

HALIFAX REGIONAL COUNCIL
COMMITTEE OF THE WHOLE
MINUTES
APRIL 14, 1997

PRESENT: Deputy Mayor Jack Greenough
Councillors Bill Dooks
Gordon R. Snow
David Hendsbee
Ron Cooper
Harry McInroy
Condo Sarto
Bruce Hetherington
Clint Schofield
John Cunningham
Jerry Blumenthal
Graham L. Downey
Larry Uteck
Howard Epstein
Russell Walker
Bill Stone
Ron Hanson
Stephen Adams
Barry Barnet
Robert Harvey
Peter Kelly
Reg Rankin
Jack Mitchell

REGRETS: Mayor Walter Fitzgerald

STAFF MEMBERS: Mr. Ken Meech, Chief Administrative Officer
Mr. George McLellan, Commissioner, Regional Operations
Mr. Doug Quinn, Director of Operations
Mr. Khulvinder Dhillon, Director, Engineering Services
Mr. Brian Smith, Director, Transportation
Ms. Jane Nauss, Assistant Municipal Clerk

TABLE OF CONTENTS

1. Capital Budget 3

1.1 Regional Operations 3

2. Adjournment 10

1997/98 CAPITAL BUDGET

MOVED by Councillors Hanson and Uteck to approve the 1997/98 Capital Budget.

1997/98 Capital Budget back to staff to ensure the Budget deals with those projects of a “repair and replacement” nature.

Councillor Hendsbee reiterated his request from an earlier meeting for a status sheet of work in progress and deferred projects from last year.

1997.

Councillor Adams enquired if certain projects could be phased in.

refer the 1997/98 Capital Budget back to staff to determine the essential items of a repair and replacement nature. MOTION DEFEATED.

A vote on the Main Motion was taken.

1.1 **REGIONAL OPERATIONS**

George McLellan, Commissioner, Regional Operations, would be providing a brief overview of Capital projects as they pertain to Regional Operations. Following this

Capital Budget.

Mr. Doug Quinn requested that D21 - “Buildings - McIntosh Street Depot - as it was incorporated in B1 - Page 2 of the budget document.

MOVED by Councillors Kelly and Barnet that D10 - “Buildings - Facilities Upgrade Budget. MOTION PUT AND PASSED.

MOVED by Councillors Kelly and Barnet that D22 - “Buildings - 232 Bedford

Councillor Stone noted he would like the funds - \$20,000 - for the above-noted project (pg #D22) to be allocated to another project within District 16.

MOTION PUT AND PASSED.

Councillor Hetherington suggested when Operating Budget discussions take place, that funds be allocated for external audits, for all departments within Halifax Regional Municipality.

Councillor McInroy referenced D43 - "Buildings - Dartmouth Ferry Terminal - Leasehold Improvements/Furniture - \$315,000." Under "Project Description & Justification" pertaining to this project, there is reference made to \$275,000 plus \$180,000. This totals \$455,000. In response, Mr. Michael Spencer, Real Estate, stated the figure should read \$315,000 less \$185,000 (to equal the building upgrade).

Councillor Rankin requested staff look in-house when there is a need for consultants.

Councillor Barnet expressed concern with respect to D34 - "Buildings - Khyber Building - Roof/Brick/Interior Work - \$200,000." He suggested a full debate on this matter.

Councillor Barnet referenced D46, noting it is being recommended that \$50,000 be allocated to the Capital Budget for "Community & Property Development - Cost Shared Fencing." The Councillor enquired as to how this compared to last year - actual and budgeted. In response, Mr. Spencer advised the amount budgeted is 50% percent less than last year. Year to date totals on expenditures were not available, however, these figures could be obtained.

Councillor Barnet referenced D24 - "Buildings - Downtown Parking Facility - \$220,000" and enquired if this project could be deferred for one year. In response, Mr. Simpson McLeod stated there is a call for expressions of interest on this development. One of the preconditions is that the site would be cleared and leveled.

Councillor Barnet referenced D18 - "Buildings - Cherry Brook Community Centre - Roofing and Miscellaneous Repairs - \$170,000" and enquired if this will be money well spent. In response, Councillor Cooper advised it would cost approximately \$1.5 million to build a new facility.

Councillor Cooper sought clarification on the fact that approximately \$35 million less was spent last year, accordingly, he enquired if this amount will be transferred to this year's budget. In response, Mr. Ken Meech advised that outside of the deferred projects, all the other projects that were included in last year's budget will be completed.

Councillor Kelly referenced D25 - "Buildings - Halifax City Hall - Interior Finishes - \$20,000" and enquired as to what this included. Mr. Spencer stated the funds were required for the replacement of carpeting, painting, and drapes in the Mayor's Office. Further, the office is worn and dated in comparison to the remainder of City Hall.

MOVED by Councillors Kelly and Sarto to delete D25 - "Buildings - Halifax City Hall - Interior Finishes - \$20,000" from the Capital Budget. MOTION PUT AND

MOVED by Councillors Barnet and Kelly to seek outside proposals for site clearance and demolition for the project listed under D24 - "Buildings -

At the suggestion of Mr. Ken Meech, no vote was taken on the Motion at this point in time, as he shared Council's concern regarding the security and liability aspect of the

Another Motion was put on the floor.

MOVED by Councillor Uteck and Downey to refer the matter of "Buildings - to putting the question back on the floor. MOTION PUT AND PASSED.

MOVED by Councillors Barnet and Harvey to remove D34 - "Buildings - Khyber

In response to an enquiry from Councillor Barnet on a five-year business plan Khyber Building, specifically when was it requested and when is it expected - Mr. McLeod advised this question should be referred to Mr. Dan Norris, Heritage Co-

MOTION DEFEATED.

Councillor Hendsbee referenced D38 - "Buildings - Public Gardens - Horticultural Hall - for consulting.

In response to an enquiry from Councillor Hendsbee regarding the Infrastructure

municipality's suggested projects will be provided to Council during the Regular Session being held on April 15, 1997. There are a number of larger projects that are

will assist in reducing the Capital Budget. Should there be projects not included in the Capital Budget, Council will have to determine as to where the funds will be derived.

surplus asset sale at the end of month.

Community and Property Development (Regional Operations)

Councillor Hendsbee referenced D45 - "Community and Property Development - Sundry Land Acquisition - \$100,000" noting his concern on the reduction in allocation from last year. In response, Mr. Simpson McLeod stated this account is for land acquisition that has not been identified as of this point in time. These funds are strictly for land acquisition opportunities that may arise.

In response to an enquiry from Councillor Hendsbee if the unspent allocation will be absorbed, Mr. George McLellan advised in the affirmative. It was not staff's intent to carry the unspent allocation forward as there was nothing specific to which it could be forwarded against.

Councillor Uteck noted this was not deleted in the other document entitled "Capital Budget - Preliminary Expenditures to March 31, 1997" and that it appears to be a carried forward amount.

In response, Mr. McLellan stated it could be considered as part of the new \$250,000, however, if it is to be deleted, another \$250,000 will appear. Deputy Mayor Greenough suggested Council keep track of this.

Councillor Rankin referenced "Land Use Study - Site 'A' Area" noting that the location should read "HRM" and not "Spryfield/Herring Cove." Further, he enquired if there were sufficient resources for the Committee currently being established, to conduct their proceedings. In response, Mr. McLellan stated it was staff's intent to carry out the amount (\$75,000) through the Solid Waste Budget (to be included in the gross figures) **this year.**

Parks and Playgrounds (Regional Operations)

Councillor Schofield enquired on Notting Park School noting he had been advised by staff that the playground equipment would be included in the Maintenance aspect of the Capital Budget, however, he could not confirm this.

Mr. George McLellan advised this aspect of the Budget will be referred back to staff for clarification.

Councillor Cunningham expressed concern with flooding occurring at Mount Herman Cemetary. In response, Mr. Stephen King advised that staff would look into the matter.

Councillor Cunningham referenced Maybank Ballfield being recommended for deferral (\$26,000). Mr. Blair Blakeney, Supt. of Planning and Policy, addressed Council noting that the funds initially allocated were not sufficient (approximately \$100,000 would be required).

Councillor Hetherington referenced D71 - "Parks and Playgrounds - Replace Playground Equipment - Cole Harbour Area" and requested a listing of the those

projects identified for District 8 and the location of each project.

was deferred to future years. In response, Mr. Blair Blakney advised this matter would be clarified by staff.

Councillor Hetherington referenced D56 - "Information Technology - Mapping, Computer, GIS, Survey Equipments - \$300,000" and enquired if staff could provide

Parks and Playgrounds (Regional Operations)

Councillor Dooks requested a listing of all community graveyards in District 1.

aspect of the ball field and soccer field being in close proximity to each other.

Councillor Adams expressed concern with projects being approved last year and not specifically, \$100,000 approved by Council last year. Could staff consider cutting this amount back to at least \$10,000 or \$15,000. Further, why have \$8 million in projects this regard.

Councillor Hetherington enquired if there was a dispute with aboriginals on the Mount matter.

Following a ten minute recess, the Committee reconvened at 4:45 p.m.

5:45 p.m.

Roads and Streets

for this year's Capital Budget were not mentioned in the document. In response, Mr. Kulvinder Dhillon advised he would look into the matter.

"Buildings - Halifax City Hall - Interior Finishes - \$20,000" from the Capital Budget, be reconsidered.

In response, Deputy Mayor Greenough advised this matter should be considered at the end of the budget discussions.

No vote was taken on the Motion.

Councillor Harvey referenced D94 - "Roads and Streets - Sackville Cross Road" noting it had an asphalt sidewalk; further, there was a utility pole in the centre. Mr. Dhillon stated that staff considered renewing the sidewalk, however, it was determined that funds could be allocated to repair the existing asphalt sidewalk, depending on funds available. In response to Councillor Harvey's request if the utility pole could be removed, Mr. Dhillon advised in the affirmative.

Councillor Snow suggested that Lochview Road (Fall River) is listed in other Districts, outside of District 2.

Councillor Cunningham referenced streets categorized as substandard noting this is a tough budget year for people who live on these types of streets. Mr. Dhillon advised that staff will review the areas as noted by Councillor Cunningham, with the Councillor advising he would provide a listing of the streets to staff.

Councillor Mitchell referenced Craigview Drive, Club Road and Lynwood Drive noting these streets were approved but not included in this year's Budget. In response Mr. Dhillon advised that staff is awaiting word from the Province on cost sharing. The Councillor was advised, however, that this matter will be looked into.

Councillor Hetherington referenced D98 - "Roads and Streets - Esdaile Ave." and requested that staff consider dropping Esdaile Ave. on the priority list and replacing it with Summit Heights.

Councillor Hetherington also referenced Boundary St. and suggested staff look at the need for reconstruction.

In response to an enquiry from Councillor Cooper if there is a program in place to determine how roads were originally constructed, Mr. McLellan advised he will obtain further details from the Councillor, after the meeting, before he responds.

In response to an enquiry from Councillor Barnet as to the costs involved to chip seal roads, Mr. Dhillon advised he would determine this information for the Councillor.

Councillor Barnet suggested this particular issue (chip sealing) be re-addressed. Further, he requested staff determine if there are any projects that can be deferred for one year to save operating money.

Councillor Hetherington referenced the paving boundary. Mr. Dhillon stated the paving boundary now matches the core boundary.

In response to another enquiry from Councillor Hetherington as to how many development plans are in the hands of staff now, that still include gravel roads in information.

Councillor Hetherington enquired if the Municipal Solicitor could provide a report if the gravel roads in subdivisions) could be rescinded.

Councillor Kelly referenced page D77 - item 33 - "Golf Links Road" noting there is a reviewed, particularly if further work is required.

Councillor Sarto referenced D96 - "Roads and Streets - Dorothea Drive" requesting

Councillor Stone referenced project #95486 - Wren St. (deferred project) -noting this was dealt with at a previous Council Session. Funds to be allocated were held in

be deferred until Pioneer Avenue is dealt with.

COMMUNITY SERVICES

Ms. Donna Davis Lohnes, Manager, Planning Services, Eastern Region, addressed Council on the Dartmouth Waterfront Development Phase II, and through the use of elements of the project:

- opportunities.

Richard Neima, Chair, Citizens Advisory Committee, addressed Council reviewing the

- each Region of the municipality is important;
this project focuses in the urban core and is important due to the tax assessment base;
approximately 3 square miles of property;
- revenue per year);
- declining;
-

- development;
- this project is viable and will generate surpluses in the future;
 - Council cannot afford **not** to proceed with this project.

Deputy Mayor Greenough thanked Ms. Davis-Lohnes and Mr. Neima for their presentations.

In response to an enquiry from Mr. Ken Meech on associated annual operating costs, Ms. Davis-Lohnes advised of the following:

Year 1 - deficit of \$350,000 (upfront start up costs)

Year 5 - five year projection - operating net cost \$120,000 (worst case scenario).

In response to an enquiry from Councillor Rankin on the feasibility report, Ms. Davis-Lohnes advised she would provide copies for Council.

Councillor Rankin enquired if there was any new activity from outside the municipality that would otherwise not occur. He further enquired what the new taxes associated with this development would be, what would the property rentals be in terms of cash flow, and has staff taken into account the repayment on the investment. Ms. Davis-Lohnes advised she would provide the information.

Ms. Davis-Lohnes stated that an executive summary is available and that a final report will be available in approximately two weeks. Same will be made available to Council.

Councillor Barnet requested staff contact the Municipality of Sarnia, Ontario to obtain comments from staff on their waterfront development experience to which Ms. Davis-Lohnes agreed.

2. ADJOURNMENT

MOVED by Councillors Hetherington and Stone to adjourn the meeting at 6:10 p.m. MOTION PUT AND PASSED UNANIMOUSLY.

Jane Nauss
ASSISTANT MUNICIPAL CLERK