

Council,
November 28, 1974

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|-----|---|----------|-------------|
| 10. | Post implementation study re-evaluation, minor modifications as required. | 2 weeks | 21 Mar.1975 |
| 11. | Report to Council on operation | 2 weeks | 4 Apr.1975 |
| 12. | Periodic monitoring | 3 months | 4 July 1975 |

After a short discussion on the matter, it was MOVED by Alderman Walker, seconded by Alderman Hanson that City Council accept the report and agree with the timing schedule for Armdale Rotary Improvements. Motion passed unanimously.

Halifax Waterfront Development Project

His Worship the Mayor submitted a copy of a Press Release made by the Honourable George M. Mitchell, Minister of Development, Province of Nova Scotia, with respect to the Halifax Waterfront Development Project. His Worship the Mayor also submitted a proposed resolution to be considered by City Council.

Copies of an Excerpt from MAPC report: Transportation Strategies - Progress Report #1, were also distributed to members of Council.

Alderman Connolly was concerned that adoption of the motion recommended by His Worship the Mayor might commit the City to expenditure of funds in the future, without knowing how much.

His Worship the Mayor outlined discussions which have taken place over the past few weeks, leading to the Press Release and he assured Alderman Connolly that by approving the proposed motion, no commitment is being made by the City with respect to the expenditure of funds.

Alderman Shannon suggested that a meeting be arranged at which time the developer for the Waterfront Area can outline his proposals. She said that this present Council needs to know what is proposed.

His Worship the Mayor agreed that a meeting should be arranged with the Developer as suggested by Alderman Shannon.

After further discussion, it was MOVED by Alderman Stanbury, seconded by Alderman Sullivan that City Council accept the designation of the selected Development Group for the development of the Waterfront and authorize negotiations on behalf of the City with the Group and the participant levels of Government. Motion passed unanimously.

Proposed Driveway Cut 5518 Duffus Street

Alderman Sullivan referred to a Staff Report dated November 20, 1974 which was sent to Council for information purposes only, relating to the above matter. He said that he is not satisfied with the report and asked Council to agree that the item should be referred back to Staff for further

consideration.

Council agreed to refer this item back to Staff for a further report.

Garbage Collection

Alderman Walker referred to the fact that plastic garbage bags are becoming very expensive and he suggested that perhaps the regulations be changed to permit garbage to be placed in cardboard cartons for collection. He said that groceries are delivered in cartons and these cartons could be re-used for garbage. He asked for a report from staff on this suggestion.

Alderman Stanbury felt that to make such a change would be a regressive step and asked what would happen if it should rain after the boxes have been placed out for collection.

Alderman Connolly suggested that if the cost of plastic garbage bags is considered too expensive, then the householder might invest in a metal garbage container.

His Worship the Mayor suggested that Staff report on this item, as requested by Alderman Walker.

Future Widening - Herring Cove Road from Dentith Road to the Rotary

Alderman Walker referred to the fact that Herring Cove Road must be widened in the future from Dentith Road to the Armdale Rotary and he suggested that the City should consider the acquisition of properties along that stretch of roadway, as the properties become available. He felt that by acquiring the properties now, it would obviate expropriation in the future.

His Worship the Mayor said that Staff would consider the suggestion and report.

Widening - Albion Road

Alderman Walker said that the residents of Albion Road are not happy at the proposal to widen the street. He suggested that a public meeting should be held with the residents to advise them of the situation.

The Acting Director of Engineering and Works advised that in order to permit a proposed development to take place, it was necessary to lay down street lines so that the developer would know how to site his proposed building. He said that staff is proposing to hold a public meeting with the residents to advise them of the situation shortly.

Forum Lands

Alderman Connolly referred to a newspaper article in which it was stated that if the Forum Lands are sold, the dollars received would be turned over to the new Sports Complex.

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He said that to his knowledge, City Council has not made any decision in this regard.

His Worship the Mayor said that as is sometimes the case, his remarks on this item were not reported accurately in the press. He said that his remarks were to the effect that if, the City were asked to sell the Forum Lands for a new postal facility and if Council would concur and if Council would agree to turn over any surplus funds to a new sports complex. He said that he would not state that these things will be done since it requires a decision of City Council.

Alderman Connolly said he was satisfied with His Worship the Mayor's explanation but he felt that since there had been some concern on the part of the Forum Commission, the newspaper article should be clarified.

Street Cleaning

Alderman Connolly referred to the fact that the overnight parking ban went into effect on November 15th and he understood that a concentrated effort would be made to clean the streets. He said that he has learned that the street sweepers, on this date, were out of action and awaiting repairs. He asked if it is possible for men to be out with brooms, shovels and wheelbarrows as some street cleaning must be done before the snow falls.

The Acting Director of Engineering and Works said that the Police Department usually allow a week after November 15th, before they start ticketing cars for parking on the streets overnight. He said it was unfortunate that some of the street cleaning equipment was under repair. He said now that an all out effort will be made this week-end starting Friday night and continuing through to Sunday night.

Fire Department

Alderman Lawrence asked if it is possible that a meeting can be arranged for Council to meet with the City Manager and the Fire Chief to review the work of the Fire Department, manpower, equipment, operations, etc. He suggested that a mini-report be prepared by the Fire Chief for members of Council indicating the manpower situation, etc. so that Council will have something to go by.

His Worship the Mayor said that certainly a meeting can be arranged similar to the one held with the Chief of Police. He said he would attend to this. He pointed out that a further meeting has been scheduled to continue discussions with the Chief of Police for Friday, December 6, 1974 and notices have been sent out.

X-ray Services in the City of Halifax

Alderman Lawrence expressed some concern about the lack of adequate X-ray Services in the City of Halifax. He referred to a case where a student was injured at a Spryfield school and was required to wait for over three hours in great pain before an X-ray could be taken.

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He asked if staff could prepare a report on the facilities available in the hope that additional services can be provided.

Alderman Connolly said that there is a private X-ray facility in the Professional Building on Spring Garden Road.

Alderman Meagher said that X-ray facilities are available at the Civic Hospital.

Alderman Lawrence again asked that a report be prepared on the provision of X-ray facilities for the whole metropolitan area indicating the number of people each is required to serve and where emergency X-rays can take place.

His Worship the Mayor said that he would have the Acting City Manager request Dr. West to report on this item and he suggested that perhaps the report should be prepared in conjunction with the Atlantic Health Unit.

Tax Sale - Land on Melwood Avenue

Alderman Hanson referred to the list of properties for sale for arrears of taxes, as published in the newspaper. He pointed to a property listed as Lot 19, Melwood Avenue and said that this piece of land is used as a right-of-way for approximately 75 families to Chocolate Lake. He said that in the plan of subdivision, it is shown as a right-of-way to the Lake. He asked what can be done about this land, if the City can purchase it for continued use as a right-of-way and what would happen if it was purchased and built on.

The City Solicitor suggested that he should prepare a report for submission to the next meeting of the Committee of the Whole Council.

Council agreed to consider the matter at the next meeting of the Committee of the Whole Council and that the City Solicitor should prepare a report.

Welcome to Sergeant Major Millington

His Worship the Mayor extended a welcome to Sergeant Major Millington of the Canadian Corps of Commissionaires who is acting as Mace Bearer at tonight's Council meeting. He said that it is hoped a permanent member of the Corps will be assigned to the City, thus releasing the member of the Police Force for other duties.

Flags - Council Chamber

Alderman Walker said that he appreciated seeing the Canadian and Nova Scotia flags in the Council Chamber and he hoped that these would remain.

It was pointed out that the previous flags had been stolen from the Council Chamber.

Flowers - Council Chamber

His Worship the Mayor drew Council's attention to the flowers on the centre table which brighten up the Chamber and which came from the Public Gardens Greenhouses.

Graduation Ceremonies - Safe Driving Week

His Worship the Mayor advised that Council members have been invited to the Graduation Ceremonies with respect to Safe Driving Week which will take place on December 3 and 4, 1974. He felt that these ceremonies are an important event though he realized that Council and Committee meetings have been scheduled on these dates.

11:22 p.m. Council adjourned.

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EDMUND L. MORRIS
MAYOR AND CHAIRMAN

MRS. J. P. HACHEY
ACTING CITY CLERK

PUBLIC MEETING
SPRYFIELD MORATORIUM
MINUTES

St. Michael's
Church Auditorium
Spryfield
Halifax, N. S.
December 3, 1974
8:05 P. M.

A public meeting regarding the Spryfield Moratorium was held on the above noted date.

Present: His Worship the Mayor, Chairman; Aldermen Walker, Sullivan, Hanson, Lawrence, Shannon, Moore, Downey, Meagher, and Deputy Mayor Stanbury.

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

MORATORIUM IN SPRYFIELD

Tonight's meeting was called in order that citizens may respond to a staff report dated November 14, 1974 which was prepared in response to a submission made to City Council by the Spryfield Residents' Association in which it was requested that a moratorium be placed on all building or development in the Spryfield area until solutions to existing problems have been implemented and a comprehensive development plan for the Mainland South Area has been drawn up and approved by City Council. The submission suggested that a possible exception to the moratorium would be the construction of dwellings on R-1 or R-2 lands which would be owner occupied.

His Worship advised that Council is present this evening to hear the views of the residents and said there are also members of staff present to answer questions put forth. His Worship introduced members of Council to those in attendance and noted that all members are present with the exception of Alderman Connolly who is representing the City at another function in the City.

The City Manager addressed the meeting and pointed out that the staff report is a joint report prepared by the Development, Social Services, Planning, Engineering, City Solicitor, and Recreation Departments saying that input from all these departments resulted in the submitted report.

The City Manager then briefly reviewed the report and in referring to the regulations and controls which the City has over development, said there are many steps which must be taken before a subdivision gets approval. She said that even when an application comes to Council after it has been reviewed by staff, it may not be recommended for approval and even if it is, Council can still refuse a development.

Mrs. Glube also referred to proposed sewage and drainage problems saying the staff report outlines various expenditures that have been made in the area as well as anticipated development of sewers and water supply for the area.

Mrs. Glube referred also to the limited amount of development at the present time with respect to recreation facilities but said that in the next year and years to come this will be in the forefront of activity. She said this, of course, depends on Capital Budget approvals by City Council.

The City Manager said that staff is of the opinion that the matter of a moratorium is not the practical way to proceed at this time saying that municipal development plans are proceeding for the City as a whole which will have to be accompanied by a zoning by-law saying staff feels a plan should be developed for the City as a whole rather than in isolation. The City Manager said plans are underway at the present time for the upgrading of sewers and transportation problems and it is the recommendation of staff that no moratorium be declared for this area at the present time.

His Worship said that Council will now hear from the public on the matter.

Mrs. M. Tobin of 47 St. Michael's Avenue addressed the meeting and noted there are many problems existing in the area and particularly referred to problems existing on the Herring Cove Road and at the Armdale Rotary saying she could not think of any other Ward in the City where approximately 80% of the bread winners have only one access to and from their place of work. Mrs. Tobin said that all the residents of the area have to pass through the rotary to get to the Peninsula and suggested that for one to say there is a busy hour is an understatement.

Mrs. Tobin also referred to the matter of schools saying the majority of which are located at the end of dead-end streets thus requiring children to follow the Herring Cove Road most of the way to school. Mrs. Tobin referred to statements made by His Worship the Mayor to the effect that improvements will be made to the Rotary by March and questioned whether this will be of the major type which will permit the present traffic to flow freely. If not, she suggested that no further building permits should be issued for the area. Mrs. Tobin said she would like Council to make it possible for proper facilities and development to proceed together.

His Worship then advised of the improvements which are proposed for the rotary and explained what must take place before these are implemented. His Worship also advised that bus have been ordered to supply express service from Cowie Hill to Downtown Halifax which are due for delivery in March.

Alderman Walker referred to the matter of the Herring Cove Road and said Council has requested staff to prepare a study regarding the widening of the Herring Cove Road from Dentith Road to the Rotary which he said is presently under way. Alderman Walker also referred to a multi-services complex which is being established in the area to centralize services saying that space has been rented for this facility across from the Anglican Church.

Mr. Palmer, a resident of Thornhill, noted the residents will have to put up with existing conditions at the Rotary during the coming winter and questioned why it is necessary to wait so long to carry out the proposed improvements.

His Worship then proceeded to outline the procedures which have to be followed before actual implementation can take place. His Worship also advised that approval is required from another level of government which will take some three weeks and said he has been advised by the Minister of Highways that he will do everything possible to see that the proposal is approved.

Mr. Rodney Gay of 23 St. Michael's Avenue spoke on the matter and referred to a staff report prepared regarding sewer services and questioned why adequate services can not be installed in Spryfield as is the case in other areas of the City. Mr. Gay suggested that development should not take place before the area is properly prepared for same and expressed the hope that before Council makes a final decision on the matter, consideration is given to the people of the area over the developers.

Mr. Dursi of the Engineering and Works Department responded to points made by Mr. Gay which he said basically centered on matters of sanitary sewers being over-loaded, storm sewers, and sanitary waste getting to various lakes and streams which he said was in relation to a MacLaren report that was referred to in a Spryfield Sewer Study.

Mr. Dursi said the MacLaren report was commissioned in 1968 prior to annexation to give the City an idea of what it would be taking over and said the report was concerned generally with the Peninsula area although it did deal with Mainland Halifax, but not in great detail.

Mr. Dursi said the Spryfield Sewer Study was commissioned in 1973 to look at what the problems were in detail and which made a number of recommendations.

With respect to the sanitary sewer overloading, Mr. Dursi said this does not result from development but existed prior to annexation. He said the city is undertaking an infiltration program that will take four years saying this is being paid for from the sewer development charge which is assessed to all development.

With respect to the matter of storm sewers, Mr. Dursi said a number of storm sewer programs are beginning which are continuing based on recommendations from studies. He said a number are before Council and said Council will be asked to approve these and work will commence. With respect to the matter of pumping stations and overloading, he said there is a problem but said the infiltration program will go a long way to cure this. Mr. Dursi said the storm sewers are paid for by the sewer development charge saying that development is not greatly adding to the service problem but they are paying to defray it.

With respect to services provided by developers, Mr. Dursi said developers are required to install storm and sanitary sewers to resolve not only problems in the particular area, but problems above him as well. He said that when a developer down-stream undertakes work, all the lands above him will be accommodated in the design so that the sewers to be extended on the system, which will benefit the people of the area, are put in at the expense of the developer. Mr. Dursi further said that a developer would generally install services to where the existing out-fall is capable of handling it. Again, he said, the sewer development charge is also used to pay for over-sized services where needed.

Mr. Dursi referred to the MacIntosh Run drainage area saying that most of the storm drainage work is being concentrated in this area and that the City is moving ahead to remedy existing problems which will then allow for the possibility of development without causing hardship to the people of the area.

Mr. Tanner of Princeton Avenue questioned whether staff had indicated that the MacIntosh Run drainage area would be one of the main areas for development in Spryfield, and Mr. Dursi said this was from a sewer point of view.

A short general questioning then ensued of City staff following which Mrs. Margaret Curtis of 712 Herring Cove addressed the meeting saying she understands there are four major developments proposed for the Spryfield area and said the Storm Sewers in the area are inadequate at the present time. She questioned what the result will be if the proposed development are permitted to proceed.

At the request of His Worship, staff proceeded to give a status report on the four developments as mentioned.

Mr. Bruce Davidson of the Development Department, in referring to the North West Centre development, advised that an application was received about one year ago which was followed by a general public meeting. He said that since that time, minor discussions have taken place but said plans are still very preliminary with staff not having received any plans which are sufficient for preparation of a report to Council. Mr. Davidson said staff has no indication when the company may approach the City with the necessary plans.

With respect to the Rocca Group proposal, Mr. Davidson advised that staff received a plan today which he said is also in a very preliminary stage.

Mr. Davidson referred to the proposed Burgess development intended to be in the Bronson Avenue area and said this was to come before staff for preliminary approval by Council. He said he has been informed from another City Department that this application was withdrawn.

Mr. Davidson then referred to a development proposed for Wyndrock Drive and said discussions with respect to this matter are also in a very preliminary stage saying the developer has approached staff questioning as to what should go on the site.

In referring to the proposed North West Centre Development, His Worship questioned what affect this would have in terms of sewer charges to persons living on the Herring Cove Road and St. Michael's Avenue.

Mr. Dursi said staff has only received scratch drawings at this point but said the City will be pressing for a storm system that will handle the drainage problems on the surrounding streets and referred to St. Michael's Avenue, Hartlen Avenue, and Pinegrove Drive. He said staff will make it a requirement that this system will be installed within the development limits at their sole expense although, he said, there may be cost sharing which would come from another pot and would be at no expense to the home owners.

In referring to sanitary sewers, Mr. Dursi said staff would want to see that any such improvements within the development which are required are carried out as part of the proposal that goes ahead saying staff will also be working downstream in the development area, upgrading the sanitary system by means of the infiltration program which will also be at no cost to the residents.

His Worship advised that this would be at no cost to the abuttor or to the tax payers. His Worship then referred to a question put forth by a member of the audience as to whether the Department of Environment has brought a ruling to the attention of the City with respect to development in the Wyndrock Drive area, and asked if a member of staff could respond to this.

Mr. Dursi advised that as of two weeks ago, no such ruling was received but pointed out that in discussions with the developer, staff repeatedly requested the developer to consult with the Provincial Department of the Environment and the Health Department to determine what their plans are for this area. He said it would be pointless for the developer to go through the required process with City staff and then find that the whole matter would have to cease because of refusal by another level of government which has final authority over the lakes.

Mrs. Robinson of Fleming Heights addressed the meeting saying that all the residents of her subdivision have suffered because of the developer. She said that as a result of telephone conversations this afternoon, she was informed that once an applicant has received approval for a subdivision from the City, it is then up to the applicant to notify the Department of the Environment to inspect the land and said there is no way the City knows whether this actually happens or not.

Mrs. Robinson said the residents are being told at tonight's meeting that everything will work out fine but suggested this is not the way things happen.

The City staff advised that before an item would go before Council for approval, the City would have to be in possession of joint approval certificates from the Public Service Commission, M.T. & T., the N. S. Power Corporation, the Health Department, and the Department of the Environment. He said without these, staff would not place an item before Council.

Mrs. Robinson suggested that this is not what took place in the subdivision where she lives saying this is also contrary to the information which she received today.

His Worship then asked that Mrs. Robinson supply the City Manager with the details and advised that she would be contacted tomorrow in an attempt to clarify what appears to be a failure of communication at some point.

Mr. Vingo, a member of the Executive of the North West Arm Association, addressed the meeting and referred to proposed improvements to the Rotary and the possible widening of the Herring Cove Road, and said he is trying to relate such improvements to the proposed developments to take place. He suggested that if traffic follows the same pattern as it has in the past and Spryfield continues to develop faster than any other area of the City, it will be found that the traffic problems will continue to require ad hoc solutions even with the proposed improvements in order to keep up.

Mr. Monahan of 11 Kirk Road spoke on the matter saying he was concerned about development when the City does not have a Master Plan and there is no neighbourhood plan for Spryfield saying the only way to have planned development is by way of the Master Plan.

Mr. Colin Campbell, Chairman of Multi-Services for Mainland South, addressed the meeting saying the whole question seems to be whether or not the present controls are adequate enough saying that if they are not, then a moratorium should be declared. Mr. Campbell said that if a development is permitted to proceed at this time, it may be that the Master Plan to be approved in the future would not have permitted this development suggesting that development should not proceed until such a Plan is prepared.

Mr. Stanford of Jollymore spoke on the matter and noted that if a developer meets all the requirements of the Zoning By-law and other controls, there is no way of stopping construction. In referring to the proposed Master Plan, Mr. Stanford said a six month moratorium would provide a period of time in which a stable base would exist in order to assess the characteristics of the area. He said the moratorium would safeguard against the inadequacies of the present zoning.

Mr. Ernie Lindsay spoke saying the improvements proposed for the traffic situation will not really solve anything if further development is allowed. Mr. Lindsay questioned what will happen in the future and referred to Council's commitment to mass transit and suggested that this could possibly mean the Arm Bridge will not become a reality.

Mr. Roy Bowdridge of Forbes Street referred to the lack of recreational facilities in the area at present saying that increased development will only add to this situation. He noted the Capital Budget will be coming before Council shortly and requested that the least number of cuts possible be made to the budget as it relates to recreational facilities for the Spryfield area. Mr. Bowdridge said the amount of land set aside for recreation is inadequate and said the 5% which is required to be given by developers is inadequate as well.

His Worship advised that Council is considering asking the Nova Scotia Legislature to allow the City to increase the present 5% dedication to 7%. His Worship said that Council will also be looking carefully at the matter of recreation during the Capital Budget discussions.

Mr. Ron Quick of 64 Hartlen Avenue referred to the great increase in traffic which is caused by development in the area at the present and also to the need for additional recreational facilities due to the increase in the number of children. He referred to a public meeting relating to the North West Centre development at which time it was indicated that the citizens may be able to stop that particular project, but that they would not be able to prevent further construction of the cracker box type of apartment buildings that are being built. He said that if the proposed area is properly zoned and meets all the requirements, Council can not stop construction. Mr. Quick suggested the Community wants the necessary regulations to prevent this type of construction and felt a moratorium should be placed on the area until they are developed.

Sheila Purcell of Purcell's Cove said she rather enjoyed hearing the discussions regarding sewer and water and recreational facilities and said in the area of the City where she lives, there are no such amenities and questioned when it is proposed that some of these things will be installed in Purcell's Cove. Mrs. Purcell also referred to the proposed Municipal Development Plan and asked if their area of the City will be properly zoned as a result saying there is only one area zoned residential in Purcell's Cove.

His Worship then proceeded to outline the proposed scheduling of work to be done in terms of extending services in Halifax and, with respect to the matter of the adoption of a municipal development plan, said that when it is approved the present zoning By-laws are repealed and new ones will have to be adopted.

Mrs. Himmelman of Auburn Avenue in Thornhill Park referred to the matter of the housing shortage in Halifax, and asked why it was the whole of the Hilden Heights subdivision has been left unfinished for two years.

Staff advised that the original contractor went bankrupt and that staff has had a meeting with the new contractor and the matter should be appearing before City Council in the early part of 1975.

Deborah Grant, a housewife of the area, said that one just has to look around to see there is a development problem in the area. She referred to the matter of safe and adequate housing, and questioned whether this type of housing can be provided if it is not possible to provide adequate sewer, transit, and recreational facilities. She said she read a recommendation from M.A.P.C. to the effect that additional housing should not be in the Spryfield area but that it should be placed in the Sackville area, and said the only reason she could see that housing is wanted in Spryfield, is for more tax money. She said it was her feeling that no further development should be permitted until the services can be provided.

His Worship said he was not saying that he wanted to put housing in the area and over-ride the views of the citizens at all. His Worship said it is only being asked that the residents, as being part of the City, to share in the problems that Council has. His Worship said that Council can not leave the meeting and make a decision that is good for one area of the City and bad for another.

With respect to the matter of M.A.P.C., His Worship said that the M.A.P.C. structure only advises and City Council makes the final decision.

Mr. Alan Ruffman addressed the meeting and referred to material which will be coming down the MacIntosh Runs from various development proposals, and questioned whether there are any plans to set up buffer zones around the lakes and whether there are any plans for possible walk-ways.

Mr. Dursi responded by saying the Spryfield sewer study made certain recommendations with respect to buffer zones. He said that when one is talking about what will be discharged into the Runs, there will have to be approval received by the Provincial Department of the Environment before any sewer out-falls are discharged. With respect to the matter of buffer zones, he advised that this will be a requirement as development progresses.

Anne Martell of 31 Crown Drive said she agreed there is a housing shortage in the area but said the type being constructed is of substandard with no facilities for the children .

Anne Martell said the residents are asking for a stop to this type of development while new By-laws are developed which will allow for the proper facilities.

Mr. Peters from Hartlen Avenue said he would like to see some action with respect to traffic lights being installed on certain streets which branch off the Herring Cove Road. He said that at times, it is necessary to sit in traffic on these streets for some twenty minutes until someone is kind enough to let a motorist onto the Herring Cove Road.

Alderman Walker requested that Mr. Peters speak with him following the meeting for the purpose of supplying him with the streets in question.

Mr. Frank Fisher of Leiblin Park questioned whether there are to be traffic lights installed at the Cowie Hill interchange, and His Worship replied in the affirmative and advised that this had been protested when it came before Council by Alderman Walker. His Worship advised that staff has said that this intersection will have to be kept in such a condition that traffic will be able to start up again after having to stop at the lights.

Mr. Dave Hasler of the Leiblin Park Subdivision said that at any meeting he has attended, questions concerning the Arm Bridge have always been abated. Mr. Hasler questioned whether there would ever be an Arm Bridge built or not.

Alderman Walker advised that he has had discussions with the Premier saying he is informed that there is presently a study under way. Alderman Walker said he has brought the matter up in Council a number of times and advised a meeting will be arranged with the Premier in the near future to discuss the matter.

His Worship said the present Council inherits a commitment to an Arm Bridge which he will ensue but noted that if it were built today, it would only come down into the middle of the woods saying there has to be a commitment made by the Province regarding the extension of roads in the area.

Alderman Meagher noted that the City can only keep asking the Province that action be taken and pointed out that when the A. Murray MacKay bridge was being proposed, Council approved a Resolution that the MacKay bridge not be built unless an Arm Bridge could be built at the same time.

His Worship suggested that City Council will be turning to the matter of an Arm Bridge around March of 1975 saying an attempt will have to be made to obtain a commitment from the Provincial Government to extend the road system to connect to such a bridge.

Heather Lindsay addressed the meeting and expressed thanks to His Worship and members of Council for attending tonight's meeting and said it is apparent the people really feel there are problems which will not be solved over night. She suggested Council must be given time to correct the problems which exist and a way must be found to legally and effectively slow down development in the subject area.

Mrs. Lindsay suggested that since Council is unable to refuse a permit in the case of an application that meets the By-law and other requirements, a moratorium for the area would be the best solution.

Mrs. Lindsay said she would like to ask City Council for a commitment under Section 538 of the Halifax City Charter to withhold all permits until a good plan is developed to stage growth in relationship to the services being provided.

His Worship said the difficulty with a Motion worded in such a manner is that if a plan is not developed within six months, the owners of land in respect of which a permit is withheld, shall be entitled to compensation for damages arising from the withholding of such permit. His Worship questioned whether it would be satisfactory to consider re-phrasing the Motion to say that what the Community wishes City Council to understand is that development in the Mainland South area should be restricted to a minimum pending the achievement of satisfactory services and facilities.

Mrs. Lindsay said the problem was that she did not know how one could legally restrict development by way of the suggestion of His Worship the Mayor and suggested that Council could request City Staff to come up with better controls for now to reduce the loopholes.

Mrs. Stanford referred to the matter of the six month moratorium as is outlined in the City Charter, and said that maybe it could be made for a period of five months and so many days, and perhaps the residents of the area could do something to help in the development of a plan.

Mr. Rex Burgess addressed the meeting saying he was a developer and liked building houses and was concerned with the shortage of housing. He said that from discussions with staff, he is of the understanding the City is losing some \$8,000,000 per year which is going out of this area in licenses and gasoline taxes. He said these are monies which the City is being deprived of that would go a long way towards building an Arm Bridge.

Mr. Burgess also referred to the possibility of the City purchasing the Quinpool Road lands saying these monies would also help towards the purchase of a bridge. Mr. Burgess referred to the amount of time and money which he has expended in an attempt to get a subdivision under way, and suggested there is a moratorium on single family construction at this time.

Mr. Burgess said that from discussions he has had, less than 7% of Canada's undeveloped lands are arable saying that M.A.P.C. is suggesting that these lands be built on. He said they are recommending that home construction should take place in the Sackville area which, he said, is an arable area, but said he was of the opinion that the Spryfield area was more suitable for housing due to its rocky state which can not be used for agricultural purposes.

Mr. Burgess felt the only viable answer is the Arm Bridge saying that money is available but it is being put in the wrong place. Mr. Burgess said there would be few people in the area with their own homes today if similar restrictions had been placed on the area as are being proposed tonight. Mr. Burgess said it would be a terrible thing to place a moratorium on housing in Spryfield.

Mr. Phillips, a resident of the area, questioned whether the building regulations for the annexed area of the City are the same as those for the Peninsula suggesting it is the differences in the regulations which has caused many of the problems.

Mr. Davidson of the Development Department advised that within the County Regulations, Council made an amendment to the effect that the regulations of the Peninsula be accepted but said a lower density was included than is in force on the Peninsula. He said that prior to the amendment, densities on the mainland were unlimited.

Mrs. Heather Lindsay suggested the citizens of Spryfield would like to retain the moratorium concept but that due to the liability involved, felt that maybe Council could suggest an alternative means of control.

Following a further short discussion on the matter, His Worship the Mayor, members of City Council, and City staff were thanked for appearing at tonight's meeting to hear the views of the residents.

11:20 P. M. - Meeting adjourned.

HEADLINES

Public Meeting - Moratorium in Spryfield 1-11

MAYOR EDMUND MORRIS
CHAIRMAN

/ek

CITY COUNCIL
MINUTES

Council Chamber,
City Hall,
Halifax, N. S.,
December 12, 1974
8:13 p.m.

A meeting of the 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, Aldermen Connolly, Shannon, Downey, Meagher, Sullivan, Stanbury, Walker, Hanson, Moore and Lawrence.

Also Present: City Manager, Acting City Solicitor, City Clerk and other Staff members.

HIS WORSHIP THE MAYOR

His Worship the Mayor asked Council if it would agree to add an item at an appropriate point on the Order of Business relating to the appointment of a Metropolitan Tourist Council.

Council agreed to His Worship the Mayor's request.

MINUTES

Minutes of the November 28, 1974 meeting of City Council were approved on motion of Alderman Meagher, seconded by Alderman Stanbury.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS & DELETIONS

The City Clerk advised that the following items are to be added to the Order of Business:

- 20(a) Barrington Street Re-alignment - Cogswell Street Interchange to Devonshire Avenue
- 20(b) N.I.P. Grants
- 20(c) Proposed Purchase of Transit Buses

Alderman Sullivan asked that an item be added as 20(d) relating to Curb Cut - 5518 Duffus Street.

Council agreed to add the items and then agreed to the Order of Business as amended.

DEFERRED ITEMS

Proposed Fire Station Site - 3391 Gottingen Street

Alderman Sullivan said that this item has caused him some concern because there are citizens who are not in favour of the location as a Fire Station Site and he said he has learned also that the property was purchased only a few months ago at a much lower price than is being offered to the City. He suggested that Staff look into the details of the various sales and report in writing on the purchase

Council,
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prices. It was then MOVED by Alderman Sullivan, seconded by Alderman Meagher that this item be referred back to Staff for a further report containing all the pertinent details of the various transactions.

His Worship the Mayor asked the Alderman if he would be agreeable to having this item placed on the agenda for the Special Meeting of Council scheduled for December 18, 1974.

Alderman Sullivan said he has no objection on condition that the Staff report is available at that time.

The motion was then put and passed.

Moratorium for Spryfield Area

His Worship the Mayor introduced this subject by saying that Council is very much aware of the feelings of the residents of the area but that Council must make a decision on the Staff Report.

Alderman Walker said that it was unfortunate that a number of citizens who attended the Public Meeting called to discuss the Moratorium Staff Report misunderstood the reason for the meeting and attended to discuss all problems relating to the Spryfield Area. He felt that all citizens support some sort of slow down in development and all are interested in having other similar meetings to discuss other things relating to the area.

His Worship the Mayor said that a number of Aldermen are arranging public meetings in their Wards along the lines outlined by Alderman Walker and that Alderman Lawrence has one coming up on January 16th in the Seaton Academic Centre.

Alderman Shannon said she was extremely impressed by the well thought out comments of the residents at the Spryfield Public Meeting and she said she was in favour of a moratorium being placed on the area for six months.

Alderman Connolly was concerned that the City could well be liable to pay compensation if a six month moratorium is placed on the area and the Municipal Development Plan not ready at the end of that time. He felt there could be serious repercussions if Council goes ahead with a moratorium and he said he does not support such a move.

His Worship the Mayor read the relevant section of the City Charter to which Alderman Connolly referred.

Alderman Hanson said that there are advantages and disadvantages to a moratorium and he suggested that Council seriously consider the wishes of the residents and carefully consider any developments in the Spryfield Area.

There was no motion made and no further debate on this item.

PETITIONS & DELEGATIONS

Petition Re: Sale of City-owned Property Abutting Leppert Street

A petition was submitted from a number of taxpayers on Leppert Street who are "strongly opposed to the possible sale of part or all of the city-owned property abutting Leppert Street for additional parking facilities and/or access to this street".

Alderman Hanson said that he understood that access to the new development is available from Leppert or Philip Street whether or not the City sells or leases this parcel of land.

At this time, the City Manager referred to item 10(e) Possible Sale of City-owned Land - Corner of Leppert and Philip Street and advised that City Staff had intended to ask that this item be deferred to the Committee of the Whole Council on December 18, 1974.

Council then agreed to defer this item along with Item 10(e) to the next meeting of the Committee of the Whole Council.

Request to be Heard - Ad Hoc Committee Re: Proposed Housing Task Force

His Worship the Mayor suggested that this item be considered along with Items 15(a) Establishment Task Force on Housing and 15(b) Appointments to Task Force on Housing.

Council agreed to His Worship the Mayor's suggestion.

Alderman Shannon spoke to this item and said that the three Aldermen appointed to the Housing Task Force had a meeting and she was elected Chairman. She said that the Terms of Reference proposed were reviewed and that no objections to them were raised. In regard to the composition of the Housing Task Force, the Committee is suggesting the following which is slightly different than was recommended by the City Planning Committee:

Alderman Shannon, Chairman
Alderman Downey
Alderman Walker
Two nominees of the Ad Hoc Committee on Rent Control
One public housing tenant
One homeowner
One nominee of the Halifax University Student Union
One Senior Citizen
One member of the Urban Development Institute
One nominee of Interfaith Housing

Alderman Shannon went on to say that the following
in the City.

persons could be used as resource people:

One representative nominated on invitation by CMHC
One representative nominated on invitation by NSHC
One member of the Halifax Housing Authority
The Executive Director of the Regional Social Planning
Council
The Director of Development for the City of Halifax
The Director of Social Services for the City of Halifax.

Alderman Shannon also said that the Committee agreed to ask the City Manager to make available secretarial assistance to the Task Force on Housing as soon as possible.

Alderman Connolly suggested that another builder or developer should be included and a landlord on the Housing Task Force.

Alderman Shannon said that she has no objection to the President of the Nova Scotia Homebuilders Association being appointed to the Task Force.

It was then MOVED by Alderman Shannon, seconded by Alderman Walker that:

1. The following principal terms of reference be approved for the Housing Task Force:
 - (a) to consider and recommend to Council methods for assuring that rents for accommodation within the City are at fair and reasonable rates;
 - (b) to consider the adequacy of the present Ordinance on building inspection and the application and enforcement thereof;
 - (c) to consider housing needs, in detail, including the numbers and kinds of housing units required to meet present and future requirements within the metropolitan region and within the City;
 - (d) to consider methods to meet present and future housing requirements, with specific reference to the separate kinds and sources of financing available including governments and private enterprise, and including any purchase and rental supports or supplements;
 - (e) to consider the location(s) of all serviced land available in the City for housing and the requirement for and recommendation of locations for future serviced land for housing;
 - (f) to assist in the implementation of its recommendations as approved by Council; and
 - (g) generally, to review and recommend on all matters concerned with the provision of adequate, decent, safe, sanitary and reasonable rental accommodation in the City.

2. That the Task Force on Housing be composed of the following:

Alderman Shannon, Chairman
Alderman Downey
Alderman Walker
Two nominees of the Ad Hoc Committee on Rent Control
One public housing tenant
One homeowner
One nominee of the Halifax University Student Union
One Senior Citizen
One nominee of the Urban Development Institute
One nominee of Interfaith Housing
President of the Nova Scotia Homebuilder's Association

3. The City Manager be asked to make available necessary secretarial services as soon as possible to the Task Force.

MOVED in Amendment by Alderman Connolly, seconded by Alderman Moore that the composition of the Task Force on Housing be increased by the addition of a landlord.

Alderman Walker questioned how a landlord would be chosen, he considered it would be very difficult.

Alderman Shannon explained why it was decided to reduce the size of the Task Force.

Alderman Sullivan referred to a newspaper article relating to housing starts in the City of Halifax and a short discussion ensued on this point.

At this time it was decided to hear from the Ad Hoc Committee on Rent Control.

Mr. Bob McClintock, representing the Ad Hoc Committee on Rent Control, pointed out that things have changed slightly in the last five minutes in light of Alderman Shannon's motion. He said that his group has no objection to the terms of reference as proposed and could not really see that it is necessary to reduce the size of the group. He concluded his statements by urging approval by Council of the motion.

The Amendment was then put and passed, seven voting for the same and three against.

The Motion, as Amended, was then put and passed unanimously.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on December 4, 1974 with respect to the following matters:

Kline Heights Water Delivery

MOVED by Alderman Connolly, seconded by Alderman Hanson that, as recommended by the Finance and Executive Committee, effective January 1, 1975, the charge for water delivery in the Kline Heights area should be \$1.00 per delivery, payable to the delivery contractor, the receipts to be deducted from the contractor's hourly billings to the City, it being understood that the service is to be offered only as an interim measure, continuance to be reviewed by Council not later than February 28, 1975. Motion passed.

Possible Sale Fire Alarm Building, Summer Street to
Province of Nova Scotia

This item was referred to Council without recommendation and a further staff report was requested.

A Supplementary Staff report was submitted.

Alderman Meagher realized that this building would not be the ultimate answer to the location of a Tourist Bureau but he felt that it would be a great improvement over the present quarters. He suggested that Staff prepare a report outlining the details of necessary improvements and costs involved for the use of this building as a Tourist Bureau.

Alderman Lawrence reported from a meeting of the Building Site Committee of the Tourist and Convention Committee and said that this building is not considered adequate for the needs of the Tourist Bureau. He suggested that Staff liaise with the Tourist Bureau and consider a number of acceptable sites for such facility.

Some discussion ensued on this item and it was MOVED by Alderman Meagher, seconded by Alderman Connolly that the Fire Alarm Building, Summer Street not be sold to the Province of Nova Scotia at this time and that Staff, in consultation with the Visitors and Convention Bureau prepare a report outlining the improvements necessary and costs involved if the building is to be used as a Tourist Bureau. Motion passed.

Total Expenditure - Reconstruction of St. Agnes School

MOVED by Alderman Connolly, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, City Council approve a total projected expenditure of \$1,717,000 on the new St. Agnes School, of which amount \$250,000 has already been authorized from capital funds and of which the balance of \$1,467,000 is to be recovered from the proceeds of the insurance claim. Motion passed.

Award of Tender - Inspection & Testing 1975

MOVED by Alderman Connolly, seconded by Alderman Meagher that, as recommended by the Finance and Executive

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Committee, the tender for Inspection and Testing - 1975 be awarded to T. J. Donald & Co. Ltd. at a price of \$27,912.50. Motion passed.

Possible Sale of City-owned Land - Corner of Leppert and Philip Street

This item was deferred along with item 9(a) to the next meeting of the Committee of the Whole Council.

Possible Acquisition - 2170 Barrington Street

This item was referred to Council without recommendation.

Alderman Shannon said that this building contains 17 small housing units and since there is a lack of housing accommodations in this City she suggested that the City purchase the building and bring it up to standard for continued occupancy.

It was suggested that the costs of any renovations or repairs should be known before staff are advised to proceed.

It was then MOVED by Alderman Shannon, seconded by Alderman Downey that:

1. the property at 2170 Barrington Street be purchased for a price of \$37,000 as settlement in full for all claims; funds to be made available from Account No. 425 HA 009 (Acquisition of Land for Municipal Purposes);
2. That Staff prepare a report outlining what renovations and repairs might be required, if any, along with an estimate of the costs involved to bring the property up to an acceptable standard for continued occupancy.

Motion passed with Aldermen Connolly and Stanbury voting against.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on December 4, 1974 with respect to the following matters:

Willett Street Sod and Tree Project

MOVED by Alderman Lawrence, seconded by Alderman Sullivan that, as recommended by the Committee on Works, City Council accept the petition in opposition to the Sod and Tree Project proposed for Willett Street between Main Avenue and Adelaide Avenue and allow those property owners who wish to do their own sodding, prior to the end of June 1975, to do so privately. Included in the 1975 Capital Budget would be adequate funds for the City to complete as a local improvement any sodding not completed privately prior to this date. Motion passed.

Engineering Study - Ramp #1, Cogswell St. Interchange

The City Manager referred to the recommendation to Council from the Committee on Works and advised that the City Solicitor has requested the deletion of the name of the consultant from Item No. 4, when any motion is made in Council.

MOVED by Alderman Connolly, seconded by Alderman Downey that:

1. Council approve that staff proceed with the corrective action without delay;
2. Council authorize and approve the location of a further \$80,000 of Capital Funds to be available for the correction of deficiencies in this project and to cover costs of the related engineering study which study was approved by Council at a meeting of October 17, 1974;
3. Council approve the corrective action that this structure be limited to a three ton gross weight restriction (no truck or bus traffic) until the necessary corrective services have been completed to the structure;
4. Council approve that consultants be retained to complete the engineering analysis, design and supervision of the repair work scheme.

Alderman Sullivan questioned when the City will begin to take some action against those at fault.

The Acting Director of Engineering and Works said that the Legal Department are presently investigating this matter and the report is not available as yet.

The City Manager said she would report to the Committee of the Whole Council when Council can expect the report from the City Solicitor on this item.

The motion was then put and passed.

Recreation Master Plan Needs and Attitudes Survey

This item was forwarded to Council without recommendation and Staff was requested to report back on their attempts to obtain funds for the survey from the Provincial Department of Recreation.

The Director of Recreation advised that two meetings have been held with the Provincial Department of Recreation but that no decisions have been made yet.

MOVED by Alderman Connolly, seconded by Alderman Meagher that this item be deferred until such time as a definite answer is received from the Provincial Department of Recreation with respect to the availability of funds.
Motion passed.

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REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on December 4, 1974 with respect to the following matter:

Tender for Two Fire Engines

MOVED by Alderman Connolly, seconded by Alderman Sullivan that, as recommended by the Safety Committee, the tender of Safety Supply at \$136,000.00, being the low tender, be accepted for the supply of two fire pumpers.

Alderman Lawrence questioned the wisdom of purchasing alternative equipment to that presently in use in the Fire Department. He referred to a supplementary staff report which was submitted relating to availability of parts and costs involved in training a mechanic to work on the new type of equipment. He considered that it is reasonable to stay with the already proven type of equipment, that of King Seagrave. He said that he was not convinced that this is indeed a local company.

Alderman Connolly introduced various pieces of correspondence which spoke of the satisfaction of the Thibault pumper which was in use in Dartmouth and many other municipalities, including Montreal. He said that the firm is indeed a local one. He could not anticipate any difficulty in firefighters learning to operate the new type of equipment. He said that just recently the City of Montreal has ordered 16 pumpers and 4 aerial ladder trucks from Safety Supply which tends to prove their adequacy.

The Fire Chief said that in the early 60's a decision was made to standardize the Fire Department equipment which consisted at that time of a fleet of King Seagrave and LaFrance engines. LaFrance went out of business in Canada and it became extremely difficult, if not impossible to obtain parts and the old equipment was disposed of.

Considerable discussion ensued on this item and several questions were asked of the Fire Chief.

The Fire Chief said that with equipment standardized it is not necessary to carry such a stock of spare parts.

After further discussion, the motion was put and passed, six voting for the same and four against it.

REPORT - CITY PLANNING COMMITTEE

City Council considered the report of the City Planning Committee from its meeting held on December 4, 1974 as follows:

Establishment Task Force on Housing

The above noted item was dealt with earlier in the meeting under the Petitions & Delegations section of the agenda.

Appointments to Task Force on Housing

This item was dealt with earlier in the meeting under the Petitions & Delegations section of the agenda

Application for Resubdivision - Block B-1, Lacewood Drive

MOVED by Alderman Connolly, seconded by Alderman Sullivan that, as recommended by the City Planning Committee, the application for resubdivision of Block B-1 to create Block B-1A as shown on Plan No. P200/6774 of Case No. 3058, be approved by City Council. Motion passed.

MISCELLANEOUS BUSINESS

Expropriation Compensation - Park Projects Limited

A staff report dated December 12, 1974, was submitted on the matter.

MOVED by Alderman Connolly, seconded by Alderman Moore that:

1. in compliance with the requirements of Section 13 of the Expropriation Act, the City offer the owners of Parcels G, A-1, A-2, and A-3 a total of \$53,971.00 less the amount of \$1,944 previously paid in respect of Parcel A-2, and
2. in the event the offers are not accepted, that the amount of 100% of the recommended compensation be paid forthwith.

Motion passed.

Street Closures - Westmount

A staff report dated December 4, 1974 was submitted relating to the above noted matter.

MOVED by Alderman Moore, seconded by Alderman Lawrence that the Director of Engineering and Works be instructed to temporarily close William Hunt Avenue south from Edward Arab Avenue for a six month period and report to Council on the effectiveness of such closure.

Following a short discussion, the Motion was put and passed with Deputy Mayor Stanbury voting against.

Proclamation of December 26, 1974 - Boxing Day - Civic Holiday

A staff report dated December 12, 1974, was submitted on the matter.

MOVED by Alderman Connolly, seconded by Alderman Walker that City Council declare December 26, 1974, Boxing Day as a Civic Holiday. Motion passed

MOVED by Alderman Walker, seconded by Alderman Hanson that City Council re-schedule its December 26th meeting for Monday, December 30, 1974 at 8:00 p.m. Motion passed.

December 27, 1974

A staff report dated December 10, 1974 was submitted on the matter.

The City Manager in referring to the report said this matter was discussed with Department Heads as the matter was raised with the City Manager. She said one must consider that this means the City would be closed five days including Saturday and Sunday and also pointed out that if it were to be a staff holiday, the City then becomes involved with Union Contracts. The City Manager said she was only seeking direction from Council.

Alderman Connolly referred to the Union difficulties which may arise from declaring December 27th a staff holiday, and MOVED that December 27, 1974 not be declared as a holiday for City staff. There was no seconder to the Motion.

Reference was made to the fact that the Provincial Government employees will not be working on that day, and it was questioned what stand the Federal Government had taken, and the City Manager advised that it is not a holiday for Federal employees from information she has received.

Discussion ensued on the matter and His Worship questioned whether it would be sufficient to direct that the Senior officers of Administration have the responsibility to assure the safety and adequacy of public service, and should direct themselves appropriately.

The City Manager said that from what has been said, she would take it that the day in question would not be a holiday, per se, but that Department Heads assure there is adequate staff on hand.

MOVED by Alderman Meagher, seconded by Deputy Mayor Stanbury that December 27, 1974 not be declared a Holiday for Civic employees but that Department Heads be directed to ensure that sufficient staff are on hand to handle matters of civic business.

Motion passed with Alderman Connolly against.

Quinpool Plaza Limited - Offer

A staff report dated December 12, 1974 was submitted on the matter.

MOVED by Alderman Moore, seconded by Alderman Lawrence that the City Solicitor make an unconditional offer to Quinpool Plaza Limited to purchase its Quinpool Road interests including all real property and all permits and licenses issued with respect thereto for the firm price of \$5,300,000.00, and that this offer to purchase remain open for acceptance up to midnight of the 30th day of December 1974; the purpose of the offer being primarily for housing.

Following a debate of the matter, the Motion was put and passed, eight voting for the same and two voting against it.

QUESTIONS

Question Alderman Lawrence Re: Meeting with Fire Chief

Alderman Lawrence referred to the poor attendance at the recently held meeting between the Fire Chief and members of Council and said he would like to see another meeting scheduled. Alderman Lawrence felt it would be valuable to have more input from the older members of Council saying that such a meeting should be held sometime after Christmas.

His Worship advised that it was his intention to arrange another such meeting.

Question Deputy Mayor Stanbury Re: Traffic Study

Deputy Mayor Stanbury questioned whether it would be possible to receive from the Traffic Department by January 15, 1975, a study of Young, Cork, Liverpool, London, Almon, and Summit Streets relating to traffic travelling up Connaught Avenue.

The City Manager advised that a report would be submitted on the matter of the closures of Cork and Young Street but said this would not likely be within the time mentioned by the Deputy Mayor.

Alderman Meagher said it has come to his attention that one of the big problems results from children crossing Almon Street across Connaught Avenue in order to get to the school saying that cars are making a right-hand turn at this location. Alderman Meagher questioned whether right-hand turns could be restricted at this intersection and also questioned whether there could be some restriction as to the speed limit on Almon Street.

Deputy Mayor Stanbury said the problem is not just with one particular area but it concerns all streets in the area. She suggested by doing something in one area would only shift the problem to another and questioned if such a study could be received as soon as possible.

His Worship advised that staff will report back as soon as possible.

Question Alderman Downey Re: Street Closures

Alderman Downey advised that he has received a number of calls relating to the closure of Clyde Street, Dresden Row, and Birmingham Street and asked if he could receive some information from staff on this matter.

Mr. Calda, Acting Director of Engineering and Works, advised that the subject closures were approved by City Council but said staff could brief the Alderman regarding what has transpired to this point.

His Worship suggested that Alderman Downey confer with City staff on the matter.

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Question Alderman Hanson Re: Improvements to the Herring Cove Road at Cowie Hill

Alderman Hanson referred to improvements which have been made at the above noted location and specifically referred to the area of Winchester Street and the Herring Cove Road, saying that a dangerous situation has been created at this location. Alderman Hanson said he was invited to visit the subject location this evening and said that while he was there, a service vehicle nearly collided with his car. Alderman Hanson asked that staff make some improvements at this location.

Question Alderman Sullivan Re: Traffic Lights at Young and Gottingen Streets

Alderman Sullivan said he has brought this matter up before and requested that someone check the timing of the lights at the above location. Alderman Sullivan said when the lights turn green on Young Street, then immediately they proceed to turn red only allowing about one car through the intersection.

Alderman Sullivan said this will create a hectic situation once the snow is down saying that when four or five cars back up on Young Street, they will never be able to start again.

His Worship said the light will be checked.

Question Alderman Sullivan Re: Snow Plowing

Alderman Sullivan said he is again receiving calls from senior citizens regarding the difficulty they are having to get someone to shovel the snow from their sidewalks. Alderman Sullivan said he realized there has been a great deal of study on this matter but questioned if any assistance could be received from City Field or if staff has any suggestions.

Mr. Calda advised that no assistance could be received from City Field but said that in the past, the Boy Scouts and other voluntary organizations were engaged to help these people.

Alderman Sullivan questioned whether it would be possible to use a small sidewalk plow, and Mr. Calda advised that the City presently has a number of these vehicles which are used for the purpose of clearing sidewalks which the City is responsible for. He said that such equipment can be acquired but pointed out that quite a number would be needed to supply service throughout the City.

Question Alderman Downey Re: Taxis Parking on Duke Street

Alderman Downey advised that he has received a number of complaints from senior citizens that taxis are parking on Duke Street in front of Scotia Square at the bus stop which is creating difficulties.

Mr. Calda said this is a continuing problem saying it is a matter of enforcement. He said taxis are not allowed to park in this area but said there are constant violations.