put into operation, it be released to the public through the Citizen's Health Union and voted on at a public meeting to be called by the Citizen's Health Union.

A Mrs. Gertrude Knight addressed the Council and read a written submission on the matter. In the submission it was stated that the City and the Atlantic Health Unit were doing nothing to cope with the problem.

His Worship the Mayor took exception to that position and asked Mrs. Knight if she had contacted either the City or the Health Unit to discuss the problem, and she said she had not.

Alderman Sullivan also cited action which the Atlantic Health Unit had already taken to deal with the problem.

8:50 P.M. - Deputy Mayor Moir assumed the Chair and His Worship the Mayor took a place in the Council.



Alderman Stanbury suggested that one approach to begin with might be an education program whereby persons could be made aware that the problem could be dealt with to a marked degree if everyone is made aware of the conditions which attract rats and did something to rectify these conditions, which in the case of individual homes was to make sure that garbage or anything else that might supply the rats with food was not left in the open.

Considerable discussion followed on this matter, following which it was MOVED by Alderman Meagher, seconded by Alderman Stanbury that the matter be left in the hands of the City Manager, who will investigate the situation and report back to Council along with the report of the Atlantic Health Unit which should be available at the first of the new year. Motion passed.

9:15 P M. - His Worship the Mayor resumed the Chair, and Deputy Mayor Moir took his seat in Council.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on December 8, 1971 with respect to the following matters:

Proposed Arena - Dartmouth and Devonshire Avenue

MOVED by Alderman Sullivan, seconded by Alderman Stapells that, as recommended by the Finance and Executive Committee, the City approve in principle the leasing to the Ward Five Resources Council of a site in the area of Devonshire Avenue and Dartmouth Avenue, at an economic rent for the purpose of construction of an arena, subject to:

- (a) assurance of capital requirements for the proposed arena being fully met prior to the start of construction;
- (b) no capital contribution being required of the City of Halifax;
- (c) contribution by the City in respect of operating costs of the arena being limited to such rental of the facilities as would normally fall within the City's regular recreation program;
- (d) design and location of the building being subject to City approval, and
- (e) provision for car parking and traffic movement associated with the operation of the arena being acceptable to the Traffic Authority of the City.

Motion passed.

Possible Expropriation Settlement - Clayton Block - Pioneer  
Tire Retreaders Limited

MOVED by Alderman Meagher, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, Council authorize the payment of \$6,000 to Pioneer Tire Retreaders Limited in full settlement for all its claims arising out of the expropriation of its leasehold interest in 5 Poplar Grove, Halifax. Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on December 8, 1971 with respect to the following matters:

MAPC - Regional Pollution Control Study

MOVED by Alderman Hogan, seconded by Alderman Stanbury that as, recommended by the Committee on Works, Council endorse the recommendations contained in the report prepared by the MAPC Task Group on Water Supply and Waste Disposal, dated November 1971 and entitled "Regional Pollution Control - Halifax-Dartmouth Metropolitan Area", and that Council authorize and instruct the City Manager and his staff to initiate negotiations with their counterparts in the City of Dartmouth and the County, with a view to working out a mutually satisfactory agreement under which pollution control measures could be undertaken on a regional basis - provided, of course, that similar instructions are forthcoming from the other two Councils. Motion passed.

Request to Traffic Authority Re: Parking Meters - Bedford Row

The recommendation of the Committee on Works was that Council send a unanimous request to the Traffic Authority to remove the parking meters in front of the main Post Office on Bedford Row.

A report dated December 14, 1971 over the signature of the Traffic Authority, countersigned by the City Manager, was submitted which concluded:

"It is the opinion of the Traffic Authority that parking meters are the most effective means of regulating short term parking in all areas of excessive parking demand. Further, there is no apparent reason to vary this practice at any specific location if we are to deal uniformly, consistantly and fairly with all affected parties.

"The Traffic Authority further concludes that the specific



"installation in question improves the availability of short term parking space for the Post Office by reducing violations of the parking Zone. To make an exception in one case such as this means that there can be many such exceptions and little overall consistency in dealing with specific locations. The Traffic Authority cannot deal with implementation along these lines, and therefore affirms that his decision for parking meters at the location in question stands."

A discussion followed on the Traffic Authority's powers, and the Council's position, in the matters of deciding the location of parking meters.

The City Manager said that Council as a matter of policy decision decides that parking meters are generally a good thing, but that the issue of when and where they will be installed are left to the Traffic Authority acting under Provincial legislation.

The question arose of whether the Traffic Authority had consulted the special Traffic Advisory Board, made up of himself, Inspector Flinn, and Mr. Floyd Fullerton, Division Engineer. Alderman Stapells said that he had been advised by Inspector Flinn that such was not the case.

After further discussion, it was MOVED by Alderman Stapells, seconded by Alderman Sullivan, that the matter be referred to the special Traffic Advisory Board composed of Mr. Chaboyer, Inspector Flinn, and Mr. Floyd Fullerton, for consideration and a report back to Council. Motion passed.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on September 8, 1971 with respect to the following item:

Certification - Halifax Police Patrolmen's Association

MOVED by Alderman Moir, seconded by Alderman Stanbury that, as recommended by the Safety Committee, City Council not oppose the application made by the Halifax Police Patrolmen's Association, representing Police Constables, to the Labour Relations Board (Nova Scotia) on November 5, 1971, for certification as a bargaining agent pursuant to the Trade Union Act of Nova Scotia. Motion passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Amendment to Ordinance No. 131, Respecting "Buildings and  
the Adoption of the National Building Code" (Second Reading)

MOVED by Alderman Hogan, seconded by Alderman Sullivan that the following amendment to Ordinance No. 131 respecting Buildings and the Adoption of the National Building Code, be read and passed a Second Time:

BE IT ENACTED by the City Council of the City of Halifax that Ordinance Number 131, respecting Buildings and the Adoption of the National Building Code, as approved by the Minister of Municipal Affairs on the 3rd day of February, A.D., 1969, and amended and approved by the Minister of Municipal Affairs on the 17th day of December, A.D., 1969 and on the 16th day of January, A.D., 1970, and on the 13th day of May, A.D., 1971, respectively, is further amended as follows:

1. Subsection (3) of Section 1.5.6 of said Ordinance Number 131 is repealed and the following substituted therefor:

(3) An Occupancy Permit may authorize the occupancy of a building or a part thereof and shall be issued upon completion of a building or part thereof on the condition that the completed building or part thereof complies with all the terms of this Ordinance and with other City Ordinances.

Motion Passed.

Amendment to Ordinance No. 134, respecting "The Halifax-Dartmouth Port Commission" (Second Reading)

MOVED by Alderman Sullivan, seconded by Alderman Stapells that the following amendment to Ordinance Number 134, Respecting the Halifax-Dartmouth Port Commission, be read and passed a Second Time:

BE IT ENACTED by the City Council of the City of Halifax that Ordinance Number 134, Respecting the Halifax-Dartmouth Port Commission, as approved by the Minister of Municipal Affairs on the 21st day of October, A.D., 1969, is hereby amended as follows:

1. Subsection (2) of Section 4 of said Ordinance Number 134, is amended by striking out the word "ten" in the first line thereof and substituting therefor the word "sixteen".

2. Subsection (3) of Section 6 of said Ordinance Number 134 is amended by striking out the word "Four" in the first line thereof and substituting therefor the word "six".

Motion passed.



Repeal of Ordinance No. 136, Respecting "Special Sewer Taxes" (Second Reading)

A report was submitted from Staff recommending that Second Reading of the repeal of Ordinance No. 136 be deferred until the problem surrounding proposed Ordinance Number 153 are resolved.

MOVED by Alderman Connolly, seconded by Alderman Bell that this matter be deferred until after the New Year. Motion passed.

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on December 8, 1971 with respect to the following matters:

Final Approval - Lot "W", Parkmoor Subdivision

MOVED by Alderman Meagher, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, final approval of Lot "W", Parkmoor Subdivision, as shown on Plan No. P200/3690 of Case No. 2077, be granted. Motion passed.

Extension to a Non-conforming Building - 6073 Jubilee Road

MOVED by Alderman Hogan, seconded by Alderman MacKeen that, as recommended by the City Planning Committee, the extension to a non-conforming building to permit the construction of a 16 foot by 7.75 foot, one-storey addition to the rear of the existing building at Civic No. 6073 Jubilee Road, as shown on Plan No. P200/4811 of Case No. 2539, be approved. Motion passed.

Modification of the Lot Frontage - 2028-36 Gottingen Street

MOVED by Alderman Bell, seconded by Alderman Stanbury that, as recommended by the City Planning Committee, the application for modification of the lot frontage to permit the property at Civic No. 2028-36 Gottingen Street to be converted into a three-unit apartment building and store, as shown on Plan No. P200/4807 of Case No. 2535, be approved. Motion passed.

Zoning - Alma Crescent to R-3

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

1. the parcel of land owned by the City of Halifax as shown on Plan No. P200/4842 of Case No. 2552 be zoned R-3 (Multiple Family Residential), subject to the outcome of a Public Hearing;
2. a date be set for a Public Hearing into the zoning;
3. the area outlined on the plan attached to the staff report be designated as the area within which people will be notified of the Public Hearing.

Motion passed.