

HALIFAX REGIONAL MUNICIPALITY

HALIFAX REGIONAL COUNCIL MINUTES June 20, 2000 (2:30 p.m. session)

PRESENT:

Mayor Walter Fitzgerald
Deputy Mayor John Cunningham
Councillors: Stephen Streach
Gordon R. Snow
Keith Colwell
Jack Greenough
Condo Sarto
Bruce Hetherington
Clint Schofield
Jerry Blumenthal
Graham L. Downey
Sue Uteck
Sheila Fougere
Bill Stone
Graham Read
David Merrigan
Peter Kelly
Reg Rankin

ABSENT WITH
REGRETS:

Councillors: Ron Cooper
Harry McInroy
Russell Walker
Stephen D. Adams
Bob Harvey
Jack Mitchell

STAFF MEMBERS:

Mr. Ken Meech, Chief Administrative Officer
Mr. Wayne Anstey, Municipal Solicitor
Ms. Vi Carmichael, Municipal Clerk
Ms. Patti Halliday, Assistant Municipal Clerk

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1. INVOCATION

Mayor Fitzgerald called the meeting to order at 2:30 p.m. with the Invocation.

2. PROCLAMATIONS

2.1 Pride Week - June 24 - 30, 2000

Mayor Fitzgerald proclaimed the week of June 24 - 30, 2000 as Pride Week.

2.2 2000 National Aboriginal Day

Mayor Fitzgerald proclaimed June 21, 2000 as 2000 National Aboriginal Day.

RECOGNITION - CLGA Certificate to be presented to Mr. Gordon Hayward

Mr. Pat Hartling, Director, Human Resources, presented the CLGA Certificate to Mr. Gordon Hayward, Senior Works Supervisor, Eastern Region. On behalf of Council, Mayor Fitzgerald extended congratulations to Mr. Hayward.

(Mayor Fitzgerald left the meeting at 2:55 p.m. and Deputy Mayor Cunningham assumed the Chair.)

3. APPROVAL OF MINUTES - NONE

4. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

The following items were added to the agenda:

- 8.2 Councillor Blumenthal - Supplementary Funding
- 13.1 Councillor Snow - Storage of Dynamite - District 2
- 13.2 Councillor Uteck - Assessments
- 13.3 Councillor Rankin - Request to Permit Encroachment for a Flagpole on the cul de sac, Kingsmere Drive, Timberlea
- 13.4 Property Matter - Cornwallis Park Transfer
- 13.5 Property Matter - Demolition Tender - Starr Manufacturing
- 13.6 Property Matter - 2173 Barrington Street

The following item was deleted from the agenda:

10.2.1 Presentation - New Search Tool - Mr. Tony Rodgers, Halifax Regional Search and Rescue

(Mayor Fitzgerald returned to the meeting at 3:00 p.m. and assumed the Chair.)

Councillor Hetherington requested that the Public Hearing scheduled this evening regarding **Project 00095 - Downtown Dartmouth Secondary Planning Strategy and Land Use By-Law** be deferred. The Councillor stated his reason for requesting this is due to the number of Councillors who will be absent this evening, and the changes that have been made to the proposal.

MOVED by Councillors Hetherington and Sarto that the Public Hearing regarding Project 00095 - Downtown Dartmouth Secondary Planning Strategy and Land Use By-Law be deferred to July 4, 2000.

Deputy Mayor Cunningham questioned the need for a deferral, stating it is his understanding that the changes are only to finetune the document. Councillor Greenough also expressed concern regarding the deferral and inquired if the Public Hearing would need to be readvertised if it is deferred. In response, Mr. Wayne Anstey, Municipal Solicitor, suggested if a motion to defer the Public Hearing was to be made, it would be more appropriate to put forth the motion at the commencement of the Public Hearing, rather than at this time. By doing so, the interested parties will be present and will be informed when the Public Hearing will take place.

Councillor Hetherington stated he would prefer that the document be complete, with no further changes required, before the Public Hearing is held. The Councillor stated the reason for bringing the deferral forward at this time was to make Council aware of his intent.

It was agreed that the motion of deferral would be addressed during the Public Hearing session scheduled for later in the day.

MOVED by Councillors Sarto and Greenough that the Order of Business, Additions and Deletions be approved. MOTION PUT AND PASSED UNANIMOUSLY.

5. **BUSINESS ARISING OUT OF THE MINUTES - NONE**

6. **MOTIONS OF RECONSIDERATION - NONE**

7. **MOTIONS OF RESCISSION - NONE**

8. **CONSIDERATION OF DEFERRED BUSINESS**

8.1 Councillor Hetherington - Harbour Solutions Project (deferred from June 13)

- Correspondence from Ken Meech, Chief Administrative Officer, to Mayor Fitzgerald and Members of Council, dated June 16, 2000, regarding the above, was before Council for its consideration.

Mr. Ken Meech, Chief Administrative Officer, stated to ensure that there is appropriate dialogue and communication between Council and the project team, staff is suggesting that Council appoint a special committee to monitor the whole Harbour Solutions process. This will also provide an opportunity to specifically address the issue of the shadow bid. It would be the intention to hold a workshop in the near future, for the members of the Committee, and any other interested members of Council, at which time staff will provide the rationale and background as to how they arrived at their decisions with the hope and expectation that the necessary comfort will be provided. It is also intended that this Committee would stay in place to monitor the process until a recommendation to Council is reached sometime in the fall.

Councillor Hetherington stated, due to the time factor, this Committee needs to be appointed immediately. The Councillor suggested the latest the Committee should report back to Council with what is proposed for a possible shadow bid would be July 4, 2000, so a notification can be sent out to the consortiums advising them of the process.

Mr. Meech noted that, included in the procedure that went out with the RFP, it was indicated that the information regarding the shadow bid would be provided as of June 19, 2000. In order to provide an opportunity to review that issue and to develop a broader estimate, this date has been extended to July 15, 2000.

MOVED by Councillors Hetherington and Greenough that Council appoint a Special Committee to oversee the Halifax Harbour Solutions Project, with a composition as follows:

**Mayor Walter Fitzgerald - Chair
Ken Meech, CAO
Five Council Members.**

All members of Council will be invited to any workshops/sessions on this issue. The mandate of this special committee is to monitor and oversee the process on behalf of Council.

Responding to a question of Councillor Kelly, Mr. Meech stated if it is the Committee's view that the shadow bid needs to be changed, it will come back to Council with a recommendation in that regard.

MOTION PUT AND PASSED UNANIMOUSLY.

The following members of Council expressed an interest in serving on the special committee: Councillors Hetherington, McInroy, Schofield, Uteck, Fougere, Walker, Kelly and Rankin.

At a later point in the meeting, the following motion was adopted by Council to appoint members to the special committee:

MOVED by Councillor Greenough and Deputy Mayor Cunningham that Councillors Hetherington, Uteck, Rankin, Greenough and Kelly be appointed to the Harbour Solutions Committee. MOTION PUT AND PASSED.

8.2 Councillor Blumenthal - Supplementary Funding

- Information regarding supplementary funding provided by Councillor Blumenthal was circulated to Council.
- Correspondence from David Reid, Superintendent, Halifax Regional School Board, dated June 21, 2000, regarding supplementary funding, was circulated to Council.

Based on information he received regarding the use of supplementary funding this year, Councillor Blumenthal apologized to the rural Councillors and all citizens for voting in favour of supplementary funding. The Councillor expressed serious concerns with the manner in which supplementary education funding for Halifax and Dartmouth is being allocated for the 2000-2001 school year. Councillor Blumenthal reviewed the information regarding Supplementary Fund Highlights (dated May 30, 2000), Facts and Figures - Supplementary Funding (Halifax/Dartmouth) and Halifax Regional School Board Budget 2000-2001 - Supplementary Fund, which he circulated to Council.

Councillor Blumenthal questioned why staff are being laid off, and programs, such as school libraries, are being cut if supplementary education funding is at the same level which supported these programs for many years.

Upon examining the Supplementary Funding budget, the Councillor stated he found many areas that gave him serious concerns. For example, the following four areas are new to supplementary funding this year, or are greatly increased, and do not appear to relate to programs or classroom enhancement: Board administration, substitutes, school and administrative secretaries, and teacher administrators.

With respect to Exemplary Practices and Discretionary Fund, Councillor Blumenthal questioned what these items mean, stating he has received three different responses.

Councillor Blumenthal questioned the increase in classroom teachers, noting the General Fund budget indicates a decrease of 69 teachers. The Councillor stated classroom teachers are the responsibility of the Province and are not be paid for through supplementary education funding.

Councillor Blumenthal noted the Supplementary Fund indicates increased positions for Educational Program Assistants and Library Technicians, yet the General Fund indicates decreases. With respect to Student Support Workers, the Councillor noted these decreased from 11 to 0.

(Councillor Colwell took his place at the meeting at 3:25 p.m.)

Councillor Blumenthal reviewed examples of School Library staffing, noting many school libraries are having their staff reduced by 50 percent . The Councillor also described the importance of Educational Program Assistants and Library Technicians. Councillor Blumenthal questioned why all schools, no matter the size, receive full-time secretaries, while library staff are being laid off.

In closing, Councillor Blumenthal stated he has the right, representing the citizens, to question the use of supplementary funding which comes from an additional municipal tax. The Councillor requested that Mr. George McLellan, Deputy Chief Administrative Officer, question the School Board regarding these funds.

MOVED by Councillors Blumenthal and Hetherington that Council direct Mr. George McLellan, Deputy Chief Administrative Officer, to investigate the use of supplementary education funding.

Councillor Stone stated it was his understanding that the former Cities of Halifax and Dartmouth paid the exact same amount of supplementary funding this year for the exact same level of service. However, the Councillor stated it appears that this service is being changed without any input from Council. With respect to the administration fee for supplementary funding, Councillor Stone stated he was not aware of this in the past. With regards to the school libraries, the Councillor stated they are the centre of the school and the librarians are as important as any other staff in the school. Councillor Stone inquired if the process of allocating some supplementary funding directly to the individual schools, for their use based on their needs, will continue.

Mayor Fitzgerald reminded Council that the School Board has suggested that they make the supplementary funding list available to Council on June 27th. The Mayor suggested

Council first needs to see what the School Board is doing before making any decisions. Councillor Stone stated he wants information from the School Board explaining why the library staff are being laid off.

No vote was taken on the motion.

It was suggested that a Committee-of-the-Whole meeting be held on Tuesday, June 27th to further discuss the issue of supplementary education funding.

MOVED by Councillors Blumenthal and Greenough that further debate of the issue of supplementary funding be deferred to a Committee-of-the Whole meeting on Tuesday, June 27th at 2:00 p.m., at which time a report will be provided by the Halifax Regional School Board. MOTION PUT AND PASSED.

As there were some Councillors' names remaining on the Speaker's List, it was agreed that they would be permitted to speak on the matter.

Councillor Uteck noted she previously raised before Council the issue of the \$625,000 reserve and the administration fee. The Councillor noted the information currently before Council from the School Board is the same document that has been distributed on numerous past occasions. Councillor Uteck suggested that Council permit Ms. Stella Campbell, Chair, Halifax Regional School Board, to address Council for five minutes to briefly respond to the comments made at this meeting.

Councillor Kelly clarified that Council made it clear that a detailed breakdown of the use of the supplementary funding needs to be approved by Council before any money is released to the School Board. Mayor Fitzgerald stated the list will be presented to Council on June 27th.

Councillor Colwell stressed the importance of accountability for the money provided by the Municipality for supplementary education funding. The Councillor expressed concern that the School Board has not previously provided the Municipality with this information over the last several years. Councillor Hetherington noted he has previously requested deductions in supplementary funding until accountability is received. Councillor Colwell stated it is important to obtain this accountability immediately, and suggested that Council should request the provincial Auditor General to examine where the money has been spent by the School Board.

Councillor Colwell stated he has some information from the Provincial Government that indicates its funding to the School Board was not significantly decreased. The Councillor agreed to circulate this information to Council before the June 27th meeting.

Councillor Streach questioned if it would be more beneficial to return to the days of trustees who worked with the teachers to ensure accountability for community interests and tax dollars.

Councillor Schofield suggested **Item 11.1.1 Councillor Schofield - Library Staff - Dartmouth Schools** be dealt with in conjunction with this matter as it relates to the same issue. Council agreed to this suggestion.

Councillor Schofield noted the information previously received from the School Board did not indicate that 400 staff would be laid off, with some being hired back. The Councillor expressed concern with this process. Councillor Schofield spoke in support of supplementary education funding if it is distributed properly to help the children, and stated that Council needs to ensure this occurs.

MOVED by Councillors Colwell and Streach that a letter be sent to the Auditor General of Nova Scotia requesting a review of the use of supplementary education funding provided to the Halifax Regional School Board by the Halifax Regional Municipality.

Councillor Blumenthal requested a **Recorded Vote**.

Members of Council voting **In Favour** of the motion: Councillors: Streach, Snow, Colwell, Hetherington, Blumenthal, Downey, Fougere, Stone, Merrigan, Kelly and Rankin.

Members of Council voting **Against** the motion: Mayor Fitzgerald, Deputy Mayor Cunningham, Councillors: Greenough, Sarto, Schofield, Uteck and Read.

MOTION PASSED. (11 In Favour, 7 Against) (Councillors Cooper, McInroy, Walker, Adams, Mitchell and Harvey were absent.)

At this time, Council agreed to allow Ms. Stella Campbell to address Council for five minutes.

In her presentation, Ms. Campbell made the following comments:

- There are more Library Techs paid out of Supplementary Funding in Dartmouth this year than there were last year.
- In the former City of Halifax, there are the same number of library techs this year as there were last year.
- The School Board budget received an \$11 million reduction as a result of the Provincial Budget.

- It would be very useful for Mr. George McLellan, Deputy Chief Administrative Officer, to meet with Mr. Richard Morris, Chief Financial Officer, HRSB, to review documents, to ensure Council receives satisfactory responses to the questions raised.
- School Board staff spend a huge amount of time administering supplementary funding.

Ms. Campbell requested that Council hear from Ms. Judy White, Principal, Sackville High School, to explain what has been done in her area with respect to the use of supplementary funding.

Ms. White expressed thanks and appreciation to Council for the extra funds to supplement what can be done for the students, and explained how the Sackville area schools decided what could be done with these funds, to obtain the most benefit for the students of the area. Upon completion of this debate, it was decided, whereas the elementary and junior high schools previously had no library service, to allocate 2.5 library technicians to be based at the junior high and to serve a certain number of the elementary schools. By doing so, all students would receive some library support. With respect to special needs students, a review was completed and it was decided that a total of 3.5 Educational Program Assistants would be required.

In closing, Ms. White thanked Council again for its support in approving supplementary education funding.

Councillor Blumenthal suggested the Canadian Union of Public Employees (CUPE) should also be permitted to address Council.

MOVED by Councillors Blumenthal and Kelly that Council permit a CUPE representative to address Council regarding this matter. MOTION PUT AND PASSED UNANIMOUSLY.

Mr. Larry Power, Canadian Union of Public Employees National Representative, addressed Council making the following comments:

- Council was clear in its motion that the additional supplementary education funding would be used specifically for the support staff bargaining unit.
- None of the 400 laid off employees have yet to be advised whether or not the layoff notices will be rescinded in the former County and Bedford areas.
- The amount of money given to the School Board from the Provincial Government is \$25,000 more this year than last year. Council gave the same amount of supplementary funding to the former cities of Halifax and Dartmouth. An additional \$2.3 million of supplementary funding was approved by Council last

week. However, there are 140 members of the Union being told they will be laid off.

- The Union is willing to meet with Mr. George McLellan, and provide the same information that was discussed with the School Board.
- The Supplementary Funding budget was being adjusted weekly until it was approved causing confusion as to what was and was not included.
- The positions cut do not total more than \$2.3 million, which is the amount of the increased supplementary funding.
- Teacher positions have been transferred from the former County to the supplementary funding budget, and are now being paid for through the supplementary funding budget for the former cities of Halifax and Dartmouth. If these teacher positions are transferred back to the proper budget, \$1.3 million will be freed up for supplementary funding for the urban schools.

Council agreed that it would be beneficial for representatives of both the Halifax Regional School Board and the Canadian Union of Public Employees to meet with Mr. George McLellan to discuss the budget of the School Board.

Further debate of the issue will continue at the Committee-of-the Whole meeting scheduled for June 27, 2000.

9. PUBLIC HEARINGS

The Public Hearings were held during the evening session (see Page 22).

10. CORRESPONDENCE, PETITIONS & DELEGATIONS

10.1 Petitions

10.1.1 Councillor Kelly - Crystal Drive, Bedford

Councillor Kelly served a petition signed by 28 residents of Crystal Drive, Bedford, in support of the request to have Crystal Drive closed at one end to create a cul-de-sac, thereby ensuring the safety of the more than 25 children who reside on the street. The reason for the request is due to the level of traffic, as well as the excessive speed, created by motorists using Crystal Drive as a short cut.

10.1.2 Councillor Sarto - Communication Towers - Mount Edward Road

Councillor Sarto submitted correspondence from Mr. Darrell Dexter, MLA, Dartmouth - Cole Harbour to Mr. Carl Yates, HRWC, expressing concern regarding the communication towers on Mount Edward Road. The Councillor noted the correspondence raises concerns

regarding an action initiated by the former City of Dartmouth Council in 1994. Councillor Sarto requested that the matter be forwarded to the Municipal Solicitor for a response to Council in one week, if possible. Council agreed to the request.

10.1.3 Councillor Snow - Fall River and Miller Lake Rds.

Councillor Snow served a petition signed by approximately 30 residents of the Fall River area expressing concern with the affects the water has had on their health and that of their families, due to the presence of bacteria, chlorine, arsenic and other contaminants, and an inconsistent supply. The Councillor requested that this be looked into by staff as soon as possible. Council agreed to the request.

10.2 Presentations

10.2.1 New Search Tool - Mr. Tony Rodgers, Halifax Regional Search and Rescue

This item was deleted from the agenda during the Approval of the Order of Business.

(Mayor Fitzgerald left the meeting at 4:10 p.m. and Deputy Mayor Cunningham assumed the Chair.)

10.2.2 Education Exchange Program - Nova Scotia and Sri Lanka - Mr. Paul Watson Crowell

Mr. Paul Watson Crowell made a presentation to Council regarding his upcoming participation in the Canada World Youth exchange program in Nova Scotia and Sri Lanka which will take place from July through December 2000. The focus of the program is to understand the structure and function of community based and non-government organizations, and to also develop skills in research, evaluation and reporting. Mr. Crowell described the events included in the itinerary of the program.

In closing, Mr. Crowell noted that part of his participation in the exchange program is to fundraise, which he has been doing by holding BBQs in Porter's Lake and selling donated items at flea markets. Mr. Crowell requested Council's support in any form such as dropping off articles for the flea market or providing pins. Deputy Mayor Cunningham thanked Mr. Crowell for his presentation.

11. REPORTS

11.1 MEMBERS OF COUNCIL

11.1.1 Councillor Schofield - Library Staff - Dartmouth Schools

This item was addressed under Item 8.2 Councillor Blumenthal - Supplementary Funding (see Page 10).

11.2 CHIEF ADMINISTRATIVE OFFICER

11.2.1 Tender 00-230 Resurfacing - Hydrostone Lanes, West Region (supp report to be circ)

- A supplementary staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

MOVED by Councillors Blumenthal and Downey that Council:

1. **Authorize the transfer of funds in the amount of \$31,275.00 from Account No. CRESPOOL, the Capital Pool, to Capital Account No. CYU00012, Hydrostone Lanes, and**
2. **Approve the extension of Tender No. 00-230, Resurfacing, to the low tenderer, Lafarge Canada Inc., to include the removal of two additional Hydrostone Lanes, with a cost not to exceed \$31,275.00. MOTION PUT AND PASSED UNANIMOUSLY.**

11.2.2 Award of Tender No. 00-262, Resurfacing Projects - Highway No. 1 (Sackville Drive) Patton Rd. to Patton Rd. and Trunk No. 2 (Holland Rd. to Collins Dr.), Central Region

- A staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

MOVED by Councillors Merrigan and Stone that Council award Tender No. 00-262, Resurfacing Project - Highway No. 1 (Sackville Drive) and Renewal Project - Trunk No. 2, to Dillman Enterprises (1995) Limited at the unit prices quoted for a Tender Price of \$407,514.00 and a Total Project Cost of \$468,641.00 with funding authorized as per the Budget Implications Section of the staff report dated June 12, 2000. MOTION PUT AND PASSED UNANIMOUSLY.

11.2.3 Award of Tender No. 00-280, Resurfacing, Part V - Chebucto Road, South Street and Brunswick Street, Western Region

- A staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

MOVED by Councillors Fougere and Uteck that Council award Tender No. 00-280, Resurfacing Part V - Chebucto Road, South Street and Brunswick Street, Western Region to Lafarge Canada Inc. for materials and services listed at the unit prices quoted for a Tender Price of \$243,800.00, and a Total Project Cost of \$330,370.00, with funding authorized as per the Budget Implications Section of the staff report dated June 14, 2000. MOTION PUT AND PASSED UNANIMOUSLY.

11.2.4 First Reading By-Law S-405 Respecting Charges for Street Improvements

- A staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was previously circulated to Council on June 13, 2000.

MOVED by Councillors Rankin and Sarto that By-Law S-405 Respecting Charges for Street Improvements be given First Reading. MOTION PUT AND PASSED UNANIMOUSLY.

11.2.5 First Reading By-Law R-103 Respecting By-Law and Ordinance Repeal

- A report from the HRM Pension Committee regarding the above, was previously circulated to Council on June 13, 2000.

MOVED by Councillors Greenough and Sarto that By-Law R-103 Respecting By-Law and Ordinance Repeal be given First Reading. MOTION PUT AND PASSED UNANIMOUSLY.

11.2.6 Case 00223 Application for Lot Modification Development Agreement, 1071-1073 Tower Road, Halifax

- A staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

MOVED by Councillors Uteck and Downey that Council set the date of July 11, 2000 for a Public Hearing to consider a proposed development agreement for the property at 1071-1073 Tower Road. MOTION PUT AND PASSED UNANIMOUSLY.

11.2.7 Heritage Case 00017 - Review of Proposed Addition and Alterations to 5721 Inglis Street, Halifax, NS (Permit Application 020494)

- A staff report prepared for Dan English, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

MOVED by Councillors Uteck and Downey that Council approve the alterations to the south elevation of 5721 Inglis Street, as proposed in the staff report dated April 17, 2000. MOTION PUT AND PASSED UNANIMOUSLY.

11.2.8 Approval of 2000-2001 Area Rates and Confirmation of Expansion of Suburban Boundaries

- A staff report prepared for George McLellan, Deputy Chief Administrative Officer, regarding the above, was before Council for its consideration.

MOVED by Councillors Kelly and Rankin that:

- 1. The area rates as detailed in Schedule "A" attached to the staff report dated June 6, 2000, for the taxation year 2000/2001 be approved.**
- 2. A capital loan be granted to finance equipment of the Mushaboom Fire Service in the amount of \$8,695 with repayment to a maximum of 3 equal annual principal installments of \$2,898.33 plus outstanding interest, such installment being the first charge against operations commencing with the 2000/2001 taxation year with interest at the rate of 5% compounded annually.**
- 3. A capital loan be granted to finance equipment of the Sheet Harbour Fire Service in the amount of \$35,015 with repayment to a maximum of 2 equal annual principal installments of \$17,507.50 plus outstanding interest, such installment being the first charge against operations commencing with the 2000/2001 taxation year with interest at the rate of 5% compounded annually.**
- 4. The defined community boundary for the Kinsac area as detailed in Schedule "C" of the staff report dated June 6, 2000, be approved.**
- 5. Section (d)(ii) of the March 21, 2000 Council Resolution be corrected by withdrawing the submitted Suburban Map for Hammonds Plains and replacing it with the Revised Suburban Map for Hammonds Plains - Schedule "D" of the staff report dated June 6, 2000.**

With regards to the Hammonds Plains area, Schedule "D" of the staff report dated June 6, 2000, Councillor Kelly noted that within the Peerless Subdivision in Hammonds Plains, for which the new rates will apply, there are approximately 22 homes that are further away from the service. The Councillor requested that staff consider including these homes in this adjustment.

MOVED by Councillors Kelly and Stone that the motion be amended to include the 22 homes in the Peerless Subdivision in Hammonds Plains in the adjustment.

In response, Mr. George McLellan, Deputy Chief Administrative Officer, stated staff would be prepared to consider Councillor Kelly's request for the inclusion of those homes, within the approval of the area rate budget.

MOTION PUT AND PASSED UNANIMOUSLY.

The vote was then taken on the Main Motion, as amended.

MOTION PUT AND PASSED UNANIMOUSLY.

For the record, Mr. Meech stated it is his understanding that with regards to the 3.5 cent area rate for the rural areas approved by Council by a separate resolution on June 13, 2000, it will be included in the tax bills as part of the area rates.

12. MOTIONS

12.1 Councillor Read

Councillor Read stated the former City of Halifax By-Law does not have a minimum lot dimension, and some "strangled" flag lots are occurring, which have extreme dimensions, and will create problems in the future. The Councillor stated these lots are being used in a way that developers can circumvent some of the other intentions of the Land Use By-Laws and Subdivision By-Laws. Councillor Read noted the Municipal Government Act requires that municipal subdivision by-laws contain all of the elements included in the Provincial regulations, unless the municipal ones are more stringent. The Councillor stated the Provincial subdivision regulations require a minimum lot width of six meters. Councillor Read stated this would be a minor change.

MOVED by Councillors Read and Stone that Council refer this matter to staff to commence the process to amend the subdivision by-laws of the former Cities of Halifax and Dartmouth to bring them into conformance with the Municipal Government Act, Section 271, with respect to minimum lot dimensions. MOTION PUT AND PASSED UNANIMOUSLY.

13. ADDED ITEMS

13.1 Councillor Snow - Storage of Dynamite - District 2

Councillor Snow advised Council that it has come to his attention that Northeast Pipeline is storing a massive amount of dynamite in District 2. The Councillor acknowledged that this is a federal regulation, but questioned why the local Councillor or HRM staff were not advised of the situation. Following a site visit, Councillor Snow stated the area was open to anyone wishing to go in. The Councillor contacted the local MLA and MP and they had no knowledge of this matter either. Councillor Snow stated he also contacted the Safety Officer of the Province, who in turn consulted with the Safety Officer for the Federal Government. Assurances were given that there were no problems with this situation and an offer to place a guard at the site was given to help alleviate the concerns.

Councillor Snow expressed concern with the danger to the community that this dynamite storage creates, and requested that staff look into the matter to determine what authority Northeast Pipeline has with respect to the storage of dynamite. The Councillor noted this company will be doing approximately 1-2 miles of blasting in Fall River which may take up to ten years to complete.

Council agreed to the request for a staff report.

13.2 Councillor Uteck - Assessments

Councillor Uteck requested that staff be directed to prepare some information as to how the Municipality can work with the Province to ensure some protection from inflated assessments in older established neighbourhoods. For example, the Councillor noted she has five such cases in her District where 40-50 year old homes are adjacent to newly constructed \$350,000 homes, resulting in increases of \$150,000 in the assessment of these older homes. Councillor Uteck noted there are similar situations in District 23. The Councillor stated some of these situations are forcing seniors to sell their homes.

Also, Councillor Uteck suggested it would be beneficial to have staff arrange for a representative from the provincial Assessment Office to appear before Council in the near future to discuss this and other related issues.

Council agreed to both requests of the Councillor.

13.3 Councillor Rankin - Request to Permit Encroachment for a Flagpole on the cul de sac, Kingsmere Drive, Timberlea

Councillor Rankin asked for Council's approval of a request for an encroachment sign license for the installation of an aluminum flagpole on HRM land known as the cul de sac at Kingsmere Drive, Glengarry Subdivision, Timberlea, subject to staff consent.

MOVED by Councillors Rankin and Hetherington that Council approve the request for an encroachment sign license for the installation of an aluminum flagpole on HRM land known as the cul de sac at Kingsmere Drive, Glengarry Subdivision, Timberlea, subject to staff consent. MOTION PUT AND PASSED UNANIMOUSLY.

13.4 Property Matter - Cornwallis Park Transfer

- This matter was discussed during the In Camera Session held prior to the Regular Session, and was now before Council for ratification.

MOVED by Councillors Greenough and Uteck that:

- 1. Halifax Regional Council authorize the Mayor and Municipal Clerk to enter into an agreement with Canada Lands Company for the transfer of title for Cornwallis Park for the sum of one dollar.**
- 2. Halifax Regional Council recognize the work that has been completed by the Cornwallis Park Stakeholders Committee and accept the park vision as developed in principle.**
- 3. The contents of this report be made public. MOTION PUT AND PASSED UNANIMOUSLY.**

13.5 Property Matter - Demolition Tender - Starr Manufacturing

- This matter was discussed during the In Camera Session held prior to the Regular Session, and was now before Council for ratification.
- Correspondence from Mr. John MacLeod, Member, Heritage Advisory Committee and Industrial Heritage Nova Scotia, regarding the above, was before Council for its consideration.

Mr. Wayne Anstey, Municipal Solicitor, advised Council that the staff report regarding this matter can, in fact, be released to the public. Therefore, the In Camera recommendation was adopted with that amendment.

MOVED by Councillors Hetherington and Greenough that:

- 1. Tender No. 00-244, Former Starr Manufacturing Building Demolition, be awarded to Dexter Construction Company Limited for materials and services listed at the unit prices quoted for a Total Tender Price of \$223,101.15, and**

a Total Project Cost of \$267,721.38, to be funded from the Sale of Land Account.

2. Council also approve proceeding with the demolition of Municipally-owned buildings at 22 Prince Albert Road and 2 Pine Street adjacent to the Starr property. Council has previously approved funding for the demolition of these two buildings from the Sale of Land Account.
3. The report can be released to the public. MOTION PUT AND PASSED UNANIMOUSLY.

13.6 Property Matter - 2173 Barrington Street

- This matter was discussed during the In Camera Session held prior to the Regular Session, and was now before Council for ratification.

MOVED by Councillors Downey and Blumenthal that:

WHEREAS the Council of the Halifax Regional Municipality desires to acquire possession of the land described in Schedule "A" attached to the June 14, 2000 staff report;

AND WHEREAS the Halifax Regional Municipality has negotiated with the current occupants for the possession of the land and is unable to obtain possession at a fair price by agreement;

BE IT THEREFORE RESOLVED that the Halifax Regional Municipality now expropriate the land described in Schedule "A" attached to the June 14, 2000 staff report;

The owner of the land according to the last revised assessment roll is the Halifax Regional Municipality.

The interest intended to be expropriated is the fee simple and such interest is not to be subject to any existing interest in the land, saving and excepting the Restrictive Covenants described in Schedule "B" attached to the June 14, 2000 staff report.

The land is being expropriated for municipal purposes, namely for a sewage treatment facility.

The report cannot be released to the public. MOTION PUT AND PASSED UNANIMOUSLY.

14. NOTICES OF MOTION

14.1 Councillor Fougere

TAKE NOTICE that at the next regular meeting of the Halifax Regional Council to be held on June 27, 2000, I intend to introduce a motion to amend By-Law S-400 respecting charges for street improvements to provide for a revised charge for new asphalt paving of chip sealed and stone and oil streets as outlined in the staff information report of May 23, 2000 to be set at 2/3 of the LIC rate for new paving.

RECESS

MOVED by Councillors Hetherington and Blumenthal that Council recess at 4:45p.m. until 6:00 p.m. MOTION PUT AND PASSED UNANIMOUSLY.

The meeting recessed at 4:45 p.m. and reconvened at 6:00 p.m.

**HALIFAX REGIONAL COUNCIL
MINUTES
June 20, 2000
(6:00 p.m. session)**

PRESENT:

Mayor Walter Fitzgerald
Deputy Mayor John Cunningham
Councillors: Stephen Streach
Gordon R. Snow
Keith Colwell
Jack Greenough
Condo Sarto
Bruce Hetherington
Clint Schofield
Jerry Blumenthal
Graham L. Downey
Sue Uteck
Sheila Fougere
Bill Stone
Graham Read
David Merrigan
Peter Kelly
Jack Mitchell

ABSENT WITH
REGRETS:

Councillors: Ron Cooper
Harry McInroy
Russell Walker
Stephen D. Adams
Bob Harvey
Reg Rankin

STAFF MEMBERS:

Mr. Ken Meech, Chief Administrative Officer
Mr. Wayne Anstey, Municipal Solicitor
Ms. Vi Carmichael, Municipal Clerk
Ms. Julia Horncastle, Assistant Municipal Clerk

Mayor Fitzgerald called the meeting back to order at 6:00 p.m.

ACKNOWLEDGEMENT

At a later point in the meeting, Mayor Fitzgerald recognized Ms. Wendy Lill, MP, who was present in the gallery.

Councillor Uteck advised there will be information sessions with officials from the Canadian Food Inspection Agency on Thursday, June 22, 2000 from 2-7 p.m. in the lower parking lot of Point Pleasant Park

Councillor Hetherington referenced agenda **Item 9.3 - Project 00095 - Downtown Dartmouth Secondary Planning Strategy and Land Use By-Law.** The Councillor noted there were six members of Council absent and, as staff has advised amendments will need to be made to the document prior to formal adoption on July 4, 2000, placed the following motion before Council.

MOVED by Councillors Hetherington and Streach that Council adjourn the Public Hearing to July 4, 2000.

After discussion on the motion of deferral, a Recorded Vote was requested.

Those voting **in favour** of the motion were: Mayor Fitzgerald, Councillors Streach, Snow, Colwell, Hetherington, Schofield, Blumenthal, Stone and Mitchell.

Those voting **against** the motion were: Deputy Mayor Cunningham, Councillors Greenough, Sarto, Downey, Uteck, Fougere, Read, Merrigan and Kelly.

The following Councillors were absent: Cooper, McInroy, Walker, Adams, Harvey and Rankin.

MOTION DEFEATED (9 in favour, 9 against)

9. PUBLIC HEARINGS

9.1 Sale of Former Western Subsystem Office, Old School Road, Upper Tantallon to the Shambhala Cultural Centre of St. Margaret's Bay

- A report prepared for Mr. K. R. Meech, Chief Administrative Officer, dated June 12, 2000, on the above noted, was before Council.

Mr. Tom Crouse, Property Analyst, outlined the staff report advising the purpose of the Public Hearing is to comply with Section 51 of the Municipal Government Act whereby the Municipality may sell or lease a property, at less than market value, to a non-profit organization that is considered by Council to be carrying on an activity beneficial to the Municipality.

Mayor Fitzgerald called for members of the public wishing to speak either in favour of or against the sale of the property. Hearing none, the following motion was placed before Council.

MOVED by Councillors Hetherington and Blumenthal that the Public Hearing close. MOTION PUT AND PASSED UNANIMOUSLY.

Decision of Council

MOVED by Councillors Mitchell and Hetherington that Regional Council confirm its approval of June 15, 1999, to authorize the Mayor and Municipal Clerk to enter into an Agreement of Purchase and Sale with the Shambhala Cultural Centre of St. Margaret's Bay for the subject property based on the terms and conditions set out in the staff report dated June 12, 2000. MOTION PUT AND PASSED UNANIMOUSLY.

9.2 Street Closure and Sale of Land - Braemar Drive - Administrative Order SC-22

- A report prepared for Mr. K. R. Meech, Chief Administrative Officer, dated May 30, 2000, on the above noted, was before Council.
- Correspondence from Nabil J. Toulany, Eastwards Property Inc., dated June 19, 2000, was circulated to Council.
- Correspondence from Ramzi Haddad, dated June 19, 2000, was circulated to Council.
- Correspondence from Douglas A. McNeil, dated June 14, 2000, was circulated to Council.

Mr. Mike Woods, Senior Real Estate Officer, presented the staff report, advising the sale of Braemar Drive to Loblaw Properties Limited was approved at the May 23, 2000 Regional Council session, at which time Council authorized the Municipality to enter into a Purchase and Sale Agreement subject to the approval of the street closure.

In response to Deputy Mayor Cunningham, Mr. Woods advised this development was not subject to the closure of Braemar Drive and could proceed as-of-right without the sale of Braemar Drive. On further question, Council was advised truck access to the property would be off the Parklo, creating a dangerous traffic situation if the street was not closed.

In response to Deputy Mayor Cunningham, Mr. Barry Zwicker, Wallace MacDonald Lively, advised the sideyard clearance of the property off Braemar Drive, if closed and sold, will be "0". He advised a portion of the travel way will be improved with new curb and gutter and asphalt surface. Mr. Zwicker further advised the street will be widened without affecting the existing properties. Mr. Zwicker noted there is one portion of the site adjacent to civic # 342 and a portion of civic # 340 where, because of the grade difference, a small retaining wall will be built. He stated there will be approximately twelve trucks accessing the property during the day, the majority of which will arrive in the morning or throughout the evening.

Deputy Mayor Cunningham questioned whether the access for deliveries could be made some other way. In response, Mr. Zwicker stated if that section of Braemar Drive is not used the truck traffic will have to go through the parking lot past the face of the store which may pose a danger to pedestrians.

In response to Councillor Schofield, Mr. Zwicker advised the primary access to this site would be off the Parklo approach through a controlled intersection.

In response to Councillor Sarto, Mr. Woods advised the right-of-way along Braemar Drive was a former provincial highway and has existed for many years.

Mr. Tom Rath, Director, Corporate Real Estate Services, stated the property would have been acquired by the City of Dartmouth, and that acquisition would have been based upon the practice of the day relative to acquiring property for market value.

In response to Councillor Blumenthal, Mr. Zwicker advised there is no specific noise barrier provided along the back of the building.

Mayor Fitzgerald called for those wishing to speak either in favour of or against the application.

Mr. Barry Zwicker

Mr. Barry Zwicker, Wallace MacDonald Lively, consultants for Loblaws Property Limited, advised they currently have both building and development permits to construct a 52,000 square foot store on this site. He advised lot grading is in place and excavation has started for the foundation of the building. He noted the street closure was brought to his client by HRM who then pursued the design necessary to accommodate an additional orientation or size of the store to support the acquisition of these lands. He advised Loblaws will completely resurface the road, improve the storm water system, separate what is now a combined sanitary sewer and storm sewer line into just a sanitary line and provide proper driveway access for all properties backing onto this property. He stated Loblaws will improve the aesthetics of this site, including landscaping behind the building. He

noted trucks have access to that street even if this process is not completed successfully.

In response to Councillor Uteck, Mr. Zwicker confirmed that Loblaws Properties Limited is fully aware of the condition of the street and will undertake all necessary upgrades at their expense.

Mr. Darrel Dexter, MLA

Mr. Darrel Dexter, MLA, 361 Prince Albert Road, advised he was speaking against the closure of Braemar Drive and its sale, noting:

- his property is across the street from the abutting properties;
- Mr. Toulany and his family have operated a supermarket and convenience store on the property at 342 Prince Albert Road for approximately 31 years and, when an operation such as a Superstore moves in next to a convenience store, there is considerable concern for the livelihood that has sustained the family for many years;
- the residents in this neighbourhood are being asked to support the closure of Braemar Drive for the purpose of having truck traffic go in and out of that street;
- the business owned by Mr. Toulany will be affected and they are being asked to put up with truck traffic going in and out of the building which will pass directly underneath their bedroom windows.

Mr. John Toulany

Mr. John Toulany, 342 Prince Albert Road, stated his house is situated such that trucks making deliveries to the Superstore will be unloading under the bedroom windows of his home. He expressed concern with the hours these deliveries will take place.

Mrs. Josephine Toulany

Mrs. Josephine Toulany, 342 Prince Albert Road, stated the bedroom windows of her home will be very close to where the trucks unload, and expressed concern with respect to the noise of the compressors and the air conditioner.

Ms. Hana Toulany

Ms. Hana Toulany, 342 Prince Albert Road, stated her parents have lived in their home since 1969 and her family has the right, as taxpayers and citizens, to live peacefully in the privacy of their home, which they will not be able to do if trucks are permitted to load and unload all hours of the night.

Mr. Toulany

Mr. Toulany stated his parents have been residents of 342 Prince Albert Road for 31 years, and he grew up in the neighbourhood. He noted trucks parked on the other side of the property, and not behind their home, when Keddy's was in operation. He noted the noise from the highway is not as disruptive as the back-up alarms and air brakes on trucks. Mr. Toulany noted the air conditioner, compressor and dumpster are all located in the back of the building, and their bedrooms overlook this area.

Mr. Jerry Pye, MLA

Mr. Jerry Pye, MLA, 29 Springhill Road, expressed concern that the Municipality was going to deed a public road over to a developer. He stated the properties in the area front onto Braemar Drive and expressed concern with the possible devaluation of these properties as well as the possibility of vehicular traffic and semi tractor trailers parking in front of the homes. He noted the developer has indicated there is no noise barrier proposed, expressing concern with the times at which the trucks would load and unload, late evening and early morning. He stated traffic will be short-cutting through the existing neighbourhoods.

Mr. Tim Olive, MLA

Mr. Tim Olive, Old Ferry Road, noted the following:

- the store is going there as-of-right;
- the traffic on Highway 111 does not impact on Prince Albert Road and previously trucks parked at the other side of the hotel and residents were not used to having truck traffic;
- if the street is not sold, it may provide a better cushion to the neighbourhood relative to noise generated by the operation of the store;
- the Toulany's may not be able to have a store anymore as a result of the Superstore opening and, if they go into another business at their present location, truck traffic would not enhance any alternate development of their property;
- Council should not forget the residential community and find a medium between the two so that the residents can live in peace with the development community.

Mr. Jim Stevenson

Mr. Jim Stevenson, Vice President, Loblaws Properties, advised:

- the eight properties having access to Braemar Drive are currently zoned commercial with residential uses;

- the building under construction is as-of-right and meets all requirements;
- when Keddy's was located on the property the main entrance was at the rear of the building close to the properties;
- no provincial representatives had approached his company to discuss the issues prior to this meeting;
- Loblaws guarantee they will not be requesting any assistance from the Municipality towards the proposed upgrades of Braemar Drive no matter what the final costing.

In response to a resident of 348 Prince Albert Road, Mr. Stevenson advised they are purchasing and removing one house on Prince Albert Road. The resident of Prince Albert Road suggested the configuration of the property be designed so that the parking lot faces the Parklo.

Mr. Wilfred Warner

Mr. Wilfred Warner, 267 Prince Albert Road, stated he was not in favour of the proposed sale of Braemar Drive. He expressed concern with trucks parking on the street while using the other motels in the area. He stated he would like to see Council retain ownership of Braemar Drive, as it currently acts as a buffer and, if it were sold, the Municipality would no longer have a say.

Mayor Fitzgerald called three times for any additional speakers. Hearing none, the following motion was placed before Council.

**MOVED by Councillors Blumenthal and Hetherington that the Public Hearing close.
MOTION PUT AND PASSED.**

Decision of Council

In response to Councillor Hetherington, Council was advised there is currently a building permit for a 52,000 square foot store for the site with all access points and parking approved. The proposal before Council would allow an increase in the size of the store utilizing a portion of the land off Braemar Drive. On further question, it was clarified that there was still access into the store off Braemar Drive even if the piece of property was not sold.

Deputy Mayor Cunningham stated Council has had an opportunity to see how the sale of Braemar Drive will impact on the quality of life for the residents. He indicated that, even though Keddy's had a lot of truck traffic, it entered from the Parklo approach and parked towards the end of the property away from the houses. He noted that other stores throughout the Municipality have large trucks entering and driving around the perimeter

of the parking lot to the back to unload. He suggested the trucks enter the property off the Parklo and circumnavigate the parking lot to the back of the building to off-load. He stated something has to be done to address the situation created for the Toulany family, noting their quality of life will be impacted by the operation of the store as well as the trucks off-loading. He stated, to his knowledge, there was no discussion between Loblaws and the Toulany's, and the letters of support for the proposal are not from residents in the area who will have to listen to the noise made by the trucks and the operation of the business.

In response to Councillor Read, Mr. Woods advised there was "0" clearance. He noted that with the width of the road right-of-way the noise is going to be there whether the road is closed or not.

Councillor Fougere stated the point that needs to be made is that there is a human element involved here and cited other locations in the Municipality where there is a noise problem with the operation of a business.

Councillor Greenough noted that one of the things that has been overlooked is the provision of adequate buffers for the residents abutting this street and the store itself. He noted selling the street brings the store 26 feet closer to the adjacent residential neighbourhood, consequently, the trucks would also be closer. He stated if the road is not sold, the Municipality can designate it a non-truck route, thus eliminating the use of that road by heavy truck traffic. He suggested it might be appropriate to refer this back to staff and the principals of the Superstore to see if something can be worked out that is a little more compatible and conducive to the quality of life to which the neighbourhood is entitled.

In response to Councillor Kelly, Council was advised the proposal for the store is regular business hours with closure at either 10:00 p.m or midnight. On further question, Council was advised there are no noise reduction measures being proposed. The Councillor suggested a time frame be specified for when deliveries can be made.

MOVED by Deputy Mayor Cunningham and Councillor Greenough that this be referred back to staff to try to negotiate a compromise between the parties to resolve the issues.

In response to Councillor Sarto, Mr. Anstey, Municipal Solicitor, advised Council had already approved the sale of the property, noting what is currently before Council is the street closure.

MOTION PUT AND PASSED.

9.3 Project 00095 - Downtown Dartmouth Secondary Planning Strategy and Land Use By-Law

- The Land Use By-Law and Planning Strategy was circulated to Council at the May 23, 2000 meeting.
- A supplementary report, prepared for Mr. K.R. Meech, Chief Administrative Officer, dated June 14, 2000, on the above noted, was before Council.
- Correspondence from the following was before Council for its consideration: Mr. John A. Young, Boyne Clarke Barristers and Solicitors; Thomas J. McInnis, Weldon, Beeler, Mont and Dexter; Dartmouth Investment Limited; Wayne R. Marryatt, Daley Black & Moreira; Peter M. Connor, Connor Architects and Planners; and, Bern Pelley, Branch Manager, TD Bank Financial Group.
- A written submission, regarding the above, from W. A. (Sandy Hogan), was before Council for its consideration.

Mr. Jim Donovan, Acting Director, Planning and Development Services, introduced the planning documents, noting the proposed plan reflects a broader community vision for the area which will help effect community development and stimulate private investment opportunities. He noted the vision revolves around a community oriented business district, increased residential opportunities, building of small town character, enhanced image and safety, a vibrant waterfront and protection of distinct neighbourhoods in the plan area.

Ms. Jacqueline Hamilton, Planner, presented the planning documents and highlighted the process, the vision and main ideas, how the plan is to be implemented and monitored, the benefits of the plan, and noted a site specific request submitted by a developer. Ms. Hamilton then summarized the recommendations.

Ms. Hamilton advised the plan was two years in the making and involved a partnership between HRM staff, the Downtown Dartmouth Development Corporation and the Waterfront Development Corporation, as well as numerous community groups and associations.

In conclusion, she advised staff is recommending Regional Council support the plan in principle and formally adopt the formal planning document on July 4, 2000. It is also being recommended Council refuse the site specific request for an amendment for One Park Avenue.

In response to Councillor Streach, Council was advised there will be many opportunities for residential development by conversion of existing buildings and development of vacant sites.

Mayor Fitzgerald called for members of the public wishing to speak either in favour of or against the Planning Strategy and Land Use By-Law.

Mr. John Young

Mr. John Young expressed concern with zoning in Dartmouth Cove as his lot is being shown as residential and would be the only residential lot in Dartmouth Cove on the harbourside of the CN tracks from Tufts Cove to Eastern Passage. He noted this area is not suitable for residential development as it has always had marine uses, and there may be environmental problems associated with those uses. He asked Council to consider rezoning his property to the marine zone.

In response to the presentation by Mr. Young, Councillor Hetherington clarified that the property in question is a water lot and there is no land involved.

Mr. Sandy Hogan

Mr. Sandy Hogan, 20 Harbour Drive, stated:

- residents on Harbour Drive are primarily concerned with the Coast Guard base and the possibility that it may be sold and used as a sewage treatment plant;
- they do not want a sewage treatment plant in the neighbourhood;
- the site does not meet the Department of the Environment guidelines with regards to clearance from a residential property;
- they are concerned with the potential for industrial uses for the remainder of the base and the loss of the buffer zone which exists between the Coast Guard operation and the their property lines;
- if there is a townhouse development they would lose the buffer and views;
- the Harbour Drive residents are requesting Council consider the establishment of a lineal park and gateway from the Coast Guard base to the Woodside ferry;
- Council should investigate the historic aspects of the land;
- Council should hold public participation with regards to future use of the Coast Guard base.

Mr. James Bradbury

Mr. James Bradbury, Dartmouth Investments, stated the proposed plan has placed severe development restrictions on certain sites which do not project an image that Dartmouth is open for business. He stated his company is prepared to develop the One Park Avenue site as soon as possible with a first class condominium project that will rejuvenate the downtown core and attract many residents to the area. He noted they cannot develop their

site under the proposed restrictions of this new MPS and urged Council to consider the One Park Avenue proposal.

Dr. Mario Antonio Alia

Dr. Alia, President, Alia Corporation, stated his intention is to build a project that will be designed for the residents who will enjoy a view of the harbour. He noted he has made numerous investments in the Province including the former City of Dartmouth. He advised the property on King Street, where the One Park Avenue development is proposed, will start a trend for the redevelopment of downtown Dartmouth.

Mr. Peter Connor

Mr. Peter Connor, Connor Architects, presented the proposal for One Park Avenue, outlining the building and landscaping features. Mr. Connor noted there are currently a variety of uses in the surrounding area, and he showed examples of similar existing buildings.

Mr. Tom McInnes

Mr. Tom McInnes, representing Dr. Alia, commended the MPS committee on the plan. He advised there has been ongoing concern with the number of empty storefronts, as well as safety issues and well as concerns about attracting new residents to the downtown. He noted the One Park Avenue proposal would be a way to bring people to the downtown area quickly.

Ms. Amanda McGonegal

Ms. Amanda McGonegal, 26 Edward Street, stated the downtown Dartmouth community is very diverse and a wide range of community expertise was drawn upon to create a plan which addresses the citizens' values and needs. She noted the zoning on the One Park Avenue site permits 25 units per acre and the proposal is for 100 units per acre. Ms. McGonegal noted the developer entered the process late and did not take part in the planning process.

Ms. Susan Guppy

Ms. Susan Guppy, Shore Road, Dartmouth, speaking on behalf of the Harbourview Residents Association, stated the community is a diverse efficient community with low rise buildings. She stated what happens to the HRM and CN owned lands is of great importance to the Harbourview community, and it was suggested that, if those lands

changed ownership, the entire area be seen as one and developed with the sense of the community in mind.

Ms. Mary Ann Feetham

Ms. Feetham, 8 Harbour Drive, Dartmouth, recommended the Coast Guard land revert to the Marine zone which would give some protection to the land if HRM is not successful in their purchase of those lands. She recommended a subsequent study to the secondary planning document be implemented to ensure the highest and best use of the total parcel of land.

Ms. Linda Forbes

Ms. Linda Forbes, Dartmouth, stated a document is needed that recognizes the changing shape of downtown Dartmouth, its assets and its problems, and steps are needed to shape its future for residents and businesses.

Ms. Elizabeth MacKay

Ms. MacKay, 35 Edward Street, Dartmouth, stated she feels it is important the One Park Avenue site is developed in a way which fits in with the neighbourhood. She advised Edward Street is very narrow, and the buildings proposed for the site are too large and do not fit the neighbourhood. Ms. MacKay noted buildings of the same size as those currently in the area would be more in keeping with the community.

Ms. Sarah Budd

Ms. Budd stated there is a need for more development geared towards families, which would add to the community and keep the schools open.

Mr. Don Chard

Mr. Don Chard, 21 North Street, Dartmouth, expressed concern that if there is more traffic on King Street it will be difficult for the residents to access the street, which will be the result if One Park Avenue is developed as proposed. He stated he does not feel there is a necessity for the development of 200 new units.

Ms. Sheila Sperry

Ms. Sheila Sperry, Dartmouth, advised the plan is a framework for the evolution of a healthy community. She stated this plan was made in Dartmouth by its citizens and reflects the unique quality that is downtown Dartmouth. She stated this plan gives the

area, the residents, the businesses and potential investors a plan by which to regenerate their community. She stated all that is being asked is that Council support the plan.

Mr. Walter Coles

Mr. Walter Coles, 32 Edward Street, spoke in opposition to the One Park Avenue proposal, stating the community planning meetings were held with an objective to provide a variety of housing types to meet the needs of a diverse population base with emphasis on housing for families, complementing the surrounding area. He noted the proposal would have buildings exceeding the elevations of the current housing mix.

MOVED by Deputy Mayor Cunningham and Councillor Read that the meeting continue past 10:00 p.m. MOTION DEFEATED.

MOVED by Councillor Greenough and Deputy Mayor Cunningham that the public hearing be adjourned to Tuesday, June 27, 2000 at 6:00 p.m. MOTION PUT AND PASSED UNANIMOUSLY.

Vi Carmichael
Municipal Clerk