

Dartmouth, N. S.

April 5, 1976

Regularly called meeting of City Council held
this date at 7:30 p.m.

Present - Deputy Mayor L.M. Fredericks, Chairman
Mayor Stubbs
Ald. Ibsen
Cote
Ritchie
Hart
Smith
Kavanaugh
Walker
Greenough
Brownlow
City Solicitor, J. S. Drury
Acting City Administrator, N. C. Cohoon

PRESENTATION:
HOUSING COMMITTEE

Council met for a presentation on housing, made in conjunction with the report prepared and submitted by the Special Committee on Housing, headed by the Deputy Mayor. The Committee has been considering ways in which the cost of housing could be lowered to make it possible for more people to purchase homes, and the importance of an adequate housing stock to a community was stressed by the Chairman in his opening remarks. He then introduced Mr. Bernie Sawyer, representing the Urban Development Institute, and Mr. Sawyer commented on the increasing need for housing units which are reasonable sized and priced - in other words, more in keeping with the real ability to own a home as opposed to the expensive single-family houses currently being placed on the market. He said there were three points to be noted in the slide presentation given by him: 1) the upkeep and landscaping; 2) the adaptability and ingenuity in making additions to the housing units; and 3) the increase in value over a twenty-year period. The houses shown in the slides illustrated these points and demonstrated how low-cost residential development can be enhanced by the owners and appreciate in value over a period of years, once they have been able to acquire homes.

Mr. Ted Andrews of Clayton Developments (also a U.D.I. representative) went on to discuss the subject of land development policies and techniques, suggesting that new technology and planning concepts must enter into housing policy considerations. He emphasized the

importance of innovative land-use techniques such as the Planned Unit Development concept and his slide presentation contained various examples of the success with P.U.D. in a number of localities in the United States. He said it will have to be recognized that other new types of housing are coming into use, involving higher density development than the standard single-family-home concept, and local municipal councils will be required to adopt a more flexible attitude toward these new land use methods.

Mr. Bayer dealt further with the role of municipal government in housing and his slide presentation showed the different types of accommodation available in Dartmouth, including modified versions of Planned Unit Development as they have been undertaken by local developers under the terms of By-law C-188. He said that municipal councils must be concerned with all types of housing and he outlined some of the Federal programs available (NIP, RRAP, AHOP) to assist local government in their attempts to meet housing needs. Reference was made during his presentation to the importance of rehabilitating our existing housing stock which has tended to be overlooked while emphasis has been directed toward new housing units. Mrs. DeMone, a member of U.D.I., made the point that the public will have to be educated with regard to the need which multiple housing can fulfill in the community and the compatibility it can have with other types of residential development adjacent to it.

The Chairman proposed that recommendations contained in the Housing Committee's written submission be added to the regular Council agenda for the April 6th meeting and said he hoped that Council would see fit to allow the Committee to continue with their study from this point.

Meeting adjourned.

N. C. Cohoon
City Clerk

Dartmouth, N. S.

April 6/76.

Regularly called meeting of City Council held this date
at 7:30 p.m.

Present - Mayor Stubbs

Ald. Ibsen	Kavanaugh
Day	Hart
Smith	Granfield
Walker	Greenough
Ritchie	Fredericks
Cote	Brownlow
City Solicitor, S. Drury	
Acting City Administrator, N. C. Cohoon	

MINUTES

On motion of Ald. Day and Ibsen, Council approved the minutes of meetings held on Feb. 17th, 25th, 27th, March 2nd, 8th, 11th 15th and 22nd.

Before proceeding further with the agenda, the Mayor informed Council that she has received a letter from the Minister of Municipal Affairs, announcing that Dartmouth will receive cost-sharing for municipal services on the basis of 47.73%, the same percentage as last year.

RECONSIDERATION: N.I.P. AREAS

At the March 16th meeting, notice of reconsideration was given in connection with Council's acceptance of South Woodside and Tufts Cove as N.I.P. areas. Ald. Walker, who gave the notice of reconsideration, felt that a staff recommendation should have been given on these two areas before any decision was taken by Council, and he moved that Council's action in accepting South Woodside and Tufts Cove be reconsidered at this time. The motion to reconsider, seconded by Ald. Smith, carried. The matter was then referred to the P.D.O. Committee for recommendation, on motion of Ald. Walker and Cote (Ald. Hart, Ritchie and Fredericks voting against).

FOREST HILLS SCHOOL SITE

Also at the March 16th meeting, Council deferred a decision on the purchase of a school site in the Forest Hills area and has subsequently not provided funds for this school in the 1976 Capital Budget. This item was again before Council and it was moved by Ald. Fredericks and Day that it be referred to the P.D.O. Committee. Ald. Greenough, Granfield and Walker were opposed to referral and the opinions expressed during the debate generally

tended toward the responsibility of the Province for this school and costs associated with it. Ald. Kavanaugh suggested, however, that provision to acquire the site should have been included in the Capital Budget and he explained why he felt that the City would have a better chance of securing financial assistance from the Province for amalgamation purposes rather than attempting to have the school paid for by the Province. The Mayor concurred with Ald. Kavanaugh's point of view, but Ald. Cote maintained throughout the debate that we should be seeking total participation from the Province in the school costs. The idea of having an input from the Housing Commission and from the Dept. of Education, so that questions can be answered at the Committee meeting, was suggested by Ald. Fredericks. When the motion to refer was put, it carried with Ald. Smith, Walker, Granfield and Ibsen voting against.

RESOLUTIONS:
CFMM CONFERENCE

Resolutions are requested for submission to the 1976 CFMM Conference to be held in Vancouver from June 15th to 18th. Ald. Fredericks moved, seconded by Ald. Ritchie, that Council forward a resolution to the conference, asking the Federal Government to remove the 11% tax on building materials; the motion carried.

Ald. Kavanaugh made the suggestion that only the Mayor and one or two of the Aldermen should be attending the conference this year in view of the travelling costs involved. He asked and received permission to add this item to the end of the agenda for a decision by Council.

RESOLUTION:
NORTH SYDNEY

Ald. Kavanaugh and Fredericks moved that Council receive and file a resolution from the town of North Sydney on the subject of the opening of the 1976 Olympic Games by the Queen. Ald. Granfield said Council should endorse the resolution as requested by the North Sydney Town Council, but the motion on the floor carried with Ald. Ritchie, Cote, Granfield, and Ibsen voting against.

WALKWAY TO
BELL LAKE

Council considered a letter from Ald. Kavanaugh concerning the condition of the walkway between civic numbers 50 and 52

Swanton Drive, leading down to Bell Lake. He moved that the Lakes Advisory Board be asked to study the situation to see what potential danger there is to the lake and to make recommendations for resolving the problem; the motion was seconded by Ald. Ibsen. An amendment, referring the item to P.D.O., was moved by Ald. Walker and Smith. Both the amendment and the amended motion carried.

RESOLUTION: On motion of Ald. Fredericks and Walker, Council referred
DISTRICT OF DIGBY to the Finance & Social Services Committee, a resolution from the Municipal Council for the District of Digby re the abuse of Social Assistance programs, a copy of which is attached. Ald. Hart opposed and voted against the motion. She felt that this issue can be better dealt with at the level of the individual municipality.

SUNDAY OPENING: Information has been requested by Mr. P. Giffin of the
SCUBA DIVING SHOPS Canadian Scuba Diving Schools, Dartmouth, on the procedure which should be followed in applying for a by-law change to permit scuba diving shops to be opened on Sundays. Mr. Drury was asked to comment on the present situation with regard to our Sunday opening by-law and based on his opinion, Ald. Granfield and Kavanaugh moved that the letter from Mr. Giffin be received and filed. (The point was made that efforts to enforce the by-law have been unsuccessful to date.) The motion carried with Ald. Walker voting against.

MOTIONS: The following motions were introduced for consideration,
ALD. RITCHIE notice having been previously given:

1) Ald. Ritchie spoke of the need for a special care home in Dartmouth, commenting on some of the material compiled to date by the Special Committee studying this subject. He moved that the City proceed along the lines of trying to establish a special care home in Dartmouth this year; Ald. Granfield seconded the motion. Based on a suggestion from the Mayor, Ald. Greenough and Day moved referral of this matter to the Finance & Social

Services Committee for discussion, at which time a report from the Special Committee would be available. The motion to refer carried unanimously.

ALD. GREENOUGH 2) Ald. Greenough moved, seconded by Ald. Ritchie, that Council instruct the Engineering & Works Departments, along with other departments including the Solicitor's office, to do a study to determine the extent of infringement by a contracting firm in the Red Bridge Pond area (if any), and, if Council is of the opinion that this has occurred and gotten out of hand, the company responsible would be asked to dredge the Pond back to its original state. Ald. Walker favoured a recommendation from the Lakes Advisory Board before trying to decide on the need for dredging in Red Bridge Pond. Ald. Greenough said that the first requirement is to determine whether a filling in of the Pond has occurred and to what extent. Before the motion was put, Ald. Granfield and Cote moved in amendment that the staff reports be brought back to the P.D.O. Committee for consideration at that level first. The amendment carried and the amended motion carried.

ALD. FREDERICKS 3) Based on his notice of motion pertaining to the take-over of Lyon Street as a City street, Ald. Fredericks moved that Council proceed with expropriation of the right-of-way required for street purposes through the area known as Lyon Street; the motion was seconded by Ald. Ritchie. On motion of Ald. Kavanaugh and Greenough, the item was referred to P.D.O. for a staff report.

4) A resolution, as attached, was presented by Ald. Fredericks in connection with implementation of recommendations contained in the Darling Report on shipping and coastal trade; the resolution was seconded by Ald. Ritchie. Ald. Brownlow questioned the validity of some of the Darling Report recommendations, taking into account the fact that the Report is now six years old, and discussion followed as to how it could first be determined whether or not recommendations have already been implemented and, generally, what has been done with the Report since it was prepared.

The Mayor suggested that Council might wish to refer the matter to the Port Commission for further information on the status of the Darling Report and action which may have been taken as a result of its recommendations. Ald. Kavanaugh felt that the scope of this issue is outside the concern of a local municipal council and he was in favour of making an approach to the subject through the C.F.M.M.

Ald. Greenough also considered the subject of the resolution to be beyond the scope of Council and he moved that it be referred to the Federal Ministry of Transport for a progress report on shipping and coastal trade. Ald. Granfield and Cote said they would rather seek information through a local authority such as the Port Commission, while Ald. Ibsen favoured the idea of obtaining information from MOT before approaching the Commission. The motion to refer was opposed by Ald. Fredericks, based on the intent of his resolution, copies of which would have been forwarded to the Dept. of Trade & Industry, DRT, etc. An amendment to the motion to refer, to encompass referral to the Port Commission as well, was moved by Ald. Greenough and Ibsen; the amendment carried. When the amended motion was put, it was defeated. Council then proceeded to adopt a new motion to refer to the Port Commission only for updated information on shipping and coastal trade in the context of the Darling Report. This motion to refer carried with Ald. Ritchie, Greenough, Fredericks, Walker and Ibsen voting against.

RESOLUTION #76-13 Council adopted Resolution #76-13, as attached, on motion of Ald. Brownlow and Ibsen. The Resolution authorizes the execution of an agreement with the Province in connection with cost-sharing arrangements for the widening of Portland Street from Bruce St. to the City limits.

REPORTS

Ald. Day and Ibsen moved the adoption of the following monthly reports to Council:

Building Inspector
Unsanitary Premises
Police Chief
V.O.N.

Fire Chief
Social Services
Assessment Dept.

Ald. Cote expressed concern on behalf of residents in his ward over the increasing number of break and enter crimes and suggested that persons committing these offences should be more severely dealt with as a deterrent. The Mayor commented on the problems which the Bail Reform Act has created for police forces across the country in this connection.

Ald. Day asked about the number of electrical fires reported and discussed this point with the Fire Chief, suggesting that some of these could be prevented if electrical work were being properly inspected through the City.

Ald. Hart inquired concerning the status of amendments to the City Charter which will assist in unsightly premises prosecutions and Mr. Drury gave a report on the status of our bill which is before the Legislature at the present time.

Ald. Smith asked that attention be given to unsightly premises at 46-A Chittick Ave.; a letter concerning this property was passed to the Deputy City Clerk.

Ald. Kavanaugh noted that rent and food scales have recently been revised by the Social Services Dept. and the Mayor asked Mr. Greene to have information on this subject provided for the next meeting of the Finance & Social Services Committee. The motion to approve reports was put and carried.

EMPLOYEE
EXCHANGE PROGRAM

Council considered a report from Mr. Moir, recommending approval of an employee exchange program proposed by the Mtm. Municipal Training & Development Board (Council of Mtm. Premiers), details of which are explained in an accompanying letter from the Administrative Secretary. Ald. Brownlow and Hart moved the adoption of Mr. Moir's recommendation. Ald. Granfield and Cote spoke in favour of it and after questions from the floor had been answered by the Acting City Administrator, the motion carried unanimously.

TOWN PROPERTY:
LAKE LOON

A report from Mr. Moir, along with other related correspondence, was before Council in connection with advice received from the

LePage-McGrath Co. Ltd. to the effect that land in the Lake Loon area, known as the Flawn property, is on the open market for sale. Following discussions with staff as to the advisability of acquiring this land, it is recommended that Council concur with the opinion expressed that the City is not interested in the acquisition of the property at this time. Council adopted the recommendation as presented on motion of Ald. Fredericks and Cote.

WATER DELIVERY

Mr. Moir has prepared a report on the subject of water delivery, recommending that Council make it known to property owners with this problem that it is not our intention to deliver water during the year 1976 and that they should therefore take appropriate action now to deal with their own situations by: (a) extending the depth of existing wells and/or (b) providing suitable containers to retain water. The report concludes by noting that there are people involved in the business of delivering water and property owners could contact these individuals now to make any necessary arrangements for water delivery when necessary. In response to comments from Ald. Cote, who referred to item 14 on the Continuing Agenda in this connection, Mr. Cohoon explained the thinking behind the staff recommendation, based on the opinion that the City should not be expected to assume responsibility for citizens in this situation when other citizens are already paying for Water Utility services. Ald. Greenough and Cote both felt that the subject should be given further consideration rather than approving the staff recommendation at this time, and on motion of Ald. Greenough and Day, the matter was referred to the P.D.O. Committee for further discussion.

**AWARD TENDER:
WOODSIDE STORM
SEWER**

Tenders have been received, as per the attached letter from Canadian-British, for the Woodside storm sewer (Contract #75126). Acceptance of the low tender, submitted by L. J. Casavechia Ltd., in the amount of \$211,760., for corrugated steel pipe, is recommended subject to (1) an easement being obtained over property owned by Industrial Estates Ltd., and (2) subject to written confirmation

from the Canadian National Railways of their approval for use of corrugated steel pipe under their tracks. Ald. Fredericks and Walker moved the adoption of the recommendation, but on the basis of an amendment introduced by Ald. Granfield and Kavanaugh, Council decided to accept the Casavachia tender for concrete pipe in the amount of \$221,772.50 instead. The amended motion carried.

BY-LAW C-294

By-law C-294, which amends By-law C-153 with respect to the licensing of Petty Traders, was before Council for approval with accompanying reports from Mrs. McCulloch and the City Clerk. It was moved by Ald. Day and Ibsen and carried that leave be given to introduce the said By-law C-294 and that it now be read a first time. It was moved by Ald. Granfield and Day and carried that By-law C-294 be read a second time.

Unanimous consent was given by Council for third reading of the by-law.

It was moved by Ald. Ritchie and Day and carried that By-law C-294 be read a third time and that the Mayor and the City Clerk be authorized to sign and seal the said by-law on behalf of the City.

PROPERTIES:
294/296 MAIN ST.

On motion of Ald. Fredericks and Walker, Council referred to the P.D.O. Committee, a report from the Properties Committee, recommending that two City-owned properties at 294 and 296 Main Street be advertised for sale by tender, with removal from their present location. Ald. Walker said that a proposal is currently being put together by a service club, involving the properties and buildings concerned for development in conjunction with the former Boys Club building and property.

ALBRO LAKE LANDS

The Mayor has reported to Council on the subject of a Public Participation Program being suggested by the Dept. of Public Works in relation to federally-owned lands in the Albro Lake area. This program is intended to help determine the most appropriate future use for the lands involved. It is recommended that Council endorse the public meetings planned and further, supply a chairman,

as is presently done for voluntary rezoning meetings; presumably in this case, the Mayor would act as chairman. April 29th has been suggested as the first date for meeting in connection with the program and Council endorsed the date and the program itself on motion of Ald. Day and Ibsen.

REQUEST FOR PERMIT: Reports have been circulated from the Lakes Advisory Board
LATIMER CONSTRUCTION and from the City Engineer in connection with an application for excavation permit received from Latimer Construction Ltd. to conduct a temporary crushing operation on lands owned by W. Eric Wheabby Ltd., along the easterly side of Waverley Road, in the vicinity of Civic #404. Mr. Fougere recommends approval of the application subject to the various conditions stated in his report, while the Board recommends against granting the excavation permit. In the Board's report to the City Engineer, however, it is further recommended that should Council decide to grant approval, more detailed information on the area to be excavated should be sought, plans for run-off control should be required and a bond should be posted. Ald. Walker and Hart moved that a permit not be granted for excavation in this particular area.

The Mayor advised Council of a letter from Latimer Construction, indicating that they are prepared to undertake run-off controls as recommended and to co-operate in this respect with City staff and the Lakes Advisory Board. Mr. Bill McLean, construction engineer for the company, was also heard by Council, seeking support for his firm's application.

While there was general support for the motion, Ald. Granfield and Smith questioned where gravel would come from for use by the company in the Portland Street project if they are not permitted to set up their crusher operation in the Waverley Rd. area. Mr. McLean was asked to comment on the cost of purchasing gravel from other crushing operations in the City to meet the requirements of his company's contract. When the motion was put, it carried with Ald. Smith, Day, and Granfield voting against.

1976 STREET
CONSTRUCTION
PROGRAM

Ald. Fredericks and Day moved the adoption of the proposed street construction program for 1976, as presented by the Asst. City Engineer. On motion of Ald. Kavanaugh and Brownlow, the item was referred to the P.D.O. Committee for consideration (Ald. Fredericks voting against).

REZONING REQUEST:
FOREST HILLS

Mr. Zwicker of the Planning Dept. reported to Council on the amendments which have been made to a residential development plan for Phases 5 and 6 of the proposed Forest Hills development, in keeping with changes requested by citizen groups present for the public meeting when this rezoning request first came to Council in October of 1975. A written report from Mr. L'Esperance, with related material, was before Council as well concerning this item and Ald. Fredericks and Ibsen moved referral of the matter to the P.D.O. Committee. The motion to refer carried and a second motion was also adopted, setting May 18th as the date for public hearing of the rezoning, as revised; the motion was moved by Ald. Brownlow, seconded by Ald. Ibsen. Ald. Greenough asked if a meeting will be held with citizens from the area to explain the revised plan and Mr. Zwicker advised that a voluntary public meeting will be scheduled as in the case of other rezoning applications. Ald. Greenough suggested that it should be held before the item goes to Committee.

PUMPERS:
FIRE DEPT.

The Acting City Administrator recommends to Council the report submitted by the Purchasing Agent, recommending that two pumpers required by the Fire Dept. and included in the capital budget, be purchased from Safety Supply Co. (Thibault) at a quoted price of \$42,600. each. Ald. Day and Walker moved the adoption of the recommendation. Ald. Ibsen suggested that one of the pumpers be purchased from King-Seagrave Ltd., the other company from whom prices were received. No amendment to this effect was introduced and the motion carried.

RESOLUTIONS
76-16 & 76-17

Resolutions 76-16 and 76-17 have been prepared, authorizing the sale of properties at 216 and 214 Main Street respectively

for the amounts of \$41,500. for 216 Main St. and \$35,000. for 214 Main Street, these properties having been listed for sale with real estate agents as approved by Council. Resolution #76-16 received approval on motion of Ald. Fredericks and Day (as attached) and Council also approved Resolution #76-17 as presented, on motion of Ald. Brownlow and Hart. A copy of this resolution is also attached.

INQUIRIES:

ALD. WALKER

Ald. Walker asked when the trees and other material left behind on Lakecrest Drive will be cleaned up; Mr. Fougere said that it will be looked after as soon as the contractor is back on the job.

ALD. FREDERICKS

The following inquiries were made by Ald. Fredericks:

- 1) asked to have the Building Inspector look at 29 Chadwick Street.
- 2) asked about the status of a staff report in connection with a brief presented some time ago by Ald. Fredericks (item #10 on the Continuing Agenda). The Mayor said she would request information on the report.
- 3) requested action to have a telephone pole removed from the corner of Pleasant and Arthur Streets.
- 4) requested copies of all Council minutes pertaining to the N.I.P. and R.H.A.P. areas.
- 5) asked if there could be some input on behalf of the City when changes in the Liquor Control Act are being dealt with at the Legislature; Mr. Drury to check on this question.
- 6) requested further clarification as to the program under which the Shubenacadie Canal project may be included.
- 7) suggested that the postal department be contacted to determine how many different families are residing at 68 Everette Street in the duplex there.

ALD. KAVANAUGH

Ald. Kavanaugh asked for an explanation of the Works Dept. policy re the lending of equipment to residents in emergency situations; he referred to a recent instance where a citizen asked for and was refused the use of a snake for unplugging sewers. Use of this equipment would have alleviated a flooding situation in the residence concerned.

He asked if the Fire Dept. has a pumper truck with the same type of engine that the new aerial scope will have; the Fire Chief

advised that we do not.

ALD. SMITH

Ald. Smith asked if City trucks are picking up garbage from private properties and, if so, is the City being paid for this.

He noted that trucks are still travelling on Celtic Drive to the Manor Park subdivision; Mr. Fougere said there is no reason why they cannot use the Portland Street entrance now.

Ald. Smith asked if there is a specific street sweeping program and the Mayor asked Mr. Fougere for information on this for the Alderman.

He requested that attention be given to unsightly premises at 262 and 267 Portland Street, all of these properties being in unsatisfactory condition. He also noted that a catchpit is broken and others are plugged in the area of St. George's Lane.

ALD. HART

Ald. Hart asked if Mr. Moir was able to meet with I.W.C. representatives before he left the City; the Mayor advised that there is nothing further to report on this matter at present.

ALD. GREENOUGH

Ald. Greenough said it has been brought to his attention that some indiscriminate cutting back of trees has occurred along Waverley Road. He discussed this matter further with the City Engineer.

ALD. RITCHIE

Ald. Ritchie referred to a house which is almost in the roadway at the corner of Mason, Irving and Grant Streets; he asked if the City should not undertake negotiations to acquire the building. The Mayor suggested that the Alderman get a report on this item.

AREA FOR
N.I.P. PROGRAM

Ald. Fredericks submitted the name of another area for consideration in the N.I.P. program, the Marvin, Chadwick and Renfrew Street area.

NOTICES OF MOTION: The following notices of motion were given for the next
ALD. GREENOUGH regular Council meeting:

- 1) Ald. Greenough: that the City establish a special investment fund, the interest to be used for projects involving curb, gutter and paving. The monies to establish this fund would come from:

- (a) revenue from the sale of land in the Industrial Park.
- (b) transfer of the \$60,000. amount in the Special Reserve Fund.
- (c) revenue received by the City from developers in lieu of land reserves.
- (d) revenue which would accrue from the sale of the Memorial Rink lands.

ALD. DAY

- 2) Ald. Day: that Council give full support by letter to the Minister of Education, recommending a change in designation for the Dartmouth Regional Vocational School to that of the Dartmouth Community College of Applied Arts and Technology.

Ald Cote asked that a notice of motion given some time ago by him re recreation areas be included in the next P.D.O. agenda. Ald. Cote was absent when his motion was before the Committee at last month's meeting.

Council adjourned to meet in camera as Committee, on motion of Ald. Ibsen and Walker. The meeting later reconvened and action taken in camera was ratified on motion of Ald. Walker and Day.

Council agreed to deal with Ald. Kavanaugh's item concerning attendance at the CFMM conference. He moved that the Mayor and two Aldermen represent the City at the conference this year in Vancouver and that priority be given to Aldermen who have not attended in the past three years. The motion was not seconded.

Meeting adjourned.

G. D. Brady,
Deputy City Clerk.

14.

OFFICE OF
MUNICIPAL CLERK AND TREASURER
DIGBY, NOVA SCOTIA

March 23, 1976

TO ALL CITY, TOWN AND MUNICIPAL CLERKS

Enclosed herewith is a copy of a Resolution from the Municipality of the District of Digby, Digby, Nova Scotia. The Resolution pertains to suggested changes in the Social Assistance Act.

The Municipal Council of the District of Digby, in a meeting held on March 22, 1976, endorsed this Resolution, and I am instructed to forward the attached copy, requesting your Council's endorsement.

Your assistance by placing the matter before your municipal council would be appreciated.

Yours very truly,

W. L. McMillan

W. L. McMillan
Municipal Clerk

WLM/eh
Encl. (1)

MUNICIPAL COUNCIL
FOR THE
MUNICIPALITY OF THE DISTRICT OF DIGBY

BE IT RESOLVED that the Social Assistance Act, Revised Statutes of Nova Scotia, 1967, Chapter 284, and amendments thereto, be amended so as to cut down on the abuse of Social Assistance programs. The said Act should be amended with the following items in mind:

(1) THAT able-bodied welfare recipients would be required to work and if those recipients refused to take an available job, he or she should not be able to collect welfare benefits. The welfare recipients should be required to take the job whether it paid less than welfare or not.

(2) THAT welfare benefits to those between the ages of 16 and 18 be made discretionary and not mandatory;

(3) THAT welfare and family benefit needs should be made on the basis of the economic unit rather than on the traditional common-law marriage or family relationship;

(4) THAT there should be stricter means tests to determine who qualifies for welfare benefits.

DATED at Digby, Nova Scotia, this 23 day of March, A. D., 1976.

W. McMillan

MUNICIPAL COUNCIL
FOR THE
MUNICIPALITY OF THE DISTRICT OF DIGBY

BE IT RESOLVED that the Social Assistance Act, Revised Statutes of Nova Scotia, 1967, Chapter 284, and amendments thereto, be amended so as to cut down on the abuse of Social Assistance programs. The said Act should be amended with the following items in mind:

(1) THAT able-bodied welfare recipients would be required to work and if those recipients refused to take an available job, he or she should not be able to collect welfare benefits. The welfare recipients should be required to take the job whether it paid less than welfare or not.

(2) THAT welfare benefits to those between the ages of 16 and 18 be made discretionary and not mandatory;

(3) THAT welfare and family benefit needs should be made on the basis of the economic unit rather than on the traditional common-law marriage or family relationship;

(4) THAT there should be stricter means tests to determine who qualifies for welfare benefits.

DATED at Digby, Nova Scotia, this 23 day of
March, A. D., 1976.

W. M. Miller

RESOLUTION # 76-13

WHEREAS the Province of Nova Scotia, through its Minister of Highways, has agreed to share in the cost of widening the existing pavement on Portland Street from Bruce Street to the City Limits;

RESOLVED that the Mayor and City Clerk are hereby authorized to execute on behalf of the City an agreement in the form of the Schedule attached hereto and to affix to it the Seal of the City.

MEMORANDUM

DATE: April 1, 1976

TO: Her Worship the Mayor and Members of City Council

FROM: N. C. Cohoon, Acting City Administrator

RE: Tenders - Woodside Storm Sewer - Contract #75126

Attached is a report from Canadian British Consultants Limited concerning the tender call for Contract #75126.

It is recommended that the tender submitted by L. J. Casavechia Limited in the amount of \$211,760 for corrugated steel pipe be accepted subject to (1) an easement being obtained over property owned by Industrial Estates Limited, and (2) subject to written confirmation from the Canadian National Railways of their approval for use of corrugated steel pipe under their tracks.


N. C. Cohoon
Acting City Administrator

NCC:sam

Attachment

18.

CANADIAN-BRITISH CONSULTANTS LIMITED

6100 Young Street P.O. Box 1269N Halifax, Nova Scotia B3K 5H4 Telephone 902-455-7241 Telex 019-22602

75126-3-8

March 30, 1976

Mr. C.A. Moir
City Administrator
City of Dartmouth
P. O. Box 817
Dartmouth, Nova Scotia

Dear Mr. Moir:

RE: WOODSIDE STORM SEWER - CONTRACT NO. 75126

A total of fourteen (14) contractors submitted tenders for the above contract ranging from \$211,760.00 to \$420,405.00. Of these, the four lowest have been checked and evaluated.

The Contractors had a choice of pipe material to bid on, concrete or corrugated steel, and the figures tendered for both materials are given below.

<u>Contractor</u>	<u>Construction Cost</u>		<u>Time</u>
	<u>Concrete Pipe</u>	<u>Corrugated Steel</u>	
L.J. Casavechia	221,772.50	211,760.00	6 mos.
Keltic Construction	223,647.50	237,891.75	3 mos.
Harbour Construction	369,815.00	225,700.00	4 mos.
W. Eric Whebbby Limited	276,110.00	238,115.00	4 mos.
Engineer's Estimate	\$300,000.00		

The low tenderer's bid was based on the use of corrugated steel pipe, however, it should be noted that he is also low bid using concrete pipe.

L.J. Casavechia is a local contractor who has previously satisfactorily completed work for the city under our supervision. We therefore, recommend the contract be awarded to the low tenderer, L.J. Casavechia, using corrugated steel pipe. We wish to point out, however, that L.J. Casavechia is also low bid on the concrete pipe and the city could exercise the option of using concrete pipe for an increase in the tender price of \$10,012.50.

.../2

19.
CANADIAN-BRITISH
CONSULTANTS LIMITED

75126-3-8

March 30, 1976

Mr. C.A. Moir
Dartmouth, Nova Scotia

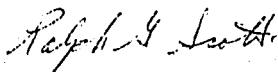
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An easement over property owned by I.E.L. is required to allow construction of a section of the pipeline. This is still under negotiation with I.E.L. and must be resolved before the contractor can enter the property to complete the construction. The current problem is providing Mobile Oil Co., who lease the land from I.E.L. with the protection they require. This may require the city to obtain insurance to provide the protection requested, the cost of which would have to be added to the low tender.

Verbal approval from the C.N.R. for use of the corrugated steel pipe under their tracks has been obtained, however, written confirmation is outstanding. Written confirmation for the use of concrete pipe has been received.

If you have any questions about the tenders, please do not hesitate to give us a call.

Yours very truly,



Ralph G. Scott

RGS/sk

c.c. Russell Fougere
Ed Purdy
M.G. Williams

TENDER OPENING - COMPARISON SHEET

Contract Description WOODSIDE STORM SEWER Consultants Construction Est.
 Contract Number 75126 Tender Close MARCH 23, 4:00 p.m. 1976
 Date of Tender Advertisement MARCH 3, 1976

Name of Contractor Address	Deposit (certified) Cheque	Amount of Bid Bond \$50,000	Completion Date	Documents signed (Amending Letters)(2)	Tender Price	Remarks
Carson Const. (P.)		c/c.	4 months		265,750	
Seaboard Services/H.		Bond.	5 months		420,405	
L.T. Cos.		Bond.	6 months		211,760	
Woodlawn		Bond.	4 months		258,003	
Lundigans		Bond (10%)	3 months		320,610	75
Highland (P.)		Bond.	8 months		254,850	
Keltic (P.)		c/c.	3 months		223,647	50
Mills (P.)		Bond.	3 months		379,335	
Pineen. (P.)		Bond.	6 months		297,150	
Whitby		c/c.	4 months		238,115	
Harbour		Bond.	4 months		225,700	
Canivan		Bond.	4 months		334,830	
Seaport		Bond.	4 months		257,575	
Potter		Bond.	3 months		273,812	35

April 6, 1976

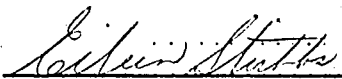
RESOLUTION NO. 76-17

WHEREAS the City expropriated certain lands and buildings on Main Street in the City of Dartmouth required for street widening purposes;


AND WHEREAS a portion of the expropriated land is not required for street widening purposes;

AND WHEREAS the City has entered into an Agreement of Purchase and Sale, a copy of which is attached hereto as Schedule "A", with N. G. Brown for the sale of the property for the sum of \$35,000.00 which Agreement is subject to the approval of Council and the Minister of Municipal Affairs;

BE IT THEREFORE RESOLVED that the Mayor and City Clerk be and they are hereby authorized and instructed to execute on behalf of the City a warranty deed to the property and person referred to in the Agreement of Purchase and Sale attached hereto and to affix to it the Seal of the City

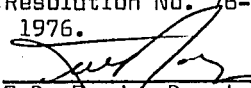


Mayor



City Clerk-Treasurer

I, G.D. Brady, Deputy City Clerk of the City of Dartmouth do hereby certify that the foregoing is a true and correct copy of Resolution No. 76-17 of the City of Dartmouth passed by City Council on April 6, 1976.



G.D. Brady, Deputy City Clerk

Approved by the Minister of Municipal Affairs
on the day of A.D. 1976.

UN

DEPARTMENT OF MUNICIPAL AFFAIRS

Recommended for
approval of the Minister

W. D. Dwyer
Deputy Minister

Consented to
APPROVED this 20 day
of May 1970

W. D. Dwyer
Minister of Municipal Affairs

Dartmouth, N. S.

April 6/76.

In camera portion of the regularly called City Council meeting held this date at 7:30 p.m.

Council met in camera as a Committee to deal with additional items of business.

OWLS NEST
PROPERTY

A report from Mr. Moir was considered, recommending acceptance of an offer from Mr. F. Eville to sell his property within Lake MicMac, known as the Owls Nest, for \$5,000. The recommendation to purchase would be subject to the City Solicitor being satisfied that the City can get clear title to the island. Mr. Moir's recommendation was adopted on motion of Ald. Kavanaugh and Ibsen.

HASSAN PROPERTY

A report has also been prepared by Mr. Moir on an offer received from Mr. E. M. Hassan to sell an island in Lake MicMac, known as El Gezira, for the sum of \$30,000. Based on the opinion expressed by the Planning Dept. that acquisition of this island is not a high priority at the present time, and in view of the high asking price, it is recommended that the City not purchase the island owned by Mr. Hassan. The recommendation was adopted on motion of Ald. Day and Ibsen.

PROPERTY AT
95 LAKECREST DR.

A further report was before the Committee on negotiations with Mr. E. Durling for his property at 95 Lakecrest Drive, required for street construction purposes. A settlement price of \$20,500. is now being recommended, following the second appraisal carried out, and it is recommended that the property be acquired for this amount. The recommendation received approval on motion of Ald. Walker and Cote.

O'BRIEN PROPERTY:
50/52/54 ALDERNEY DR.

The Committee considered a recommendation from the Acting City Administrator on the proposed acquisition of the O'Brien property on Alderney Drive. Mr. Cohoon's report suggests that Council concur with a maximum expenditure in the amount of \$220,000. for this property, but that an offer of \$150,000. be made, based on the assessment which is \$141,000. Ald. Day and Granfield moved the adoption of Mr. Cohoon's report on the condition that the item will come back to Council for approval if a settlement is not

In camera: City Council, April 6/76.

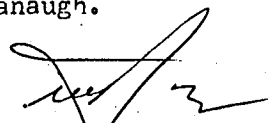
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reached at \$150,000. The motion carried with Ald. Walker, Fredericks and Kavanaugh voting against.

TRANSIT AGREEMENT

Copies of a revised transit agreement between the City and D.T.S. Busses Ltd. have been circulated with a covering letter from Mr. Caines, Solicitor representing the City. The revised agreement received unanimous approval on motion of Ald. Kavanaugh and Day.

The Committee adjourned to reconvene in open Council on motion of Ald. Ibsen and Kavanaugh.



G. D. Brady,
Deputy City Clerk.

Dartmouth, N. S.

April 29/76.

Duly advertised public meeting held at John MacNeil School
this date in connection with the Albro Lake land use study.

Present - Mayor Stubbs, Chairman

Ald. Hart	Sanford
Smith	Granfield
Cote	Brownlow
Brennan	Fredericks
Planning Director, D. Bayer	
Acting City Administrator, N. Cohoon	

LAND USE STUDY: Members of City Council and citizens were present for the
ALBRO LAKE SITE first of three meetings being held to assist the Federal Dept.
of Public Works in their land use study for the purpose of
determining a development plan for Federally-owned lands located
in the Albro Lake area, referred to as the Albro Lake Radio
Station site. Of the total land holding being considered, 113
acres are owned by the Dept. of Public Works, 47 acres by D.N.D.,
and 11 acres are in private ownership. Mr. Lingwood and Mr.
Koscec represented the Public Works Dept. at this meeting and
with the assistance of a slide presentation, they proceeded to
outline the site characteristics of the land concerned and the
present land uses which surround the site. Reference was made
to the three criteria proposed for determining appropriate land
use in this instance, namely, that the development must be
economically, socially and environmentally viable. Questions
and comments from the members of Council pertained in more
specific terms to these criteria and the precedence which they
felt that social and environmental considerations should have
over economic viability. Ald. Cote stated that use and develop-
ment of the land should take place in terms of the needs of the
City rather than on the basis of the criteria suggested. He
expressed concern that some sort of development plan may already
have taken shape and suggested that public participation will
mean nothing if emphasis is placed on economic considerations
over the quality-of-life aspect.

Other Aldermen heard during the meeting were similarly
concerned that importance could be given to financial implications

over the wishes of residents, who indicated strong support for retention of the land as a park and open space area for recreational purposes. With the exception of one speaker, who suggested that consideration be given to the possibility of including some low-rental housing units with playgrounds for children, most of the other citizens heard were in favour of a strictly recreational land use plan. Mrs. Eileen Oxner and Mr. Jack Osmond expressed opinions that were typical of this point of view; they felt that the site should be retained as park land, providing an asset not only for local residents in the north end, but for the City generally.

Ald. Hart and some of the other speakers questioned the value of the land and the cost per acre which would be put on it by the Federal Government. An estimated figure of \$600,000. was suggested for the 113-acre portion owned by the Dept. of Public Works, and both Ald. Sanford and the Mayor felt that what was originally a land holding of the City should be returned by Federal departments for a fair asking price. Ald. Sanford was opposed to any land speculation profit which the government might be attempting to realize through the sale of the Albrow Lake lands and other questions from the floor along this line pertained to the stated objective that income from the development portion would balance the cost of the recreational land.

The matter of the D.N.D. land holding involved, plus the eleven-acre parcel of land owned by the MacCulloch interests, was questioned also. Mr. Bayer pointed out that for purposes of the study the total site is being considered rather than limiting the scope of the plan to the Public Works Dept. lands only. Mr. John More asked if any commitment has been received on the D.N.D. site and Mr. Koscec indicated that while they have been approached, there is no firm commitment from them yet on the disposition of the 47 acres they own, which takes in the residential section known as Cannon Crescent. One resident referred to traffic problems

which already exist on Albro Lake Road and suggested that provision should be considered in advance to take care of any additional traffic created by development of the Albro Lake site. Mr. Bayer noted that part of the planning process for the site will attempt to determine transportation requirements and street patterns to meet these needs. Mr. Lingwood advised that preliminary land use concepts for the site will be presented at the second public meeting which is expected to be held in about six weeks time. Residents were asked to complete and return the questionnaire distributed at this meeting so that results can be assessed as part of the study process.

After closing remarks by the Mayor on the importance of these lands to the City of Dartmouth, etc., the meeting adjourned.

N. C. Cohoon,
City Clerk.

Dartmouth, N. S.

May 4/76.

Regularly called meeting of City Council held this date
at 7:30 p.m.

Present - Mayor Stubbs

Ald. Ibsen	Fredericks
Walker	Greenough
Hart	Sanford
Cote	Brownlow
Day	Brennan
Smith	Granfield
City Solicitor, S. Drury	
Acting City Administrator, N. Cohoon	

MINUTES

On motion of Ald. Day and Brennan, Council approved the minutes of March 16, 29, 30, April 5 and 6 meetings.

1976 STREET CONSTRUCTION PROGRAM

A proposed street construction program for 1976 has been recommended to Council by the P.D.O. Committee after being considered on an individual ward basis and it was moved by Ald. Fredericks and Sanford that the program be approved as recommended. Ald. Smith and Granfield did not agree with the Ward 2 allocation, referring to a number of streets in their ward which require paving, such as Beacon Street, the portion of Penhorn Drive from the existing paving to Penhorn Lake, Brenton and Summit Streets, etc. Dissatisfaction was also expressed by Ald. Greenough who felt that allocations should have been decided on the basis of the percentage of work required in a ward out of the total paving requirements. Ald. Brennan commented on the minimal percentage of street construction funds allocated for a number of recent years to Ward 3 and said he hoped that this would not happen when the program is being prepared next year. The motion carried with Ald. Smith and Granfield voting against. Notice of reconsider-

RECONSIDERATION

ation was then given by Ald. Smith, seconded by Ald. Granfield,

LETTER: HFX-DART. & DISTRICT

LABOUR COUNCIL to the P.D.O. Committee from the Halifax-Dartmouth & District Labour Council, requesting that the cities of Dartmouth and Halifax and the County of Halifax engage qualified inspectors to inspect the installation of oil burners. The letter was referred for recommendation to Council.

LETTER: ALD.
KAVANAUGH
(DEFERRED)

In Ald. Kavanaugh's absence, Council deferred consideration of a letter from him on the policy of using waste oil on unpaved streets; deferral was moved by Ald. Greenough, seconded by Ald. Sanford.

USE OF LAND:
MICMAC ROTARY

On motion of Ald. Sanford and Fredericks, Council received and filed a letter from the Dept. of Highways, dealing with the possible use of land at the MicMac Rotary for recreational purposes.

MOTION: ALD.
GREENOUGH

In connection with a notice of motion given by Ald. Greenough re the establishment of a special investment fund for street construction projects, the Mayor and Mr. Drury pointed out that there is no provision to do this in the City Charter. The Acting City Administrator also noted that income from the sale of land in the Industrial Park is reflected as General Revenue for the City and if these funds were re-allocated, a deficit position would result unless taxes were increased accordingly. Further, in a recommendation to Council, the Industrial Commission has expressed opposition to the use of monies from the sale of industrial land for other purposes, as proposed in Ald. Greenough's notice of motion.

Ald. Greenough said that in view of the information received at this time, he would be prepared to have the matter referred to staff to study any possible alternatives for the financing of additional street construction. He moved referral to staff for study and report to the Finance & Social Services Committee; the motion was seconded by Ald. Brownlow. The suggestion was made by Ald. Brownlow that consideration could be given to a specific yearly allocation of a portion of the tax rate (eg. 20¢) to be used strictly for street construction. He indicated that he would be very much opposed to the sale of the former rink property as a source of revenue at this time. Ald. Greenough requested that the staff study include reports from the Special Rink Committee and from the Recreational Advisory Committee so that their opinions on the rink property can be assessed in conjunction with the study. The motion to refer carried.

MOTION: ALD. DAY With the concurrence of Council, Ald. Day deferred his motion (DEFERRED) on the subject of the Dartmouth Regional Vocational School until the June meeting.

REPORTS Ald. Fredericks and Hart moved the adoption of the following regular reports to Council:

Building Inspector
Minimum Standards of Use & Maintenance
Police Chief
Fire Chief
Social Services

Ald. Smith referred to a letter received on the subject of properties which need to be cleaned up on both Lakecrest Drive and Main Street. He asked that attention be given to this letter which he passed to the Deputy City Clerk. The motion on the floor carried.

RECOMMENDATIONS FROM COMMITTEE Council dealt with the following recommendations from the April 13th meeting of the Planning, Development & Operations Committee:

LIGHTING:
BEAZLEY FIELD 1) Lighting, Beazley Field: Ald. Sanford and Fredericks moved the adoption of a recommendation from Committee that reports on the proposed lighting of Beazley Field be received and filed. Ald. Greenough was in favour of determining for future reference whether or not cost-sharing would be available from the Province and he moved this as an amendment to the motion on the floor; the amendment was seconded by Ald. Granfield. The amendment carried and the amended motion carried.

IRA SETTLE FIELD 2) Ira Settle Field: The Committee has recommended approval of Phase 1 of a program proposed for the Ira Settle Field at a cost of \$80,000. Council approved the recommendation on motion of Ald. Greenough and Day.

RECREATIONAL STUDY 3) Recreational study: Ald. Sanford and Day moved the adoption of a report from Committee recommending that Council initiate a study of the recreational needs of the City in accordance with a motion introduced at Council by Ald. Cote. The Mayor suggested that reports along these lines, prepared some time ago by the

Recreation Dept., could be updated and made available; an amendment to this effect was moved by Ald. Granfield. The amendment did not receive a seconder. The motion was put and carried.

N.I.P. AREAS

4) N.I.P. Areas: On motion of Ald. Sanford and Hart, Council approved a recommendation from Committee to have the South Woodside Neighbourhood Assn. and the Tufts Cove Neighbourhood Planning designated as N.I.P. areas for inclusion in this year's funding program. A report from Mr. Lukan and Resolution #76-18 were included for approval in the Committee's recommendation; a copy of the resolution is attached.

Ald. Smith felt that money being allocated for N.I.P. areas should be used throughout the City generally rather than being allocated to only certain sections. The motion was supported by Ald. Sanford and Fredericks and carried (Ald. Smith voting against).

FOREST HILLS
SCHOOL SITE

5) Forest Hills school site: A report on the Forest Hills school site has been to Committee and referred back to Council without recommendation in view of the fact that no provision for the school has been included in the capital budget. Ald. Sanford and Day moved the adoption of the report. Ald. Fredericks proposed that a delegation from the City approach the Minister of Municipal Affairs to discuss the possibility of annexation grants in connection with the Forest Hills development. The Mayor and the Acting City Administrator noted that the City's case for transitional grants can be made in conjunction with application to the Board of Public Utilities for annexation of the County areas. Mr. Drury advised that this application is ready to proceed whenever Council wishes to have it go ahead, and the Mayor asked that the item be included in the next Council agenda. Ald. Greenough agreed with Ald. Fredericks that the Minister may be willing to discuss a special grant for the City outside the jurisdiction of the Public Utilities Board. Ald. Sanford suggested that the debate being carried on does not relate to the subject

which is the school site. He referred to the position taken by Council when a decision was made not to include the school in this year's budget. The motion on the floor carried.

WATER DELIVERY

6) Water delivery: As requested by Council, the P.D.O. Committee has dealt with the question of water delivery service to residents who are without water in the summer months, and recommends: (a) that water be supplied to people who require it at the same cost per gallon as paid by citizens who are receiving water service through water meter rates; (b) that a private water supplier be engaged at the discretion of the Engineering Dept. to supply water to people without it and that the service be subsidized over and above the meter rates. Ald. Sanford and Brownlow moved the adoption of the recommendation from Committee. An amendment put forward by Ald. Brennan, which would have added the cost of a hook-up charge to the cost per gallon to be levied for water delivery service, did not receive a seconder. The motion was put and carried with Ald. Brennan voting against.

REZONING REQUEST: 7) Rezoning request, Forest Hills: The Committee has referred FOREST HILLS

back to Council without recommendation, reports on the Forest Hills rezoning application with updated information on the status of the Public Utilities Board application which will have to be made by the City before County areas can be annexed as part of the development. Council proceeded to discuss again the question of a transitional grant in conjunction with amalgamation and Ald. Fredericks moved, seconded by Ald. Greenough, that staff prepare a brief for submission with the City's application to the P.U.B. in support of an annexation grant being made to the City for the take-over of portions of the County. The motion carried.

DIRECTOR'S REPORT 8) Director's report: Mr. Bayer's report for the month of March was approved as recommended by Committee, on motion of Ald. Sanford and Day.

PERMIT TO BUILD: 9) Permit to build, indoor tennis courts: On motion of Ald. LOT 35 IND. PARK

Fredericks and Day, Council approved an application for permit to

build indoor tennis courts in a one-storey building on Lot 35 Akerley Blvd., application submitted by J. W. Lindsay Enterprises Ltd. Approval is recommended by the Committee subject to compliance with City requirements as outlined in the Planning Dept. report of March 31st.

REZONING REQUESTS: 10) Rezoning requests: On motion of Ald. Sanford and Day, MANOR PARK Council set June 15th as the date for public hearing of three GLEN MAJOR DR. rezoning requests: 1) Parcel C - Manor Park; 2) five lots on Glen ST. PETER'S CONVENT Manor Drive; and 3) the St. Peter's Convent property on Crichton Ave. Ald. Granfield advised that opposition to the Manor Park rezoning is indicated by Mr. David Mac Farlane and other contractors who will be making presentations at the public hearing.

DEVELOPMENT PLAN 11) Development plan for City lands, Lake Charles: Council FOR LAKE CHARLES received and filed a progress report from the Planning Dept. on LANDS the recreational development plan being prepared for City-owned land on Lake Charles. The motion to receive and file was moved by Ald. Sanford, seconded by Ald. Smith.

RECOMMENDATIONS The following recommendations from the Finance & Social FROM FINANCE Services Committee were considered: COMMITTEE

RESOLUTION: 1) Resolution, abuse of social assistance programs: On motion SOCIAL ASSISTANCE of Ald. Sanford and Day, Council received and filed a report from ABUSES the Finance Committee on the subject of a resolution forwarded by the Municipal Council for the District of Digby; the resolution pertained to the abuse of social assistance programs and the Committee has recommended that this matter be referred to the Social Services Dept. for consideration at the next annual meeting of Social Services personnel, with the idea of incorporating procedures in a manual being prepared, to help eliminate social assistance abuses throughout Nova Scotia.

SPECIAL CARE HOME 2) Special care home: Having considered material provided by Ald. Ritchie on the subject of a special care home for the City of Dartmouth, the Committee recommends that Council invite parties interested in establishing a special care home in Dartmouth to

submit proposals to the City, and further, that staff be asked to evaluate these proposals both from an economic and service point of view with the idea of making a comparison between privately-operated and municipally-operated homes. The Mayor advised Council that a proposal for a private home is to be submitted by Willan Construction Ltd. and she suggested that Council could consider this presentation on May 10th at the meeting with M.P.C. representatives.

Ald. Fredericks said that in Ald. Ritchie's absence, he would be presenting the position taken by him as chairman of the Special Committee appointed and he proceeded to move that the City Solicitor be instructed to set up a Commission under Section 173 of the City Charter, comprised of lay people and aldermen to facilitate the building and opening of a 100-bed home for the aged in Dartmouth on the property suggested by the Provincial Social Services Dept. Ald. Day seconded the motion and Ald. Fredericks was then heard by Council in support of it, urging that steps be taken to proceed with a municipal home for the City, which can be located on the ^{North} ~~South~~ Woodside site under consideration for some time. The Mayor suggested that all possible avenues for establishing a home should be explored and if Council so wished, a special meeting could be called to deal with this item only. Ald. Sanford said he would be in favour of a commission being formed only on the basis that it would report back to Council after further study. He moved in amendment that while the Commission would be established, it would make progress reports to Council and seek Council's approval before any commitments are made on the establishment of a home; Ald. Fredericks seconded this amendment.

There was a general consensus of opinion among the members of Council that such a facility is needed in Dartmouth but points of view differed on the best approach to be taken in determining whether a home should be municipally or privately operated. Ald.

Ibsen suggested that any private developer wishing to proceed with a home has the right to do so and Ald. Hart said it might be a good idea to hear the Willan Construction presentation and from any members of the public as well who want to be heard on the issue. Asked about the number of Dartmouth patients in other institutions throughout the Province, Mr. McNeil advised that approx. 85 could be returned to Dartmouth, 60 of whom would be nursing home cases - in other words, the majority would require a heavy care facility.

Ald. Brennan asked if terms of reference would not have to be drafted for establishing the proposed Commission and Ald. Greenough made the suggestion that they should be drafted in such a way as to include consideration of both municipal and private homes. Mr. Drury confirmed that Council or a committee of Council should discuss terms of reference before attempting to prepare a by-law for the Commission. After the amendment and the amended motion had carried, Ald. Brennan and Granfield moved referral to the Finance & Social Services Committee for the purpose of drafting terms of reference for the Commission. The motion to refer was opposed by Ald. Fredericks. The motion carried with Ald. Smith, Fredericks, and Ibsen voting against.

WELFARE SCALES

3) Welfare scales: A report from the Finance Committee on revised scales for social assistance was adopted by Council on motion of Ald. Sanford and Day.

GROUP LIFE
INSURANCE PLAN

4) Group Life Insurance Plan: The Finance Committee has considered a report on an Employee Benefit Plan Study prepared by Mr. L. Wilson of Insurance Planning Services and recommends to Council that the recommendations contained in the report with respect to group life, accidental death and dismemberment and health care be implemented. It is further recommended that the long-term disability provisions and dependent's life insurance coverage not be implemented at this time. Ald. Sanford and Day moved the adoption of the recommendations from Committee.

Ald. Brownlow felt that employees should have the option of being able to select the life insurance benefit for dependents on the understanding that they would pay 100% of the cost. Mr. Cohoon said he felt there would not likely be the same degree of interest in the benefit with no cost-sharing by the City, but Ald. Brownlow considered the rates for this coverage to be very good, even without cost-sharing. Mainly, questions from Council concerned the method by which Mr. Wilson was engaged for purposes of carrying out the study and why individual insurance companies were not asked to tender for the consulting job. Ald. Greenough and Sanford were in favour of the procedure followed. Ald. Greenough said that the spirit of the tendering process has been adhered to since bids from insurance companies were invited and evaluated in preparing Mr. Wilson's study. Mr. Wilson explained in detail how he proceeded with the study and the terms of reference under which he has worked for the City in this project. Mr. J. Campbell and Mr. Marchand, insurance agents, were also heard by Council during the debate. They stated that the procedure followed in preparing the plan was restrictive and did not permit the kind of input from individual companies which would have insured the best proposal for the City. Ald. Cote asked why Mr. Wilson was selected to carry out the study and Mr. Cohoon said the choice was based on his interest and the service which he has provided in working with other civic unions in the City along these same lines.

Ald. Smith questioned why other consulting firms were not invited to tender for the job and Ald. Cote indicated that he would be in favour of delaying a decision for two weeks time to permit a review of the situation. His motion to defer for this purpose was seconded by Ald. Day. Ald. Sanford, Fredericks, Greenough and Brownlow spoke in support of the plan and the procedure adopted in having it prepared. Ald. Brennan said he would not be in favour of deferral. When the motion to defer was put, it was defeated with Ald. Smith, Cote, Day and Ibsen voting in favour.

The original motion carried with the same four members voting against. Ald. Granfield and Sanford then moved that Mr. Wilson be engaged to administer the plan and this motion carried by a vote of 6 to 5.

**AWARD TENDER:
SANITARY LANDFILL**

Tenders, as per the attached report from the Purchasing Agent, have been received for the operation of the sanitary landfill disposal site. Acceptance of the tender submitted by L. J. Casavechia Contracting Ltd., in the amount of \$118,000., for twelve months, is recommended by the Acting City Administrator and Council approved this recommendation on motion of Ald. Greenough and Smith.

**PAINTING OF
FERRY BUILDING**

On motion of Ald. Fredericks and Day, Council approved the painting of the exterior of the ferry terminal building on the Dartmouth side of the harbour, as recommended by the Acting City Administrator, based on a report from the Purchasing Agent which quotes a price of approx. \$1900. for this work.

CFMM CONFERENCE

Mr. Cohoon has reported to Council on the funds available for members of Council to attend the CFMM Conference in Vancouver, pointing out that an over-expenditure will have to be approved to cover all costs of the nine City delegates planning to attend. On motion of Ald. Fredericks and Sanford, Council decided not to increase the allowance budgeted for attendance at this conference (Ald. Smith voting against).

**AWARD TENDER:
PATROL BOAT**

Tenders, as per the attached report from the Purchasing Agent, have been received for a power boat and motor for use by the Lake Safety Patrol. Acceptance of the bid submitted by D. A. Myers Equipment Ltd., in the amount of \$4,560., is recommended by Mr. Cohoon and Council adopted the recommendation on motion of Ald. Cote and Day.

**TENDERS: REC.
DEPT. VEHICLES**

Tenders have been received by the Purchasing Agent, as per the attached report, for two vehicles for the Recreation Dept. Acceptance of the low bid, submitted by Chaisson Plymouth in the total amount of \$11,960.65, is recommended by Mr. Cohoon and Council.

approved the recommendation on motion of Ald. Fredericks and Cote.

WATER RATES

A report was considered on the financial deficit incurred by the City Water Utility, with recommendation from Mr. Cohoon that Council authorize the engagement of H. R. Doane & Co. to prepare a submission to the Public Utilities Board for a suitable rate increase. The recommendation received approval on motion of Ald. Walker and Sanford.

BY-LAW C-295

By-law C-295, which authorizes borrowing for current expenditures, pursuant to Section 272 of the City Charter, was before Council for approval. It was moved by Ald. Cote and Day and carried that leave be given to introduce the said By-law C-295 and that it now be read a first time.

It was moved by Ald. Day and Sanford and carried that By-law C-295 be read a second time. Unanimous consent was given by Council for third reading of the by-law.

It was moved by Ald. Day and Sanford and carried that By-law C-295 be read a third time and that the Mayor and the City Clerk be authorized to sign and seal the said by-law on behalf of the City.

RESOLUTION #76-20 On motion of Ald. Ibsen and Day, Council approved Resolution #76-20, declaring a civic holiday on Wed., July 14th, 1976 in recognition of the visit by Queen Elizabeth II. (Ald. Walker and Sanford voting against.)

REPAIRS TO
PARK SCHOOL

The School Board has been advised of emergency repairs required to the roof of Park School, estimated to cost approx. \$20,000. Since this involves an over-expenditure requiring two approvals on the part of Council, it is recommended that Council authorize an over-expenditure not to exceed \$20,000. and that tenders be called immediately; the second approval will be based on the actual tenders received. The recommendation received approval on motion of Ald. Fredericks and Day. Second approval will come before the next Council meeting.

FIRST APPROVAL

SEWER SERVICE:
PORTLAND ST.

The Mayor has reported to Council on a request for sewer

service to two unserviced homes on Portland Street, across from the entrance to Manor Park. The estimated cost of installation is \$6,000., requiring an over-expenditure in this amount, and it is proposed that the installation proceed immediately so that work can be completed before the new roadway is built in this area.

Council gave first approval to this over-expenditure on motion of
FIRST APPROVAL Ald. Smith and Day. Second approval will come before the next Council meeting.

LIBRARY SERVICES The Mayor commented on the position being taken by Provincial municipalities in attempting to have grants for library services reinstated and she recommended that Council support this position by asking staff to prepare a report for the next meeting. A motion to this effect, moved by Ald. Day and Granfield, carried with 8 members voting in favour.

Council adjourned to meet in camera as Committee-of-the-Whole, on motion of Ald. Day and Ibsen. Having later reconvened in open meeting, Council ratified the action taken in camera on motion of Ald. Ibsen and Day.

Meeting adjourned.

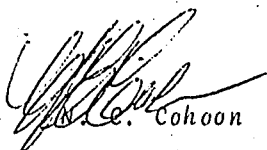
G. D. Brady,
Deputy City Clerk.

M E M O R A N D U M

DATE: April 22, 1976
TO: Her Worship the Mayor and Members of City Council
FROM: N. C. Cohoon, Acting City Administrator
RE: Tenders - Operation of Sanitary Landfill Disposal Site

Attached is a copy of a report made by the Purchasing Agent concerning tenders for the operation of the Sanitary Landfill Disposal Site in the Burnside Industrial Park.

It is recommended that the tender submitted by L. J. Casavechia Contracting Limited in the amount of \$118,000 for twelve months be accepted.



N. C. Cohoon

NCC:sam

Attachment

14.

MEMO

DATE: April 20, 1976

TO: Mr. N.C. Cohoon, Acting City Administrator

FROM: Mr. W.M. Whitman, Purchasing Agent

SUBJECT: Tender Operation Sanitary Landfill Disposal Site

We recently received and opened tenders for the operation of sanitary landfill disposal site at Burnside Industrial Park. The period covered by the tender is for one year and ends April 30th, 1977.

The tender covers the supply of all necessary labour and equipment to dispose of garbage and refuse and includes compacting the material and covering it with a layer of suitable fill at the conclusion of each days operation and as often as may be necessary. Specifications covering all phases of the operation were made up by the Engineering Dept. and will be adhered to under the supervision of the Engineering Dept.

The following companies submitted tenders at the prices shown:

L.J. Casavechia Contracting Limited	\$9900.00/month
W. Eric Whebby Limited	10,725.00/month
Creighton Enterprises Limited	11,455.00/month
Dineen Construction Limited	12,163.00/month
L S L Construction Limited	12,437.00/month
Dickey Engineering and Contracting Limited	12,500.00/month
Fred Dunphy Limited	13,500.00/month
B and B Excavators Limited	14,560.00/month
Woodlawn Construction Limited	14,750.00/month
Keizer Construction Limited	14,800.00/month
Ray Wambolt Limited	14,800.00/month
Lock Road Construction	28,495.00/month
Trynor Construction Limited	30,000.00/month

The Engineering Department have checked these tenders and it is recommended this tender be awarded to the low bidder L.J. Casavechia Contracting Ltd. for the price of \$9900.00/month or a total of \$118,000.00 for 12 months. Casavechia advises the equipment they have available for use at the disposal site would include a backhoe, a track loader and tandem trucks.

The amount of \$200,000.00 was allotted in the 1976 Works Department operating budget for landfill garbage disposal.

WMW/as



M E M O R A N D U M

DATE: May 4, 1976
TO: Her Worship the Mayor and Members of City Council
FROM: N. C. Cohoon, Acting City Administrator
RE: Tenders - Lake Safety Patrol Boat and Motor

Attached is a report from the Purchasing Agent regarding new equipment for the Lake Safety Patrol.

It is recommended that the tender submitted by D. A. Myers Equipment Limited in the amount of \$4,560.40 be accepted.



N. C. Cohoon

NCC:sam

Attachment

MEMO

16.

DATE: April 29, 1976
TO: N.C. Cohoon, Acting City Administrator
FROM: W.M. Whitman, Purchasing Agent
SUBJECT: Lake Safety Patrol Boat

Tenders have been received and opened for the supply of a 15 foot power boat complete with a 60 H.P. motor for use by the Lake Safety Patrol.

The following companies have submitted prices:

D.A. Myers Equipment	\$ 4560.40
Federaland	4591.00
Langilles Boating	5389.00
Langilles Boating	5613.00

All tenders checked with Police Department. Cpl. Friss has checked the boats and motors and recommends the one being quoted on by D.A. Myers Equipment, a Chrysler Sport Sattelite Bowrider Boat with a 60 H.P. outboard motor.

As the low price is from D.A. Myers we recommend that we purchase this boat for the quoted price of \$ 4560.40. The sum \$ 5,000.00 was allotted in the Police Department budget for this purchase. D.A. Myers Equipment has advised that they will have the boat and motor ready for delivery by the required date of May 21, 1976.

WMW/mam

Hammy

MEMORANDUM

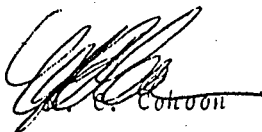
DATE: May 4, 1976

TO: Her Worship the Mayor and Members of City Council

FROM: N. C. Cohoon, Acting City Administrator

Attached is a report from the Purchasing Agent concerning tenders for two vehicles for the Recreation Department.

It is recommended that the tender submitted by Chaisson Plymouth in the total amount of \$11,960.65 be accepted.


N. C. Cohoon

NCC:sam

Attachment

MEMO

18.

DATE: April 29, 1976
TO: N. C. Cohoon, Acting City Administrator
FROM: W. M. Whitman, Purchasing Agent
SUBJECT: Purchase of Two Recreation Department Vehicles

Prices were requested from seven major automobile dealers in Dartmouth for the supply of a 3/4 Ton, four wheel drive truck and a one Ton truck for use by the Parks and Recreation Department.

The following dealers submitted prices:

	<u>4 Wheel Drive Vehicle</u>	<u>1 Ton Vehicle</u>
Fairley & Stevens	\$ 6408.20	\$ 6058.30
Forbes	7251.00	6187.00
Harbour Motors	6658.00	-
Scotia Pontiac	7132.00	-
Chaisson Plymouth	6258.00	5702.65

We recommend that both these vehicles be purchased from Chaisson Plymouth Chrysler Ltd., who submitted the low tender on both vehicles. Both vehicles meet the specifications required by the City of Dartmouth. Delivery on the vehicles are:

3/4 Ton - 4 Wheel Drive - from stock
One Ton Vehicle - maximum 6 weeks

Total of tender is 11,960.65. An amount of 15,000 was allotted in the 1976 budget for this purchase.

WMW/mam

Harry Jones

Dartmouth, N. S.

May 4/76.

In camera portion of the regularly called City Council meeting held this date at 7:30 p.m.

Council met as Committee-of-the-Whole in camera to deal with several additional items of business.

DEBENTURE ISSUE

The Acting City Administrator explained for the information of the Committee a situation which has arisen as a result of a delay in going to tender for the sale of City debentures, this delay having been caused by the Dept. of Municipal Affairs and failure on their part to forward the necessary resolution authorizing the debenture issue. In view of the fact that fourteen other municipalities are in the same position and could therefore all end up going to the bond market at the same time, Mr. Cohoon has recommended acceptance of the bid received from Walwyn, Stodgell & Gairdner Ltd. Syndicate for:

Bank of Nova Scotia
Maison Placements Canada Inc.
Scotia Bond Co. Ltd.
Midland-Osler Securities Ltd.
John Graham & Co. Ltd.
Toronto Dominion Bank

This bid is in the amount of \$98.50 per \$100 debenture for \$3,600,000. City of Dartmouth Serial Debentures, and the cost of money based on the bid is 10.84%. Acceptance would be subject to the approval of the Dept. of Municipal Affairs and the Committee approved Mr. Cohoon's recommendation on motion of Ald. Cote and Granfield.

782 PORTLAND ST.

Mr. Cohoon has reported on negotiations for a parcel of land which forms part of the property known as 782 Portland Street, required for the widening of Portland Street. The settlement reached with the owners, Ellis and Gwendolyn Stevens, involves replacement by the City of their water supply (presently located on the lands to be acquired) and agreement on the part of the City to repair damages to the property as a result of street construction; the negotiated price for Parcel 13 is \$14,000., approx. \$1.50 per square foot. Purchase of this land is recommended subject to the conditions stated and the

In camera: City Council, May 4/76.

Page 2 .

Committee approved Mr. Cohoon's recommendation on motion of Ald. Fredericks and Day.

**WILLAN COURT
DEVELOPMENT**

Mr. L'Esperance brought to the attention of the Committee, a problem involving a subdivision approval requested to permit development of the Purcell property by Willan Construction Ltd. All of the necessary subdivision requirements have now been met by this developer and tentative approval is therefore in order, but a report from the Lakes Advisory Board is before Council at this time, recommending against approval of the development project on the basis of its destruction of swamp land, which, in the opinion of the Board is important to the protection of the Oathill/Banook Lake system. Mr. L'Esperance sought direction from the Committee as to how this situation should be resolved, taking into account the legal position in which the City will be placed if permission to subdivide is refused when the developer has complied with the necessary regulations, including those of the Engineering Dept. Mr. Purdy was present with the plans for a drainage system to serve the development and he responded to questions on the adequacy of provisions for drainage, particularly in relation to properties which could be affected in the Gaston Road area. He pointed out that the approval of various Provincial agencies has yet to be given, such as the Dept. of the Environment, Public Health, etc., and on the basis that final approval of the subdivision plan cannot be given without first having the engineering drawings approved by these Provincial departments, Ald. Fredericks and Sanford moved tentative approval, subject to the restrictions on the engineering drawings.

Ald. Smith and Granfield expressed concern for the protection of Gaston Road properties which could have flooding problems resulting from the Willan Court development, and Ald. Brennan asked if it would not be possible to require the developer to post a bond for protection purposes. Mr. Drury explained why this would not be possible. Ald. Walker asked if there are likely to be drainage problems associated with

In camera: City Council, May 4/76.

Page 3 .

the development and Mr. Purdy said there is no guarantee that there will not be any; problems with the system could occur in certain circumstances which cannot be foreseen at present.

During the debate, reference was made to the foundations already in place before the development was halted by an injunction. Ald. Greenough suggested that any damage to the area has already been done when the foundations were put in and the situation will only be made worse if the City were to order that they be removed at this point. The recommendation from the Lakes Advisory Board was also discussed, but it was recognized by the members that the developer is now legally entitled to receive tentative subdivision approval. The motion was put and carried.

GRANT TO DART.
COMMUNITY CONTACT

The Mayor reported to the Committee on a matter involving the \$30,500. City grant approved for Dartmouth Community Contact and problems which have now arisen with the subsequent withdrawal of some services formerly provided to citizens by this organization. She suggested that Dartmouth Community Contact is not fulfilling its responsibility to the City and she commented on various aspects of their operation, particularly as they relate to the functions and staff of the City Social Services Dept. After the Committee had heard the Mayor's report on the overall situation, Ald. Sanford and Day moved that no monies be given to Dartmouth Community Contact and that Mr. McNeil's department carry out an investigation for written report back to Council. Ald. Greenough asked that the report be prepared as quickly as possible, and Ald. Walker asked if a representative from the organization will be present to give their views on the issue when the report is considered. The Mayor said she felt that Council should get the report first.

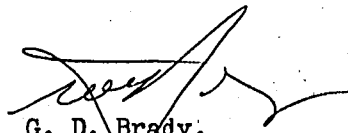
Ald. Granfield was of the opinion that Dartmouth Community Contact have been doing their job satisfactorily, while Ald. Hart asked how services can be provided by them when they have no funds with which to operate. She questioned whether a

In camera: City Council, May 4/76.

Page 4 .

committee was ever formed to seek additional Provincial cost-sharing for the organization, as directed when the grants were determined, and she objected to references made by the Mayor to the questionable manner of administration of Dartmouth Community Contact. When the motion was put, it carried with Ald. Hart voting against.

On motion of Ald. Day and Ibsen, the Committee adjourned to reconvene in open Council.



G. D. Brady,
Deputy City Clerk.

Office of Director
Planning and Development Department

March 31, 1976

Her Worship the Mayor and
Members of Dartmouth City Council

Dear Madam and Gentlemen:


Re: Rezoning request - Nova Scotia Housing Commission - Forest Hills

A proposal to rezone what is known as Phases 5 and 6 of the Forest Hills development was presented to City Council at a Public Meeting on October 7, 1975. At that time two citizens groups presented briefs on the project to Council. Council instructed city staff to meet with housing commission staff to consider the various points raised by the residents. (See attached council minutes along with original staff report)

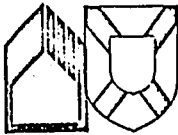
We reviewed the revised plan and are satisfied that the plan does, within reason, satisfy both the wishes of the residents and the Planning Department staff. (Copies of both the original plan and the revised plan will be available at the council meeting)

In conclusion, we recommend approval as requested.

Yours very truly,


Glenn J. L'Esperance,
Planner.

GJL/lmb



NOVA
SCOTIA
HOUSING
COMMISSION

P.O. BOX 815 • DARTMOUTH, NOVA SCOTIA • B2Y 3Z3

24
HEAD OFFICE
In reply please quote
file no. 200-390-D1-5
200-390-D1-6

17th June, 1975.

Mr. Cliff Moir
City of Dartmouth
P.O. Box 817
Dartmouth, N.S.

Dear Mr. Moir:


Re: PROPOSED BOUNDARY CHANGE
FOREST HILLS DEVELOPMENT

Discussions have taken place between the Nova Scotia Housing Commission and personnel of your Planning Division relating to a proposed boundary change in our Forest Hills Development. As is indicated on Map #2 "Forest Hills New Community" the present boundary line between the City of Dartmouth and the Municipality of the County of Halifax as it exists between Settle Lake and Cranberry Lake traverses two subdivisions. The obvious affect of the present boundary location would split jurisdiction in respect to the individual lots affected, provision of services ownership and maintenance responsibility.

The second map I have enclosed provides for the relocation of this boundary line which will resolve the difficulties I have cited. This proposed re-location has been discussed with your Planning Department and seems to be favourably sited. As you are aware, the Nova Scotia Housing Commission cannot initiate the action in respect to this boundary change. The Housing Commission must rely on the initiative of the City of Dartmouth in implementing this change which we understand can be effectively achieved by agreement between the City of Dartmouth and the Municipality of Halifax County and processed through the Board of Commissioners of Public Utilities.

I trust that the City of Dartmouth will favourably consider this action and I express the Commission's willingness to meet with your staff to discuss this matter further should it be necessary to do so.

Sincerely yours,

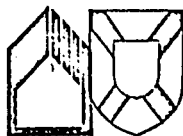

O. G. Hubley, P. Eng.,
Director of Field Services.

OGH/ib

in attendance. It was moved by Ald. Smith and Ritchie and carried that leave be given to introduce the said amendment to By-law #74 and that it now be read a first time.

It was moved by Ald. Ritchie and Kavanaugh that the amendment to By-law #74 be read a second time.

Mr. Bayer indicated the location of the proposed development,



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24

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Sincerely yours,


O. G. Hubley, P. Eng.
Director of Field Services.

OGH/ib

to have the moratorium on school construction lifted, since this restriction has a direct bearing on residential development proposals such as the one being discussed. Ald. Sanford suggested that perhaps residential construction should be prohibited in certain areas of the City unless school construction is to be permitted to proceed as well. Questions raised by Ald. Walker concerning school facilities required to serve the Montebello development area, were responded to by Mr. Bayer and he pointed out for Ald. Ibsen's information, all those R-2 and R-4 areas which presently exist in the Caledonia Road section of the City. Ald. Irvine asked that Council reject the present zoning application for the reasons stated by area residents. After further debate, the motion for second reading was put and defeated with Ald. Day, McDonah, Fredericks, Cote, Ritchie, and MacCormac voting in favour.

REQUEST TO REZONE:
FOREST HILLS
DEVELOPMENT

This date has also been set by Council for public hearing of a rezoning application associated with phases five and six of the Forest Hills housing development. The lands in question are bounded on the north by #7 Highway and Mount Edward Road, on the east by Wildwood Blvd., and on the west by the Greenough Subdivision. The request is to rezone from the existing R-1 Zone to R-2, R-4, C-1, and P Zones to permit the development proposal submitted; a municipal boundary change is involved in this instance also. The related amendment to By-law #74 was before Council, together with a report from the Planning Dept., Resolution #52 (boundary change), and a report on the voluntary public meeting held on Sept. 29th with Housing Commission representatives in attendance. It was moved by Ald. Smith and Ritchie and carried that leave be given to introduce the said amendment to By-law #74 and that it now be read a first time.

It was moved by Ald. Ritchie and Kavanaugh that the amendment to By-law #74 be read a second time.

Mr. Bayer indicated the location of the proposed development,

explaining details of it. He said that while the Planning Dept. agrees with the concept of the plan and would recommend in favour of having the rezoning proceed, restriction should be placed on the issuing of building permits until a commitment on school facilities to serve the development has been received. The Mayor also expressed concern that development not be permitted to go ahead without some type of firm indication from the Dept. of Education to the Housing Commission that a school is to be constructed to serve the needs of the new community which will be encompassed by phases five and six of the Forest Hills plan. Mr. Clarke, representing the Housing Commission, said that the Commission is presently working with the Education Dept. to have the school moratorium lifted as it applies to this development area, and he stated that the Commission does not intend to proceed with any housing there until the school situation has been resolved.

Ald. Fredericks asked if it is possible to rezone with the stipulation that no building will take place until the necessary school requirements have been met; Mr. Drury said he did not think it would be possible to undertake the imposition of such a condition. Ald. Sanford and Cote then introduced a motion to defer the matter until such time as the Province guarantees an allocation of funds for schools to serve the proposed development. The motion was not put at this time in order to permit continuation of the public hearing.

Mr. Jack Greenough presented a petition and brief on behalf of Greenough Subdivision residents opposed to the rezoning, and Mr. Al Webb was heard with a similar presentation, representing property owners in the Wildwood Subdivision. Both submissions expressed concern over the adequacy of school facilities, the additional traffic generated by a new development of this size, and for the general overall affect on existing R-1 neighbourhoods located in the development area. The Wildwood Subdivision resident.

have put forward a number of provisions which they wish to have considered by the Housing Commission, and reference was later made to these by the Mayor when she recommended referral to the Commission and to staff for further negotiation as a means of resolving these problem situations.

Mr. A. Giles, Chairman of the Halifax County District 7 Service Commission, and Mr. R. Topple, a County resident, questioned the status of County lands involved in this phase of the Forest Hills plan, although it was noted by Mr. Bayer that for the purpose of this particular rezoning application, only lands located within the existing City boundary are under consideration. Both he and Mr. Clarke pointed out that the question of a boundary change to take in the entire development would have to come before the Board of Public Utilities, as provided for through Resolution #52, which directs the City Administrator to proceed along these lines. It was generally recognized that jurisdictional and administrative problems would be created if one portion of the development remains in the City while one-third of the area continues to exist within the County boundary. There did not appear to be a willingness on the part of Wildwood residents to have their subdivision annexed within the boundary of Halifax County if consideration were given to making a boundary change in the other direction.

Ald. Kavanaugh raised a number of questions concerning the land at the end of Cranberry Lake designated for park purposes by the Housing Commission. Mr. Clarke and Mr. Bayer explained how the area in question will be combined with the existing roadway to provide a park land reserve, with traffic being re-routed to Ridge Crest Drive. Ald. Kavanaugh maintained that all of the land referred to is in a boggy area and would require large amounts of fill to make it useable. He indicated that he would be in favour of the Mayor's recommendation to have the rezoning application referred back to the Housing Commission and Planning Dept.

City Council, October 7/75.

Page 6 .

staff for further consideration of the points raised by the citizen groups from whom representation has been heard. The motion to defer, formerly proposed by Ald. Sanford and Cote; was reintroduced at this point and it carried with Ald. Kavanaugh and Smith voting against.

Ald. Fredericks and Cote then moved the adoption of Resolution #52, a copy of which is attached. Ald. Sanford and Walker indicated that they would not be prepared to support the resolution. When the vote was taken, the motion carried with Ald. Walker, Sanford, Cote, MacGormac and McDonah voting against.

GRANT TO BOYS' CLUB: On motion of Ald. Walker and Day, Council gave second
SECOND APPROVAL approval to the grant of \$13,333. authorized at the request of the Dartmouth Boys' Club for their north-end facility.

MYRTLE ST.
REZONING

As requested at the Sept. 8th meeting of Council, the Engineering Dept. has reported on the Myrtle Street sewer system, noting that the solution to the overloading of this system from storm run-off would be to connect the catch basins to the storm sewer located approx. 150' away, at a cost of approx. \$3,700. The proposed rezoning of 13 Myrtle Street, which occasioned the request for information, has received second reading at this point and Council agreed to proceed with third reading prior to considering a building permit application for a three-storey apartment building proposed for the site. It was moved by Ald. Granfield and Cote and carried that the said amendment to By-law #74 (rezoning from R-2 to M-F.2 Zone) be read a third time and that the Mayor and the City Clerk be authorized to sign and seal the said amendment on behalf of the City.

On motion of Ald. Fredericks and McDonah, Council then agreed to include a \$3,700. item in the 1976 Works Dept. budget to alleviate the Myrtle Street sewer problem, based on the report provided by the Engineering Dept.

An application for permit to build the three-storey apartment complex referred to above, submitted by Stone Construction Co.,

Her Worship, the Mayor, and
Members of Dartmouth City Council

Dear Madam and Gentlemen:

Re: Application to Rezone - Forest Hills

Attached please find a request for rezoning of phases 5 and 6 of the Nova Scotia Housing Commission's proposed "Forest Hills Development". These phases are bounded on the north by No. 7 Highway and Mount Edward Road, on the east by Wildwood Boulevard, on the south by undeveloped lands and on the west by the Greenough Subdivision and the Mount Edward Park Subdivision. (See attached key map.)

The lands are presently zoned R-1-A (Single Family Residential Zone). The Nova Scotia Housing Commission proposes the following:

Single Family Units	-	530
Semi-Detached Units	-	176
Multiple Units	-	<u>126</u>
Total		832

The two multiple family sites are intended to be used for row housing or walk-up apartments with a maximum density of 20 units per acre.

The overall gross population on the 120-acre site is projected to be 2,800 persons at a gross density of 23.3 persons per acre.

In addition to the residential components, the Nova Scotia Housing Commission has reserved a 6-acre site for an elementary school, a small (10,000 square foot) site for a local retail or service use and 16.3 acres for public parks, playgrounds, walkways and bikeways.

City staff has worked with the Nova Scotia Housing Commission staff since January of this year reviewing and discussing various methods of developing this land. This latest proposal incorporates ideas which are acceptable to both jurisdictions. The proposed land use meets with our approval, one exception being the placement of the semi-detached units. We had previously attempted to group duplexes in

Continued ... 2

small clusters while the Nova Scotia Housing Commission prefers to spread them throughout the site. We are not opposed to allowing this type of approach to be tested.

With regard to the subdivision layout, we have advised the commission that the road network is satisfactory for the proposed land use, and, if the rezoning is passed, the finalization of subdivision details will be handled through city staff in the normal manner.

Our review of the proposal did highlight other problems, however, which are as follows:

1. SCHOOLS - The Superintendent of Schools, in a report to the Director of Planning, has made the following remark:
"I would therefore urge upon you and upon council in the strongest terms that no development be permitted in these areas until we can be certain that adequate school facilities will be available."
(See the attached report.)
2. CITY BOUNDARY - The existing boundary dissects the proposed development, one-third of which lies within the county. This split jurisdiction affects individual lots, ownership and maintainance of services, provision of services such as Police, Fire, School, etc. Again, as a result of meetings at the staff level, it is our recommendation that the boundary be adjusted to include all of phases 5 and 6 as per the attached map. I attach also a letter from the Nova Scotia Housing Commission to the City Administrator requesting this boundary change.
3. STREET ALIGNMENT AND CLOSURE - Wildwood Drive will be straightened out and eventually directed to Ridge Crest Drive. This will require that the existing portion from No. 7 Highway to Mount Edward Road be closed. This is intended to be used for park purposes. At present, the Engineering Department is working on details to realign Mount Edward Road to meet Wildwood Boulevard at a right angle.

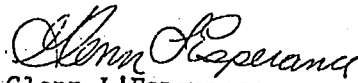
In conclusion, we forward a favorable recommendation with respect to the proposed land use and subdivision layout.

The questions raised by the Superintendent of Schools, however, are serious and must be answered.

We would ask that council instruct the City Solicitor to take the necessary steps to have the city boundary adjusted.

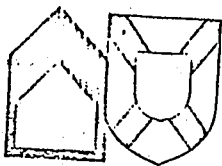
In the meantime, it is our recommendation that the rezoning proceeds as the commission hopes to call tenders for services this fall. Should the rezoning be passed, it would be necessary to have an accompanying agreement. One of the conditions of that agreement would be that no housing development take place until the school problem is solved. The agreement must also contain details respecting methods of developing other land use components such as the multiple family areas, walkways and emergency exits, etc.

Respectfully submitted,


Glenn L'Esperance,
Planner,
Planning & Development

GJL/smo

Encl.



NOVA
SCOTIA
HOUSING
COMMISSION

P.O. BOX 815 • DARTMOUTH, NOVA SCOTIA • B2Y 3Z3

32
HEAD OFFICE
In reply please quote
file no. 20 0-390-D1-5
200-390-D1-6

July 30, 1975

The City of Dartmouth
Planning Department
Dartmouth, Nova Scotia

Dear Sirs:

RE: Application for Zoning
Phases 5 and 6
Forest Hills Development

The Nova Scotia Housing Commission wishes to make application for zoning of Phases 5 and 6 of the Forest Hills Development. The zoning is in accordance with the subdivision plans submitted to the City of Dartmouth for Tentative Approval June 10, 1975. The intended uses are as follows: R-1 for single family housing; R-2 for semi-detached housing; R-4 for row housing or walk-up apartments; C-1 for local retail or service use; P (Blue) for an elementary school; and P (Green) for public parks, playgrounds, walkways and bikeways.

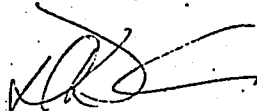
In support of our application, the following documents are herewith attached:

- (a) two copies of colored plans showing proposed zoning in Phases 5 and 6.
- (b) a cheque in the amount of \$100.00 for advertising purposes.
- (c) two copies of a plan showing proposed driveway locations for semi-detached units on cul-de-sacs indicating no problem with the locating of power poles and driveways.

.... /2

Should you require further information, members of the Housing Commission's staff would be available to discuss this application at any time.

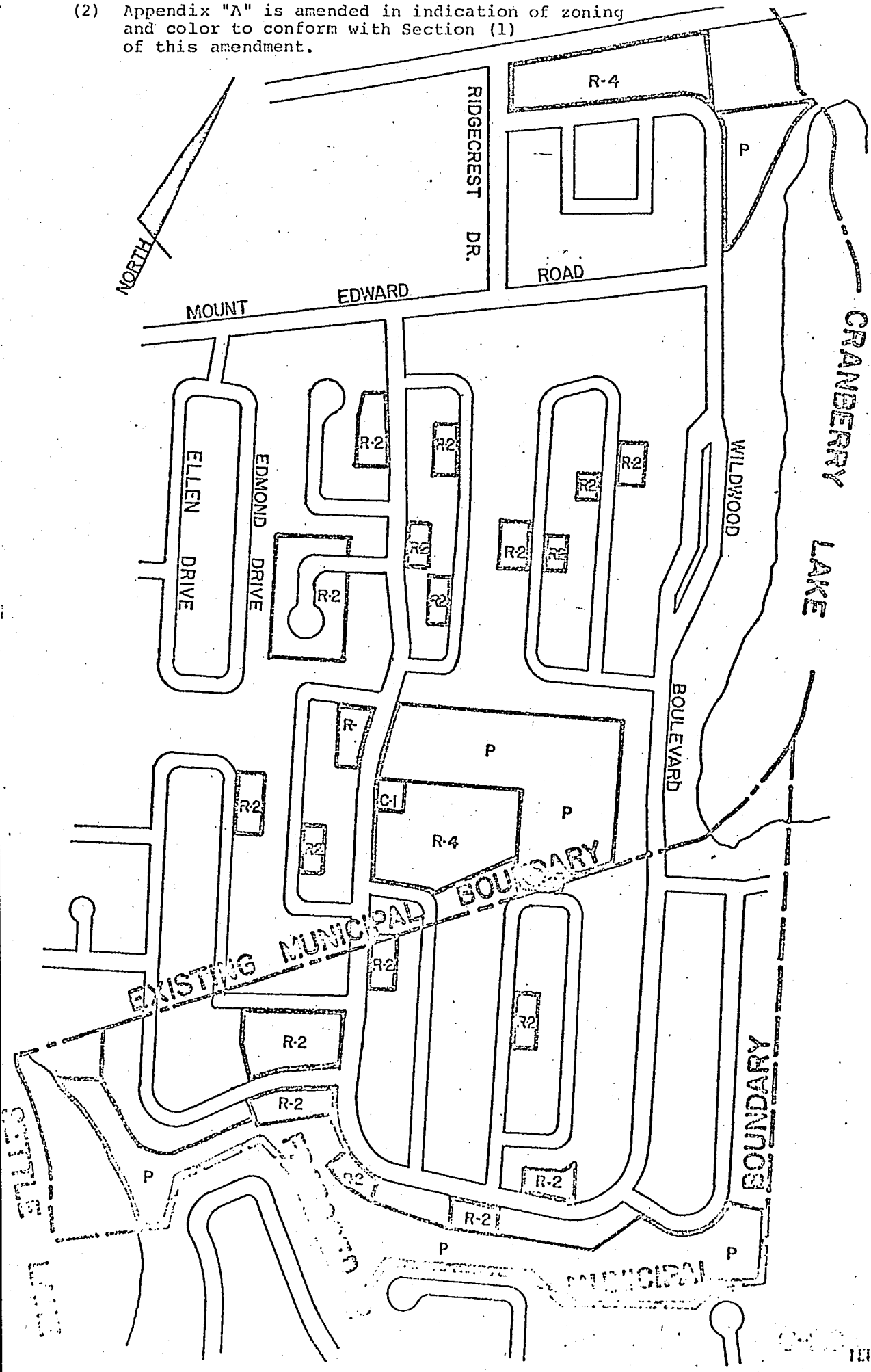
Yours very truly,

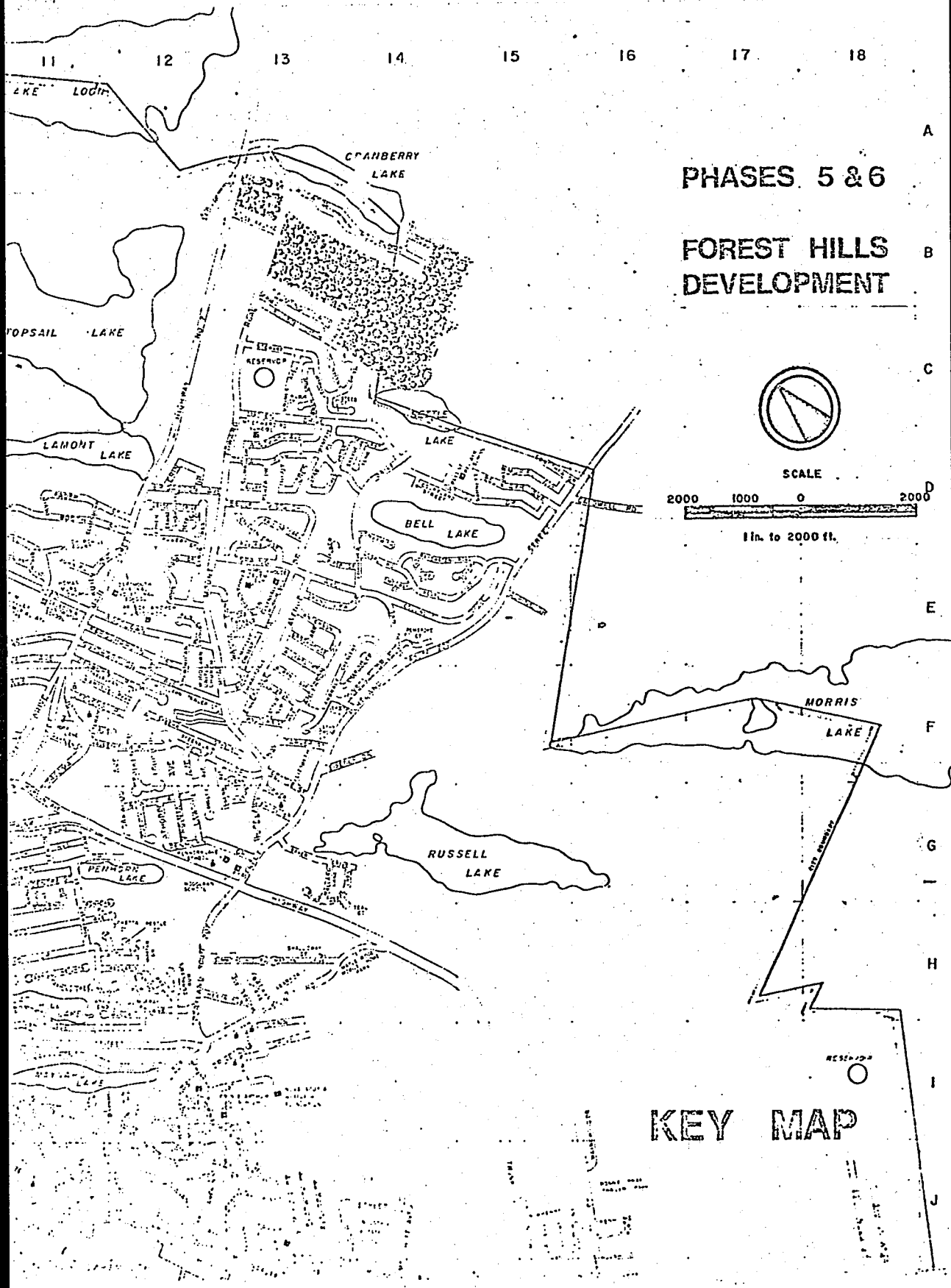
A handwritten signature in dark ink, appearing to be 'D. R. McKenzie', written over a horizontal line.

Mr. D. R. McKenzie, B. Comm.
Assistant Co-ordinator Land Development

DRM/pmp
Attachments

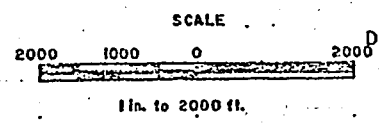
- (1) By creating map G-28, in which the areas outlined and labelled are rezoned from R-1 (Single Family Residential Zone) to R-2 (Two Family Residential Zone), R-4 (Multiple Family Residential Zone), C-1 (Local Commercial Zone) and P (Park and Institutional Zone) respectively.
- (2) Appendix "A" is amended in indication of zoning and color to conform with Section (1) of this amendment.





PHASES 5 & 6

FOREST HILLS
DEVELOPMENT



KEY MAP

Dartmouth Public Schools



463-7700

Office of Superintendent

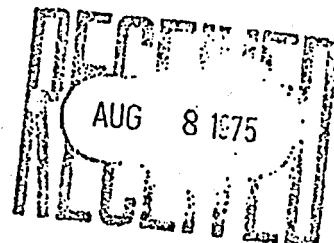
95 VICTORIA ROAD, DARTMOUTH, N. S.
B3A 1V2

GERALD J. MCCARTHY, M.A., SUPERINTENDENT

August 5, 1975.

MEMO TO:

Mr. Donald Bayer,
Director of Planning,
City of Dartmouth,
Dartmouth, N.S.



Re: Implications for School Planning of
Proposed Development of Phase 5 and
Phase 6 of Nova Scotia Housing Commission
Lands in Dartmouth East.

As I understand it, the proposed developments would affect lands lying principally between Settle and Wildwood Lakes, or, to put the matter differently, between the existing Greenough and the Wildwood Lake Subdivisions.

At present, the elementary school pupils from this area attend Mount Edward School. The junior high school pupils attend junior high school classes established in the Bel Ayr Elementary School and in portable classes adjacent to that school because of the severe overcrowding at Ellenvale Junior High School, originally intended to serve the entire area. The senior high school pupils attend Prince Andrew High School.

Mount Edward, Bel Ayr and Ellenvale Schools are all heavily overcrowded at present and several portable classrooms are in use at each school. Construction is expected to begin shortly on a new junior high school in the Bel Ayr-Mount Edward area. This school, when completed, should provide adequate accommodation for the junior high school pupils now resident in the area. Opening of this school will also free a sufficient number of classrooms in the existing Bel Ayr Elementary school to relieve overcrowding at Mount Edward School and to accommodate anticipated elementary school population from Nantucket Farms and other subdivisions now under construction. Even with this additional facility, however, it would be quite impossible that any of the additional students who would be resident in the proposed Nova Scotia Housing Commission developments could attend any of our existing schools.

I would therefore urge upon you and upon Council in the strongest terms that no development be permitted in these areas until we can be certain that adequate school facilities will be available.

In this connection, it would seem to me that development should not proceed until the Housing Commission, and representative of the Department of Education, of the Board of School Commissioners and of your Department have met together and agreed upon the following:

- A. That construction of adequate school facilities to serve children residing in these new developments will be approved by the Government. Surely there will be immediate and unanimous agreement that it would be absurd that one department of Government should initiate such a large scale development while another department forbids us to build the required schools;
- B. That the process of securing approvals of preliminary and final plans for schools from various departments of the Provincial Government will be accelerated to the extent necessary to ensure that construction of the necessary school can be completed before the students appear on the scene;
- C. That equitable arrangements for financing this school construction be agreed to by the Provincial authority. Again, it seems most unreasonable that the City and the Board should be compelled to assume any substantial share of the cost of providing services for a development initiated by a senior Government.

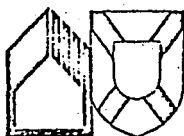
As a preliminary estimate only, I would suggest that we would require something in the order of a 24 room combined elementary junior high school to meet the needs of this area. Certainly, we should not at this stage plan on anything less.

As a final observation, I would point out that the Municipal School Board of Halifax County is already building or has plans to build further schools in adjacent areas. It seems to me that there is a very real possibility that, without careful joint planning, the City of Dartmouth and the County of Halifax together might over build school facilities. Again, a meeting involving the Nova Scotia Housing Commission, your Department, and representative of the Dartmouth Board of School Commissioners and the Municipal School Board of Halifax County would seem to me to be most advisable.

You and I and other members of the staffs of the Planning Department and of the Board of School Commissioners have been involved together in short term and long range planning of school facilities for the area in question for some time. I would like to say at this time how much I have enjoyed this cooperative effort and how grateful we are to you and your staff for all the assistance and insight you have provided. If there is anything further you require at this time, please advise me.

Gerald J. McCarthy

Gerald J. McCarthy.



NOVA
SCOTIA
HOUSING
COMMISSION

P.O. BOX 815 • DARTMOUTH, NOVA SCOTIA • B2Y 3Z3

HEAD OFFICE
In reply please quote
file no. 200-390-D1-5
200-390-D1-6

17th June, 1975.

Mr. Cliff Moir
City of Dartmouth
P.O. Box 817
Dartmouth, N.S.

Dear Mr. Moir:

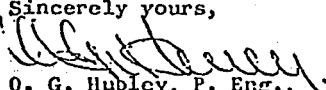
Re: PROPOSED BOUNDARY CHANGE
FOREST HILLS DEVELOPMENT

Discussions have taken place between the Nova Scotia Housing Commission and personnel of your Planning Division relating to a proposed boundary change in our Forest Hills Development. As is indicated on Map #2 "Forest Hills New Community" the present boundary line between the City of Dartmouth and the Municipality of the County of Halifax as it exists between Settle Lake and Cranberry Lake traverses two subdivisions. The obvious affect of the present boundary location would split jurisdiction in respect to the individual lots affected, provision of services ownership and maintenance responsibility.

The second map I have enclosed provides for the relocation of this boundary line which will resolve the difficulties I have cited. This proposed re-location has been discussed with your Planning Department and seems to be favourably sited. As you are aware, the Nova Scotia Housing Commission cannot initiate the action in respect to this boundary change. The Housing Commission must rely on the initiative of the City of Dartmouth in implementing this change which we understand can be effectively achieved by agreement between the City of Dartmouth and the Municipality of Halifax County and processed through the Board of Commissioners of Public Utilities.

I trust that the City of Dartmouth will favourably consider this action and I express the Commission's willingness to meet with your staff to discuss this matter further should it be necessary to do so.

Sincerely yours,


O. G. Hubley, P. Eng.,
Director of Field Services.

OGH/ib

OFFICE OF THE CITY CLERK

M E M O R A N D U M

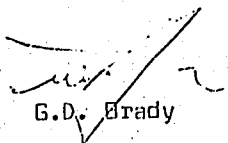
DATE: April 15, 1976

TO: Her Worship the Mayor and Members of Dartmouth City Council

FROM: The Planning, Development and Operations Committee

SUBJECT: Application to Rezone - Parcel C - Manor Park

At the April 13, 1976 meeting of the Planning, Development and Operations Committee, it was recommended to Council that a date be set for the Public Hearing for this application to rezone.


G.D. Brady

GDB/svm
Attachment

DATE: June 22, 1976
TO: Her Worship, Mayor Stubbs and Members of Dartmouth City Council
FROM: Glenn L'Esperance, Planner, Planning & Development Dep't.
SUBJECT: Voluntary Public Hearing - Manor Park

On Monday, June 21, 1976, a voluntary public meeting was held in the auditorium of the Southdale Elementary School to explain the above mentioned rezoning request.

The meeting was chaired by Ald. Brennan and was attended by four residents.

Basically, there were no objections to the rezoning request. However, concern was expressed that if this rezoning was granted, then similar requests for other portions of Manor Park may be received by the city.

Respectfully submitted for your information and consideration.

Yours very truly,


Glenn L'Esperance

GJL/smo

OFFICE OF DIRECTOR
PLANNING AND DEVELOPMENT DEPARTMENT

April 2, 1976

Her Worship the Mayor and
Members of Dartmouth City Council

Dear Madam and Sirs:

Re: Rezoning - Parcel C - Manor Park


Attached please find a application received from Humford International Investments Limited to rezone Parcel C of the Manor Park Development (shown on the attached map) from R-1-A (single family residential zone) to R-4 (multiple family residential zone). The property comprises 1.88 acres and is situated at the southern most point of the Manor Park Development adjacent Portland Street.

The Developer has submitted a plan outlining a proposal to build five seperate buildings, comprising a total of 22, 2 storey, side by side units. Driveway access to the units has been consolidated in order to utilize proposed private driveways which do not exit directly on to Portland Street. The building are so orientated to take advantage of the natural slope and to be compatiabile with existing and proposed developments.

In conclusion, it is this Department's opinion that this proposal satisfies planning criteria and therefore, we recommend that the re-zoning request be granted subject to the Developer entering into an agreement and subsequent bond with the City to guarantee the project will be constructed and presented.

Respectfully submitted for your information and consideration.

Yours very truly,


Glenn J. L'Esperance,
Planner.

GJL/lmb ,



HUMFORD INTERNATIONAL INVESTMENTS LTD.

283 BEACONSFIELD BLVD., CITY OF BEACONSFIELD, QUE. H9W 4A6

TELEPHONE (514) 695-7050

TELEX 05 821686 HUMINVEST BFLD

CANADIAN OFFICES

CALGARY, ALTA.
EDMONTON, ALTA.
MONTREAL, QUE.
SASKATOON, SASK.
REGINA, SASK.
VANCOUVER, B.C.
YELLOWKNIFE, N.W.T.

U.S.A. OFFICE

WILKES-BARRE, PENN.

March 23, 1976

Mr. Glenn Lesperance
City Planner
City of Dartmouth
DARTMOUTH, Nova Scotia

Dear Mr. Lesperance:

Re: Townhouses in Manor Park Subdivision

As per our conversation in your office on Thursday March 18th, we are now submitting to your department the revised layout incorporating all changes—your department insisted upon.

However, we do have difficulties to conform to city requirements of 50' roadways, as this requirement would make our concept uneconomical and unattractive as far as the total design is concerned, which is to build first class garden homes that would blend well into the area. We feel that running 50' roadways with a 30' pavement through the development, would:

- a) dissect the project intolerably and create an image of dreary row-housing.
- b) increase traffic into the development and disturb the privacy of the future owners unnecessarily
- c) cut down on more desirable green space
- d) increase the cost of construction and subsequent maintenance of the access roads

For your information I am also enclosing some information from the CHC Site Planning Handbook relating to driveways within developments. It is my understanding from our drafting department, that other cities in Canada have already dropped their requirements for unnecessary street widths within a planned development thus helping to defray the high cost of land and services and maximize open, green space.

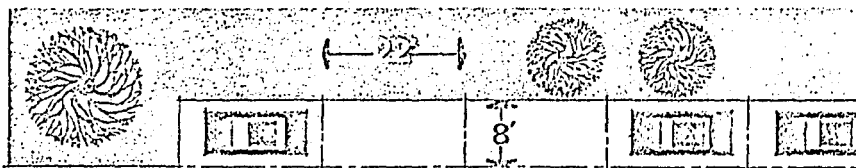
It is my understanding that your department will present our request for rezoning during the next Council meeting on April 13, 1976.

Yours truly
HUMFORD INTERNATIONAL INVESTMENTS LTD.

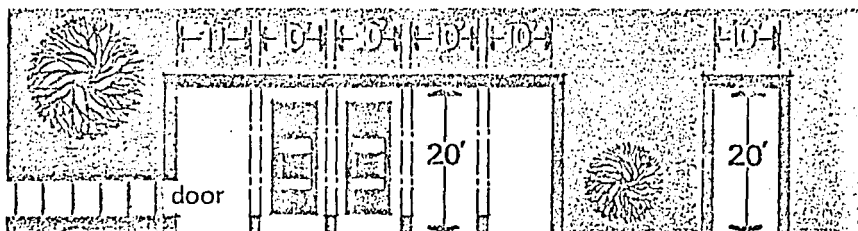
C.C.
Mr. Stewart McInnis
Mr. Pat King

Roger M. Eckoldt

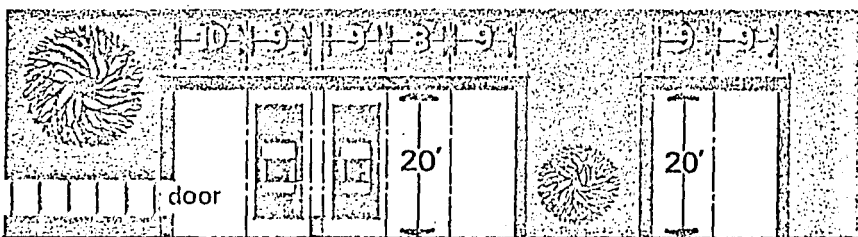
Section F(cont'd.)



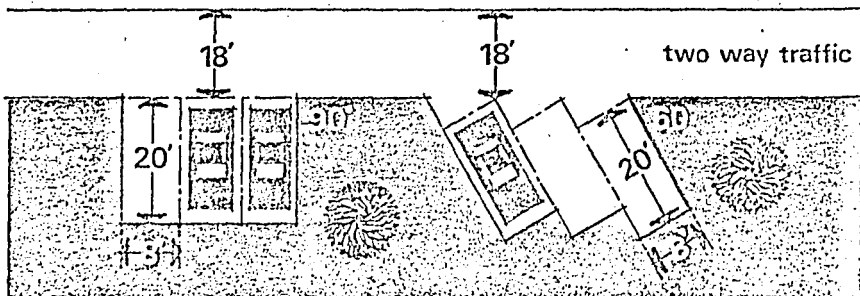
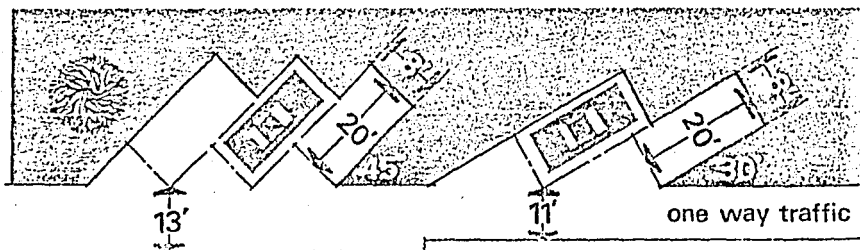
a) where parking is parallel to the curb the length of the car parking space shall be increased to 22 feet.



b) where the use of one car parking space is limited on both sides by a wall or column, the unobstructed width (face to face of obstruction) of the parking space shall be 10 feet or if a door opens into the parking space on its long side, 11 feet.



c) where the use of one parking space is limited on one side by a wall or column, the unobstructed width (face to face of obstruction) of the parking space shall be 9 feet or if a door opens into the parking space on its long side, 10 feet.



4. Aisle widths

The minimum width of a parking aisle shall be 18 feet except where parking is provided at a lesser angle to the aisle than 60 degrees and access is one way only, in which case the

Section F (cont'd.)

following aisle widths shall apply.

Angle of Parking	Aisle Width
30 degrees	11 feet
45 degrees	13 feet

In the case of garages with columns, care must be taken to ensure proper manoeuvrability of vehicles; in no case shall a column project into a minimum parking space or aisle.

5. Distance of project parking from habitable room windows and blank walls

Project parking areas shall not be located so as to impair the view from living room windows, entrances or front yards and shall be at least 20 feet away from windows for habitable rooms at or below grade.

Project parking areas shall not be located within 6 feet of a wall containing a window to a habitable room where the sill is 6 feet or more above grade.

Where project parking adjoins a blank wall, or a wall containing windows to non-habitable rooms only, provision shall be made for suitable curbs or tire stops to prevent damage to the wall. Where circumstances allow a vehicle to overhang a curb of a walkway between a parking area and a blank wall, there shall be a minimum 3 feet width of walkway clear of all cars.

6. Gradients

Gradients of Garages, Carports and Parking Areas:

- maximum gradients for garages, carports and parking areas shall be 7 inches in 10 feet.*
- maximum cross slope for garages, carports and parking areas shall be 7 inches in 10 feet.*
- when the gradient is less than 2 inches in 10 feet the minimum cross slope shall be not less than 2 inches in 10 feet.*

Section G

Driveways and walkways

1. Driveways—general

It is recommended that driveways serving more than 4 units lead onto minor streets (Class IV or V) at least 100 feet from an intersection where possible. Developers proposing to use exterior ramps to internal garages with gradients in excess of 10% should use some form of slab heating for the winter months and should provide a transition slope.

The alignment and gradient of driveways should be coordinated with the grading plan to prevent the passage of large flows of water on or across the driveways.

2. Size of driveways

- The minimum width of a one-way driveway or driveway to serve a maximum of 4 dwelling units shall be 8 feet. If the driveway is also to serve as a walkway the combined width shall be not less than 10 feet clear of all projections.*

- The minimum width of a two-way driveway to serve over 4 dwelling units shall be 18 feet. If a walkway is to be combined with a driveway it shall be additional to the minimum driveway width and shall be clearly demarcated.*

3. Gradients of driveways and ramps

- Maximum cross slope for driveways and ramps shall be 7 inches in 10 feet.*
- Where the gradient is less than 2 inches in 10 feet the minimum cross slope shall be not less than 2 inches in 10 feet.*

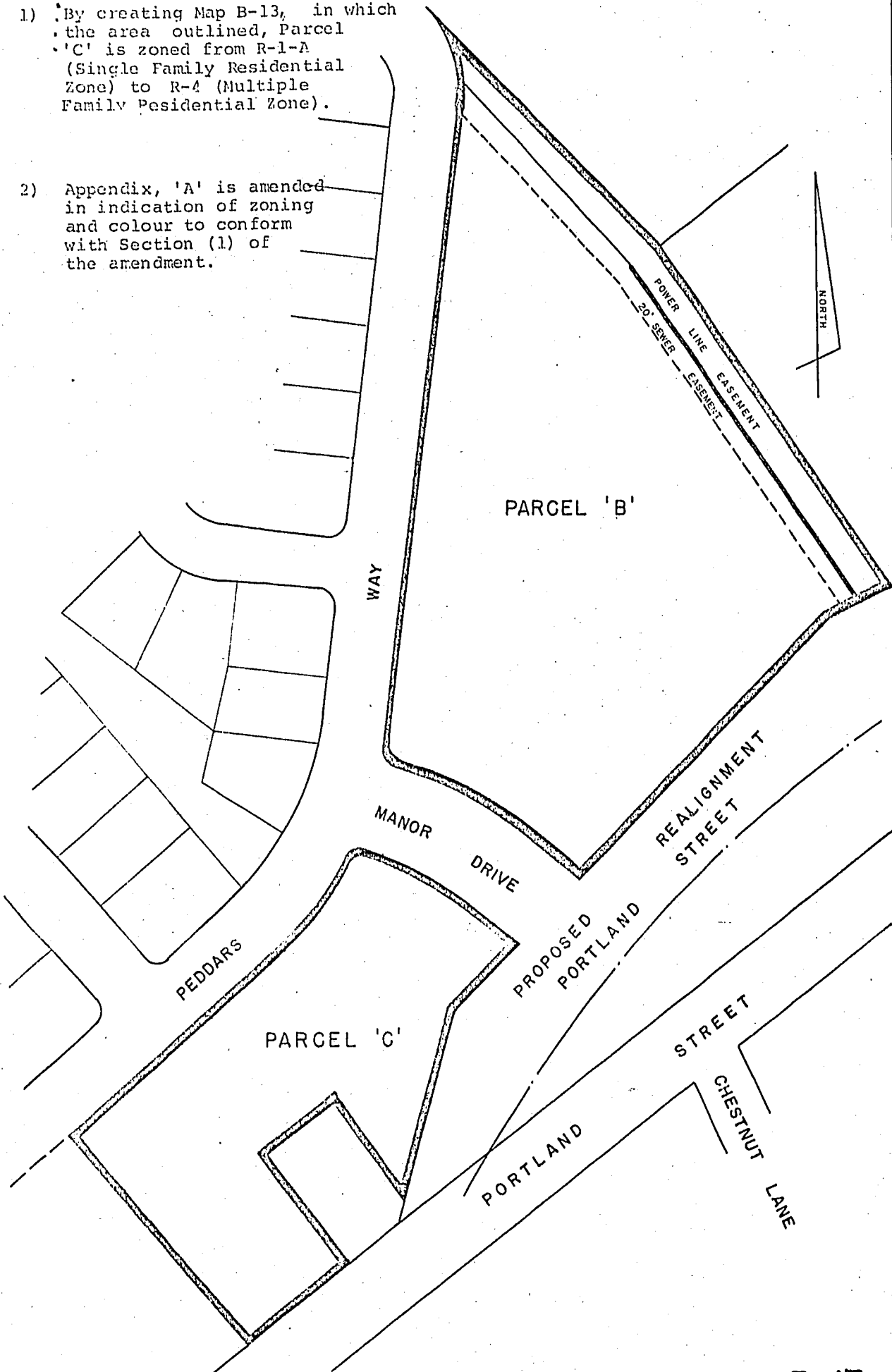
4. Walkways—general

Walkways or combined walkway-driveways shall be provided from all required entrances and exits of residential buildings to parking areas and adjacent public streets.

The alignment and gradient of walkways should be coordinated with the grading plan to prevent the passage of large flows of surface water on or across the walkways.

By-law No. 74, the Zoning By-law of the City of Dartmouth is amended as follows:

- 1) By creating Map B-13, in which the area outlined, Parcel 'C' is zoned from R-1-A (Single Family Residential Zone) to R-4 (Multiple Family Residential Zone).
- 2) Appendix, 'A' is amended in indication of zoning and colour to conform with Section (1) of the amendment.



SCALE: 1" = 100'

B-13

CITY OF DARTMOUTH

C.A. MOIR
CITY ADMINISTRATOR

46
P.O. BOX 817
DARTMOUTH, NOVA SCOTIA

B2Y 3Z3


Date: March 30, 1976
To: Her Worship the Mayor and
Members of City Council
From: C. A. Moir, City Administrator
Re: Water Delivery

In August, 1975, City Council authorized a continuance of the water delivery system for the balance of the year 1975 only. While City staff were not asked specifically to study and recommend on this matter, it has been discussed at a staff meeting and, no doubt, in the year 1976 (perhaps to a lesser degree) this problem will present itself again.

We would, therefore, like to recommend that City Council make it known to the property owners who have this problem that it is not our intention to deliver water during the year 1976 and that the property owners should take appropriate action now to resolve their problems. This can be accomplished by:

- (1) extending the depth of existing wells;
- (2) provision of suitable containers to retain the water;
- (3) There are individuals involved in the business of delivering water. The property owners could contact these private entrepreneurs now, and make necessary arrangements for delivery of water when necessary.

Respectfully submitted,


C. A. Moir,
City Administrator

CAM:mgm



OFFICE OF THE CITY CLERK

M E M O R A N D U M

DATE: April 12, 1976

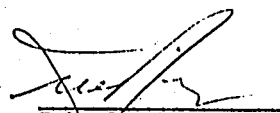
TO: The Chairman and Members of the Finance and Social Services Committee

FROM: G.D. Brady, Deputy City Clerk

SUBJECT: Motion - Alderman Ritchie - Re: Special Care Home in Dartmouth

Dartmouth City Council at their April 6, 1976 meeting discussed Alderman Ritchie's motion relative to the establishment of a special care home in Dartmouth this year.

Dartmouth City Council referred this matter to the Finance and Social Services Committee for discussion, at which time a report from the Special Committee would be available.


G.D. Brady

GDB/svm

M E M O R A N D U M

DATE: December 5, 1975

TO: Committee of Council formed to Study the Feasibility of
Establishing a Home for Special Care in the City of Dartmouth

FROM: Donald Bayer - Director of Planning and Development
Paul Greene - Assistant Director of Social Services
Allan Peters - City Comptroller

There are, of course, many options available to the City in the selection of a Home for Special Care situated in Dartmouth. We did not consider the merits of calling for proposals from private developers, but rather only considered the establishment of a Home by the City of Dartmouth.

We would make the point that other options are available and the following proposal only deals with a Home that would be developed by, owned by, and operated by the City.

We first considered the need for such a Home and the following is a summary of the need as seen by our Social Services Department.

A Home for Special Care situated in Dartmouth is an immediate need for the following reasons:

1. There are approximately 150 Dartmouth residents who are presently in Nursing Homes in other Municipalities. Approximately 120 of these residents would be candidates for the type of facility we are proposing, and we would estimate about 80 of these patients would return to Dartmouth. In addition we would anticipate that other private paying patients and other Municipalities would take 50-60 beds.
2. Dartmouth is presently dependent on other Nursing Homes to take our people if there are vacancies after their own needs are met and/or other Municipalities do not get the available beds.
3. Dartmouth has no control over the per diem rates charged by other facilities whether Private or Municipal. If they charge, for example \$5.00 per day more than the Province will share in, we have no option but to pay 100% of the additional cost.
4. Occasionally Dartmouth residents in one of our local hospitals are given release dates but are unable to be moved because there is no nursing facility available that is equipped to provide heavy nursing care. This means the Municipality is responsible for the overstay charges. At present, the V.G. Hospital charges \$138.50 per day and the Intensive Care in the area of \$98.00 per day.

I would also like to point out that there have been many assumptions used in the preparation of the Schedule of Capital Costs and projections of the operating revenues and expenditures. Many factors would influence both the capital costs and the operating costs, However, the above should serve as a basis for the initial discussions.

In addition, there are some minor considerations that should be considered; for instance whether or not the 150 beds will be filled initially. In all probability we will probably fill 80 or 90% of them and have some vacant beds for some period of time, although probably not all that long a period of time.

Another consideration is the lack of taxation revenue to be enjoyed by the City if the home is developed by a private developer as opposed to the proposal above which assumes the developer being the City.

In either event, of course, the development of such a Home will provide a much needed facility to the residents of Dartmouth and also will be some boost to the economy of the City.

Attached also please find letters from the Minister of Social Services, dated October 9, 1975 and December 3, 1975.

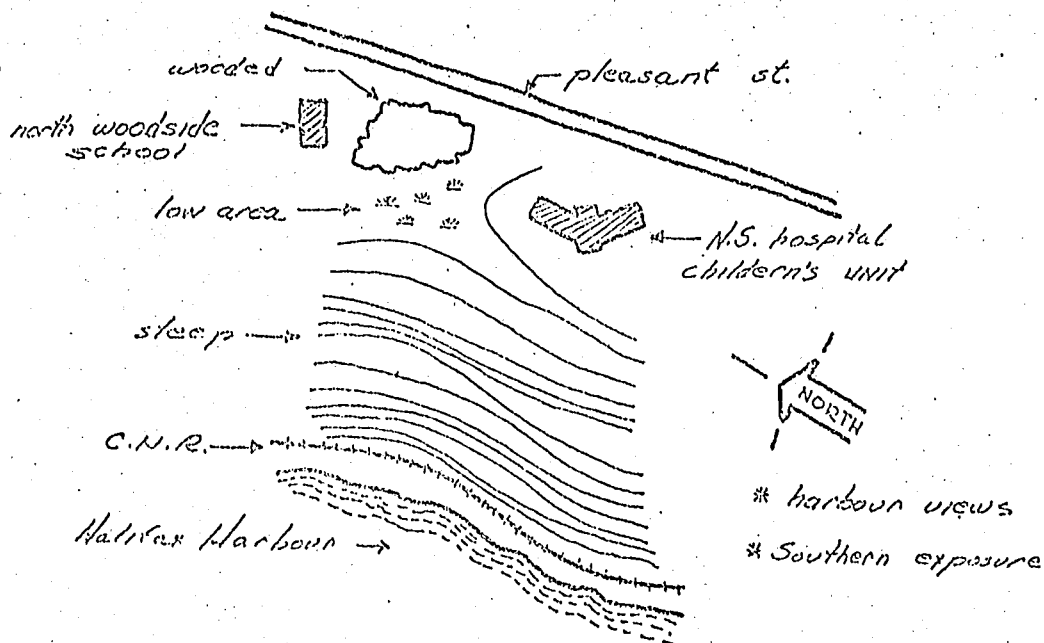
PLANNING & DEVELOPMENT DEPARTMENT

December 9, 1975

Re: City of Dartmouth - Proposal for Home for Special Care

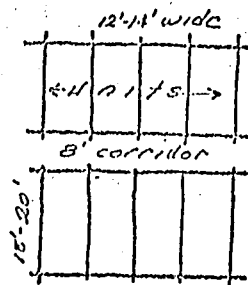
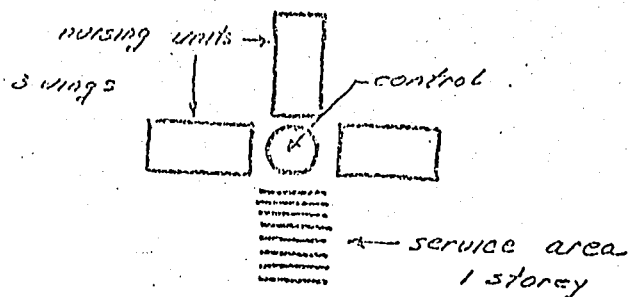
Design Guidelines

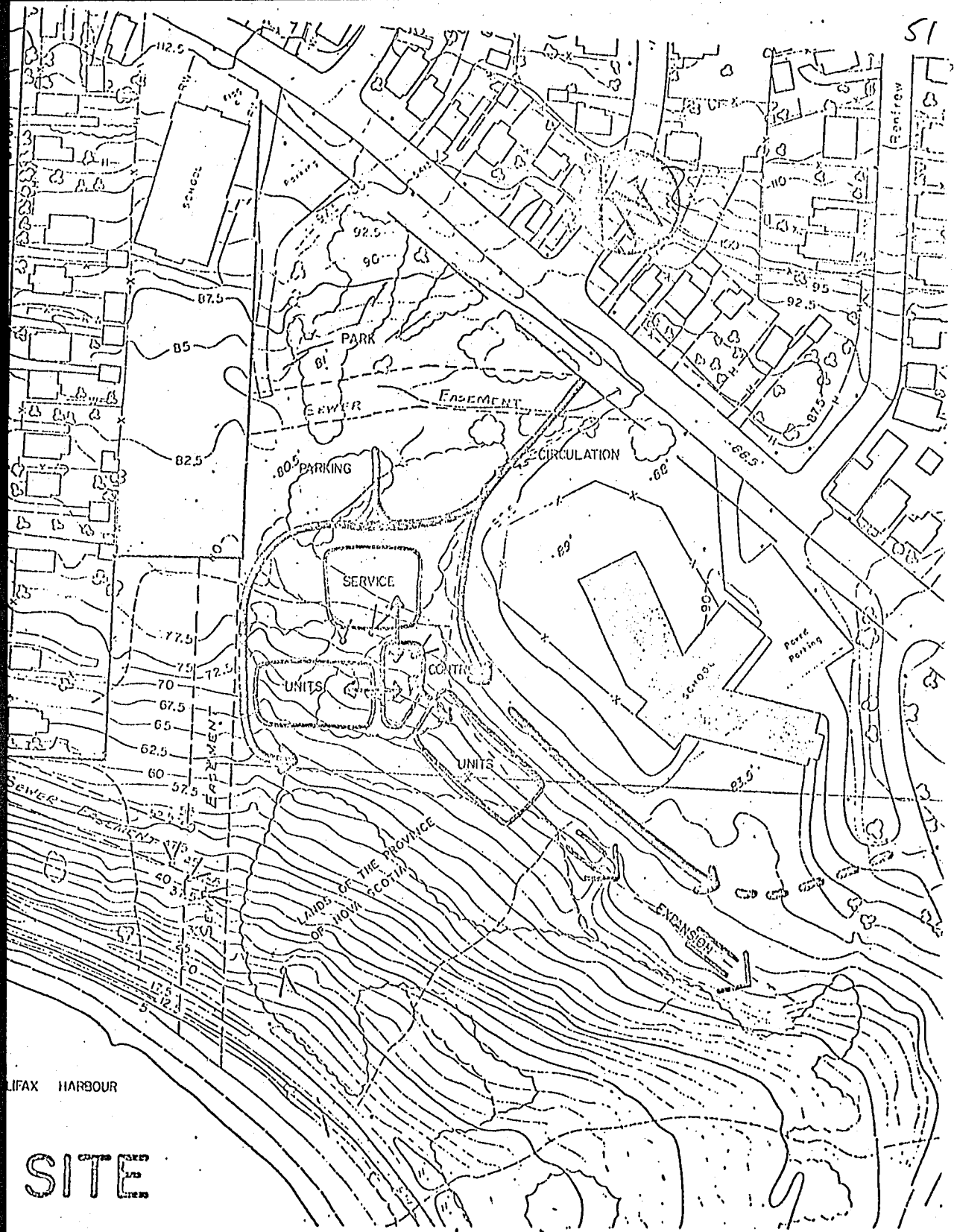
- (1) The Site: - provincial lands adjacent North Woodside School



- (2) Size: - 150 beds with ancillary services

- (3) Building Concept: -





LIFAX HARBOUR

SITE

April 21, 1976

Page 1

150 bed "Home for Special Care"

60 beds - nursing care

90 beds - personal care

Capital costs -

Contract price

150 @ \$25,000 \$3,750,000

Furnishings

150 @ \$1,000 150,000

Land - leased from Province -0-

Architect fees 250,000

Interest during construction 200,000

\$4,350,000

Financing -

CMHC - loan \$17,500 @ 150 \$2,625,000

- forgiveness 1,750 @ 150 262,500

\$19,250 \$2,887,500

Province - Grant \$ 1,250 @ 150 \$ 187,500

- Loan 1,275,000

\$4,350,000

April 21, 1976

150 bed "Home for Special Care"

60 beds - nursing care

90 beds - personal care

Operating - Maintenance

Staff

Food, drugs, etc.

\$100,000

600,000

160,000

\$860,000

Debt Charges -

\$2,625,000 8% 50 years \$210,000

1,275,000 12% 20 years 165,000

375,000

\$1,235,000

Per diem rate - \$ 22.55 average

150 X 365 - 54,750 patient days

Revenue -

Patient Contributions

\$ 270,000

Balance

\$1,235,000

(270,000)

\$ 965,000 X 2/3

645,000

320,000

City Share

\$1,235,000

April 21, 1976

Page 3

100 Bed "Home for Special Care"

40 beds - nursing care

60 beds - personal care

Capital costs -

Contract price

100 @ \$25,000

\$2,500,000

Furnishings

100 @ \$ 1,000

100,000

Land - leased from province

-0-

Architect fees

165,000

Interest during construction

135,000

\$2,900,000

Financing -

CMHC - loan

\$17,500 @ 100

\$1,750,000

- forgiveness 1,750 @ 100

175,000

\$19,250

\$1,925,000

Province - Grant

\$1,250 @ 100

\$ 125,000

- Loan

850,000

\$2,900,000

April 21, 1976

- 100 bed "Home for Special Care".
 - 40 beds - nursing care
 - 60 beds - personal care

Operating - Maintenance

\$72,000

Staff

400,000

Foods, drugs, etc.

115,000

\$587,000

Debt Charges -

\$1,750,000 8% 50 years \$140,000

850,000 12% 20 years 110,000

250,000

\$837,000

Per diem rate =\$22.93 average

100 X 365 = 36,500 patient days

Revenue -

Patient contributions

\$180,000

Balance

\$837,000

(180,000)

\$657,000

X 2/3

438,000

City Share

219,000

\$837,000

April 21, 1976

SAMPLE REPAYMENT MORTGAGE FINANCING

<u>Interest Rate</u>	<u>Years</u>	<u>Annual Principal and Interest on \$1,000,000</u>	<u>Total Repayment over term on \$1,000,000</u>
8%	20	\$100,000	\$2,000,000
	30	87,000	2,600,000
	40	82,000	3,300,000
	50	80,000	4,000,000
12%	20	130,000	2,600,000
	30	121,000	3,600,000
	40	118,000	4,700,000
	50	117,000	5,800,000

NOVA SCOTIA

OFFICE OF THE MINISTER



P. O. BOX 696
HALIFAX, N. S.

DEPARTMENT OF SOCIAL SERVICES

December 3, 1975

Alderman C. Douglas Ritchie
53 Fenwick St.
Dartmouth, N. S. B2Y 2J8

Dear Mr. Ritchie:

Re: Home for Special Care
in Dartmouth

I am pleased to advise you that the proposed site in Dartmouth for a Home for Special Care is satisfactory to me for the construction of a Home for Special Care for the accommodation of 150 persons.

This approval is contingent upon suitable alterations being made to existing city sewage lines.

Yours sincerely,

A handwritten signature in cursive script, reading 'Harold Huskisson'.
Harold Huskisson

NOVA SCOTIA

OFFICE OF THE MINISTER

P. O. BOX 600
HALIFAX, N. S.

DEPARTMENT OF SOCIAL SERVICES

October 9, 1975

Alderman C. Douglas Ritchie
53 Fenwick Street
Dartmouth, Nova Scotia
B2Y 2J8

RE: Nursing Home for Dartmouth

Dear Alderman Ritchie,

I have your letter of September 22nd, in which you indicate that the Dartmouth City Council is discussing the establishment of a Nursing Home in the City of Dartmouth.

It is not clear from your letter whether you are planning a facility which is primarily a Nursing Home consisting of nursing beds or whether it will be primarily a Home for Special Care, in which most of the guests will require personal care rather than nursing care.

If more than 50 per cent of the guests in the Home require nursing care, then your initial approach should be to the Department of Public Health. All Nursing Homes have to be licensed by the Department of Public Health. In that event, our Department would work with the Department of Public Health in the establishment of this facility.

If you are thinking primarily of a facility in which 50 per cent or more of the guests would require personal care and not nursing care, then the licensing of the Home and other related matters would fall entirely within our Departmental responsibility.

Regardless of which Department is involved, the first requirement would be that the site should be suitable and acceptable. This is particularly important if the guests are ambulatory and able to be up and about. The services the City has to offer should be as accessible as possible to the guests and this means that any such facility should be as centrally located as possible.

...../2

Alderman C. Douglas Ritchie

October 9, 1975

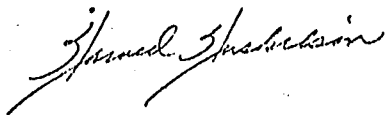
Page 2

The procedure generally followed in Municipally controlled Homes is for a number of sites to be selected and submitted to the Department, in the order of priority of their selection. Other Departments of Government, such as Central Mortgage and Housing Corporation, the Department of Public Health, and the Department of Public Works, are likely to be involved if a Home is to be built in the City. Please be assured that my staff will be available to you at any time if they can help you during the initial planning stages.

The sketch map which you enclosed indicates a site which appears to be generally satisfactory. If it is your wish to proceed along these lines and if you are clear in respect to the mix of beds, i.e. nursing and personal care, that you want; then I would suggest that you should arrange to see Mr. D. J. Coulter of my Department, as quickly as possible, so that we may get on with planning the details.

If it turns out that you are thinking primarily of nursing care with more than 50 per cent of the beds in that category, Mr. Coulter will refer you to the responsible authority in the Department of Public Health with whom you will have to work in the initial planning stages.

Yours sincerely,



Harold Huskisson

OFFICE OF THE CITY CLERK

M E M O R A N D U M

DATE: April 9, 1976

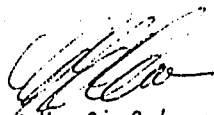
TO: Finance and Social Services Committee

FROM: N. C. Cohoon, Acting City Administrator

As a result of commitments to various civic unions, the City has invited proposals for a group life insurance plan for employees. While we are in the process, we also invited bids for our health care program so that comparisons can be made with our existing plan which is administered by Blue Cross.

Attached you will find a report prepared by Mr. Len Wilson of Insurance Planning Services analyzing the various proposals received. Mr. Wilson was engaged by the City on a consulting basis to prepare the specifications for the plan and to analyze the proposals received. His services were charged on an hourly basis, and accordingly he worked completely independent of any insurance company.

I concur in the recommendations contained in the report and would request that the Finance and Social Services Committee make recommendations to Council regarding all or part of the recommendations that have been made.


N. C. Cohoon

NCC:sam

Attachment

M E M O R A N D U M

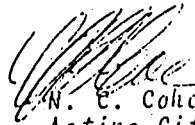
DATE: April 27, 1976

TO: Her Worship the Mayor and Members of City Council

FROM: Dartmouth Board of School Commissioners

The Board of School Commissioners have been advised of emergency repairs required to the roof at Park School. Preliminary estimates indicate that the cost will be approximately \$20,000. Since no funds have been allotted in this year's budget, this expenditure will require an over-expenditure and two meetings of Council. To expedite the approval so that the work can be carried out during the summer season, it is recommended that Council authorize an over-expenditure not to exceed \$20,000 and that tenders be called immediately.

The second approval will be based on the actual tenders received.


N. E. Cohen
Acting City Administrator

NCC:sam

OFFICE OF THE CITY CLERK

M E M O R A N D U M

DATE: April 15, 1976

TO: Her Worship the Mayor and Members of Dartmouth City Council

FROM: The Planning, Development and Operations Committee

SUBJECT: Proposed 1976 Street Construction Program

At the April 13, 1976 meeting of the Planning, Development and Operations Committee the following motion was passed:

That the street construction program for 1976 as amended is recommended to Council by the Committee. The following is a resume of the Committee's individual action by wards:

- Ward 1 - Work out a revised program with the City Engineer. Allocation for funds for Ward 1 was approved.
- Ward 2 - To be discussed further at Council.
- Ward 3 - Approved
- Ward 4 - Approved
- Ward 5 - Alfred Street replaced with Yorkshire and Nivens Avenue, reducing its cost by \$3,000.
- Ward 6 - No approval was given and this matter should be discussed further at the Council meeting.
- Ward 7 - Approved


G.D. Brady

CITY ENGINEER'S OFFICE

DATE: April 1, 1976
TO: Her Worship the Mayor and Members of City Council
FROM: A. E. Purdy, Assistant City Engineer

RE: 1976 STREET IMPROVEMENT PROGRAM

Attached is a street improvement program suggested for 1976 using the \$500,000 budget approved by City Council.

The list includes three items totalling \$44,900 approved by council in 1975 to be deducted from the 1976 Capital Works Budget.

Two streets, Breeze Drive and Weyburn Road, are recommended for paving only in accordance with the phased construction method discussed in our report of March 26, 1976.

We used the results of our rating indices as a guide in preparing the suggested program.

It will be noted that the suggested program does not include any drainage items as such. However, on Plymouth Road, Hastings Drive, Alfred Street, Weyburn Road, Woodlawn Road, Breeze Drive and Locks Road the drainage works have been installed already and this program takes advantage of these prior expenditures.

This suggested program is submitted for consideration of City Council.

Respectfully submitted

A. E. Purdy
A. E. Purdy, P.E. Eng.

Assistant City Engineer

AEP/mm
attach

March 31, 1976

STREET IMPROVEMENTS
PROPOSED PROGRAM AND ESTIMATES - 1976

		SIDEWALK \$	DRAINAGE \$	CURBING \$	PAVING \$	TOTAL \$	
1.	Alfred St	Catherine St to west end	--	--	13,600	36,500	50,100
2.	Breeze Dr*(24')	Waverley Rd to Lethbridge Ave	--	--	--	25,900	25,900
3.	Caledonia Rd ^{xxx}	Main St to Dumbarton Ave	30,000	--	--	--	30,000
4.	Clarence St	Albro Lake Rd to Lahey Rd	--	--	6,800	11,500	18,300
5.	Clarke St	Woodland Ave to end	--	--	5,700	10,600	16,300
6.	Hastings Dr	Rodney Rd to Prince Arthur Ave	--	--	--	33,400	33,400
7.	Jamieson St	Wyse Rd to Jamieson St Ext	--	--	--	7,600	7,600
8.	Joffre St	Wyndholme Ave southerly	6,600	--	--	--	6,600
9.	Locks Rd	Beverley St to Lorway Dr	--	--	9,000	27,500	37,300
10.	Monique Ave ^{xxx}	Isaman Dr to Farthington Place	4,400	--	--	--	4,400
11.	Osborne Ave	Pleasant St to end	--	--	11,600	21,200	32,800
12.	Patterson St	Walters St to Clifford Dr	--	--	11,200	28,400	39,600
13.	Plymouth Rd	Maple Dr to Birchdale Ave	--	--	17,900	36,600	54,500
14.	Raymond St	Lakecrest Dr to First St	--	--	10,500	30,200	40,700
15.	Rink (Gerald B. Gray) ^{xxx}	Parking Lot to Farthington Place	--	--	--	10,500	10,500
16.	Spring Ave	Grandview Dr to Nantucket Sub'd	--	--	2,700	8,500	11,200
17.	Weyburn Rd* (22')	Main St to Spikenard St	--	--	--	28,600	28,600
18.	Woodlawn Rd ^{xx}	Main St to Mount Edward Rd	--	--	28,600	23,600	52,200
							\$500,000

* Phased construction Phase I
 ** Curb and widening on west side
 *** Approved by Council in 1975 to be deducted from 1976 Budget

Dartmouth, N. S.

May 5/76.

Regularly called meeting of City Council held this date
at 7:30 p.m.

Present - Mayor Stubbs

Ald. Ibsen
Day
Cote
Smith
Hart

Walker
Brownlow
Brennan
Granfield
Sanford

Acting City Administrator, N. Cohoon

N.I.P. PLANS:
NOTTING PARK
& HARBOURVIEW

Council met to consider neighbourhood improvement plans proposed for the Notting Park and Harbourview areas of the City, copies of which have been circulated. In her opening remarks at the beginning of the meeting, the Mayor noted that approval of the plans in principle is required from Council before they can be forwarded to the Provincial and Federal Government levels for approval and finalization of funding arrangements. Individual aspects of the plans will later be presented for Council's consideration and to be approved as the programs proceed. Recommendations from the Planning Dept., with respect to the implementation of specific items proposed in the two schemes, were before Council at this time but no action was taken on these reports during the meeting.

Mr. Keith Lake, Chairman of the Notting Park Resource Group, assisted by Mr. Dan MacLeod and other representatives, made the first presentation, outlining in detail the objectives of the Notting Park Plan and the proposals for implementation, as set out under the headings of Land Use & Zoning; Recreation, Parks & Open Space; Traffic Circulation; and Streetscapes. Slides, maps, and other graphic materials were used to illustrate the presentation, and the input from residents in this planning process was emphasized in both presentations. Mr. Jim Guilford, Chairman of the Harbourview group, was also assisted by other members in presenting their concept plan, specific areas of concern having been designated under the headings of Recreation, Parks & Open Space; Traffic Circulation; Streetscapes; and Development Control.

The Harbourview presentation included a considerable use of visual material as well. Both groups were complimented by the Mayor for their efforts in preparing Schemes for upgrading their communities under the NIP program. Ald. Cote and Day then moved that Council approve both plans in principle, as presented, and that they be forwarded to the other levels of government for approval.

Reference was made by Ald. Brennan to the Planning Dept. report with recommendations on specific items for implementation, and he suggested that approval on the part of Council should be made subject to the staff report. He inquired further about implementation procedures and Mr. Guilford and Mr. Lake explained the organizational process under which each of their groups will function as the Schemes proceed. Ald. Brennan asked if it would be possible to have the Shore Road boardwalk funded by I.W.C.; Mr. Bayer said it is indicated that I.W.C. are not prepared to fund this \$20,000. expenditure. Questions from the residents attending the meeting concerned use of the Liquid Carbonic building as a Community Activity Centre and the availability of the swimming pool in the Dartmouth Park area for use this summer. Mr. Lynch commented on some of the problems which make it difficult to keep the pool operating through the summer months.

The members of Council who spoke on the motion expressed support for the proposals contained in the neighbourhood plans. Ald. Brownlow asked if it would not be possible to begin at once with some of the landscaping improvements suggested and Mr. Lynch said he would be pleased to meet with representatives to discuss implementation details which pertain to tree planting, flowers, etc. Mr. Bayer expressed the hope that approvals from the Federal and Provincial governments will be received quickly so that the program, particularly some aspects of it, can proceed without delay. When the motion was put, it carried unanimously.

Meeting adjourned.

N. C. Cohoon, City Clerk.

DARTMOUTH CITY COUNCIL

AGENDA

Wednesday, May 5, 1976
7:30 p.m.

1. Neighbourhood Improvement Programs

PLANNING and DEVELOPMENT
DEPARTMENT

CITY OF DARTMOUTH

P.O. Box 817

Dartmouth, Nova Scotia

May 3, 1976

Her Worship, Mayor Stubbs, and
Members of Dartmouth City Council

Dear Madam and Gentlemen:

Re: Neighbourhood Improvement Programs

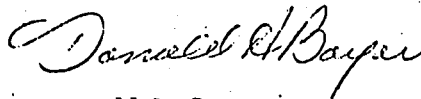
The neighbourhood improvement plans have been prepared for both the Notting Park and Harbourview areas and have been submitted to City Council by the respective community Chairmen.

The plans represent a planning process which has involved a cross-section of city staff, consultants and, most importantly, the conscientious efforts and determination of the people within the community. These two plans represent the first major effort to have people become involved in planning at the neighbourhood level, and we respectfully request Council's serious consideration of the contents of the plan.

City Council has approved, in its 1976 Capital Budget, monies for the implementation of this program. Attached you will find detailed reports from Mr. John Lukan of our department respecting both schemes.

Council's support of the concept plans and specific approvals as required is necessary in order that the programs can continue.

Yours very truly,



Donald A. Bayer,
Director,
Planning & Development

DAB/smo
Encl.

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M E M O

DATE: April 3, 1976

TO: Her Worship, Mayor Stubbs and Members of Dartmouth City Council

FROM: John Lukan, Planner, Planning & Development Department

RE: Neighbourhood Improvement Program - Notting Park

The concept plan "City of Dartmouth N.I.P. area, Notting Park Scheme" previously circulated requires approval of Council before detail planning of individual projects can begin. Before Capital Projects are implemented, they will be returned to Council for calling of tenders.

The plan conforms to both the Dartmouth Municipal Development Plan previously approved by Council and the Halifax-Dartmouth Regional Development Plan proclaimed by the Minister for the Department of Municipal Affairs for the province of Nova Scotia.

It is respectfully recommended that Council approves the attached plan and forward to C.M.H.C. and the Nova Scotia Housing Commission for their approval and to approve the individual recommendations as listed below:

Land Use and Zoning

To rezone land within Notting Park:

from R-2 to R-1	36.36 A.
from Industrial to R-2	0.99 A.
from C-2 (10.85 ac.) to R-NF	2.20 A.
and to Park and I	8.65 A.

No action required by Council at this time. Neighbourhood group should make application in normal manner.

To rezone:

the MacLean's Beverages Ltd. property
to Park and Institutional

the land south of the bottling plant
from Commercial to a combination of
Residential and Park and Institutional

Recreation, Parks and Open Space

To create Bedford Street Mini-Park by levelling and landscaping the small site adjacent to the bakery, on the basis of a lease at nominal rent for 10 years min.

Recommend approval in principal, authorize staff to negotiate lease of land before final recommendations to Council.

To improve Howe Street Park for passive recreation and relocate the ball diamond.

Recommend approval in principal, no action to be taken until Northbrook Park is finalized (See next item.)

Recreation, Parks and Open Space

To purchase, if possible, for Northbrook Park Phase 1, the eastern part of the property immediately south of Thompson's "

Recommend approval in principal, and authorize staff to negotiate with present owners and return to Council.

To purchase when it becomes available,
the eastern part of the Thompson's
Transfer property, for Northbrook Park,
Phase 2

Recommend approval in principal, and authorize staff to negotiate with present owners and return to Council.

To use Northbrook School as the nucleus of
a community activity center

) - Recommend approval in principal, and
) authorize staff to negotiate with
) the School Board and return with
) final recommendations to Council.

To construct a new building or pavilion at the south end of Chapman Street, as a supplement to the school, to serve as an administrative center and for limited recreational needs

To consider additional gymnasium facilities to serve both the school and the community activity center, to be attached to either

To purchase a suitable house available in the neighbourhood and equip it as a temporary N.I.P. office for use until a permanent center is ready

Recommend approval in principal, and authorize staff to select property and negotiate with owners, then return to Council for authorization to purchase.

Traffic Circulation

To monitor parking on side streets associated with commercial uses along Wyse Road and other arterial streets and to impose restrictions when it interferes with the convenience of residents

Recommend approval.

To submit to the city traffic authority
the suggestion to reverse the one way
traffic movement on Stairs Street

Recommend approval.

To prohibit left turns at Victoria Road (emergency vehicles and buses excepted) from Chappell, Russell and Symonds Streets where they join from the west, to counteract through traffic on residential streets east of Wyse Road

Recommend approval and authorize the required monies.

Streetscapes

To implement a tree-planting program for streets west of Wyse Road, particularly intensive landscaping and tree planting for the west side of Victoria Road, and infilling on the streets east of Wyse Road

Recommend approval in principal, and authorize detailed planning.

To initiate a litter-control program by strategic location of litter containers along streets serving parks, stores and bus stops, to be city responsibility for clearing and maintaining

Recommend approval for detailed plan and authorize the required monies.

To inquire of the Nova Scotia Power Corporation whether the planned new overhead wiring could be put along the back lines of the lots to improve the appearance of the streets

Recommend approval.

To pave and curb Chapman and Richmond Streets, with a paved sidewalk on one side only, and to pave Stairs Street from Haig to Bedford Streets

Recommend approval in principal, and authorize detailed planning and preparation of tender documents for Council's consideration.

To construct sidewalks where use and appearance warrant.

DATE: April 3, 1976

TO: Her Worship, Mayor Stubbs and Members of Dartmouth City Council

FROM: John Lukan, Planner, Planning & Development

RE: Neighbourhood Improvement Program - Harbourview

The concept plan "N.I.P. (Neighbourhood Improvement Program) Harbourview Scheme, City of Dartmouth" previously circulated requires approval of Council before detailed planning of individual projects can begin. Before Capital Projects are implemented, they will be returned to Council for calling of tenders.

The plan conforms to both the Dartmouth Municipal Development Plan previously approved by Council and the Halifax-Dartmouth Regional Development Plan proclaimed by the Minister for the Department of Municipal Affairs for the province of Nova Scotia.

It is respectfully recommended that Council approve the attached plan and forward to C.M.H.C. and the Nova Scotia Housing Commission for their approval and to approve the individual recommendations as listed below:

Recreation, Parks and Open Space

That the Holiday Inn participate in the development of an active recreational park for those vacant lands immediately north of Windmill Road. The Holiday Inn is to be requested to provide a long term lease of their lands for park purposes and to financially assist in the capital costs of the proposed improvements. N.I.P. funding and contribution amounts to \$73,000. Phase I (Reference page 37-38)

Recommend approval in principal, and authorize staff to negotiate with owners and return to Council with final recommendations for Council's consideration.

That the Furness property be acquired for development as a pocket park and adventure playground. The park should be named and dedicated as Furness Park. The estimated cost of acquisition and improvement is \$80,000. Phase I (Reference page 39)

Recommend approval in principal, and authorize staff to negotiate and prepare detailed plans for Council's consideration.

Landscaping of Park Cemetery and adjacent escarpments along Shore Road. These improvements will entail tree and shrub planting, sodding, rock gardens and walkways. Estimated cost: \$50,000. Phase II (Reference page 38-39)

Recommend approval in principal, and authorize staff to prepare plans and tender documents for Council's consideration.

That the City of Dartmouth provide the Liquid Carbonic Building over a two year experimental period for a Community Activity Center. The initial funding required under the N.I.P. program for minor repairs, equipment and cleanup is \$38,000. A further \$24,000 is required over the two year period for operational costs such as heat and light and the engaging of a part time recreational director. During the two year trial period, the interest and participation of the adjacent community must be determined. If the Community Activity Center proves successful and necessary, it is proposed to place a further \$95,000 of N.I.P. funds toward further improvements to the building. It is anticipated that the larger community would also contribute funding. At the end of the experimental period, assuming that the Community Activity Center proves unfeasible, the allocated funds would be diverted toward other neighbourhood improvements. Phase II and III (Reference page 32-37)

Recommend approval in principal of the Neighbourhood Activity Center concept. The use of this building does not meet the approval of staff. It is further recommended that the neighbourhood develop an activity program and that staff study alternatives to house the facilities as suggested by the neighbourhood and report back to Council for further discussions.

During the experimental period, a community support and activity program is to be evolved for the Community Activity Center in order to meet operational costs in cooperation with the City Recreation and Social Services Departments.

That the City of Dartmouth confirm the retention and upgrading of the swimming pool located within Dartmouth Common or consider the provision of an alternate. This facility plays an important role during the summer for Harbourview Residents.

Recommend Council be aware of the maintenance problem associated with the pool and beginning plans for new facilities.

The City of Dartmouth to give consideration to the development of a new ice arena on the site of the old Memorial Rink or on a site nearby.

Recommend Council be aware of the need for a new ice arena in this area.

Traffic Circulation

That Shore Road be converted to a oneway westbound roadway.

Recommend approval.

That Shore Road be connected to Lyle Street with a proper roadway as part of normal City Capital Works Program.

Recommend approval. This item is not budgeted for under N.I.P. funds.

Improvements to Shore Road including curb on one side, road realignment, repaving and beautification. Estimated cost: \$83,850.

Recommend approval and authorize staff to prepare detailed plans and tender documents for Council's consideration.

That a boardwalk be constructed along the outside edge of Shore Road for use by Harbourview residents and the city in general. The estimated cost is \$20,000 and is to be secured from the funding available for interim improvement of waterfront lands and other community support and self-help programs.

Recommend approval with funding under the N.I.P. program. The boardwalk is outside the waterfront boundary so funds from the I.W.C. would, therefore, not be available.

Hare Lane to be closed to vehicular traffic except for access to abutting properties and converted to a pedestrian lane with a stairway to Shore Road. Estimated cost: \$7,500. Recommend approval.

Streetscapes

Improvements to Best Street, Mott Street, Geary Street and Hare Lane. These improvements relate to concrete curb and sidewalk, tree planting and boulevard landscaping. Estimated cost: \$35,100. Phase I, II and III (Reference page 30)

Recommend approval and authorize staff to prepare detailed plans and tender documents for Council's approval.

Fairbanks Street, the central spine of the neighbourhood, to receive extensive refurbishing in the form of sidewalk replacement, curb replacement, boulevard resodding and/or paving and tree planting. Estimated cost: \$36,700. Phase I (Reference page 27)

Same as above.

That the Halifax-Dartmouth Bridge Commission be encouraged to improve their properties along the Angus L. MacDonald Bridge through landscaping and parking delineation with the assistance of N.I.P. funding to the amount of \$9,000. Phase I (Reference page 42)

Recommend approval and authorize staff to negotiate with the bridge commission and prepare detailed plans.

That the center median along Windmill Road be upgraded with tree and flower planters. Estimated cost: \$4,200. Phase I (Reference page 28)

Recommend approval and authorize staff to implement.

That Nova Scotia Power Commission and Maritime Tel and Tel be encouraged to rationalize overhead utility lines in Harbourview with a view toward reduction in numbers and as part of their normal replacement program. More aesthetically pleasing street lighting and signing is warranted.

Recommend approval.

Development Control

That traditional zoning techniques be replaced by a form of development control allowing single family dwellings to walkup apartments to be judged on the merits of the specific proposal and in keeping with principles of compatibility, high standards of design and the character of the neighbourhood. The neighbourhood is to be an area of medium density residential uses ranging from single family to walkup apartments. However, emphasis is placed on the retention and encouragement of single family and duplex accommodation. The final form of development control must be worked out in detail with the assistance of the City Planning Department.
(Reference pages 62, 63, 64)

Recommend study be initiated by the Planning Department and the area residents to develop some control to accommodate the needs of the community.

Dartmouth, N. S.

May 17/76.

Regularly called meeting of City Council held this date
at 7:30 p.m.

Present - Mayor Stubbs

Ald. Ibsen	Kavanaugh
Day	Brennan
Hart	Brownlow
Walker	Greenough
Smith	Granfield
Fredericks	
City Administrator,	C. A. Moir

MEETING WITH
MAPC PLANNERS

This meeting of Council constituted an information session with MAPC Planners, Mr. Mort Jackson and Miss Boyd, for the purpose of bringing the members up-to-date on the current MAPC projects. Information presented was based on reports circulated, entitled 'Annual Report 1975' and 'MAPC', a document summarizing the Regional Transit Study prepared for MAPC by Development Planning Associates, copies of which have also been provided to the members of Council. Mr. MacKenzie of Development Planning Associates was also present to comment on the transit study and to answer questions pertaining to it. Several questions concerned implementation of the recommendations contained in the study and the opinion was expressed that as a first step, there should be financial commitment to a regional transit system by the Province, even before a regional agency is established to set up and administer the system.

Ald. Brennan questioned the value of the study and suggested that the Regional Development Plan appears to have promoted the central business district of Halifax while ignoring the core area of Dartmouth. Other inquiries made by Ald. Brennan concerned the status of the Forest Hills/Colby Village bus run and, in connection with the pollution control study, whether a need for sewage treatment has been demonstrated. On the subject of pollution control, Ald. Fredericks felt that there is a greater need to protect Bedford Basin than Halifax Harbour and as such, emphasis should be directed by MAPC toward this aspect of the problem as further studies proceed. Mr. Jackson said that the need for attention to Bedford Basin is recognized by MAPC and it will be given the necessary priority.

accordingly. Ald. Fredericks also suggested the use of bicycles as a viable alternate means of transportation for some people if better provision were made for bicycle travel on our highways and bridges. The possibility of having both City bridges taken over as part of the Provincial highway system was raised by Ald. Brownlow, and Ald. Kavanaugh maintained that at present, residents of Dartmouth and the eastern portion of Halifax County are bearing the major cost of the bridges through our user volume of traffic. Various transportation alternatives were discussed with Mr. Jackson and he explained why there is an insufficient volume of use to warrant any of these approaches to metropolitan transportation problems.

At the conclusion of the general discussion period, the meeting adjourned.

N. C. Cohoon,
City Clerk.

Dartmouth, N. S.

May 18/76.

Regularly called meeting of City Council held this date
at 7:30 p.m.

Present - Mayor Stubbs

Ald. Ibsen	Kavanaugh
Day	Brennan
Hart	Brownlow
Walker	Greenough
Smith	Fredericks
Granfield	
City Solicitor, S. Drury	
City Administrator, C. A. Moir	

Council met to complete the May 4th agenda and to deal with additional items of business.

ISSUING
RESOLUTION

On motion of Ald. Walker and Greenough, Council approved the attached Issuing Resolution in the amount of \$3,600,000. for City of Dartmouth Debentures.

AWARD TENDER:
DEBENTURES

Tenders were then opened by the City Clerk for the \$3,600,000. City of Dartmouth debenture issue; the following bids were received:

- 1) Bell, Gouinlock & Co. Ltd.
McLeod, Young, Weir & Co. Ltd.
Burgess, Graham Securities Ltd.
Bid: \$99.19
- 2) Walwyn Stodgell & Gairdner Ltd.
Bid: \$99.179
- 3) Greenshields Inc.
Bid: \$99.016
- 4) Nasbitt Thomson & Co. Ltd.
Bid: \$98.922
- 5) Merrill, Lynch Royal Securities Ltd.
Bid: \$98.641

Mr. Cohoon advised that the cost of money, based on the Bell, Gouinlock & Co. Ltd. bid of \$99.19, is 10.71%. On motion of Ald. Brownlow and Ibsen, the following resolution, accepting the Bell, Gouinlock bid, was adopted by Council:

RESOLUTION

BE IT RESOLVED that the Council of the City of Dartmouth hereby accepts a bid of \$99.19 per \$100 for \$3,600,000. of General Purpose City of Dartmouth Serial Debentures dated July 1, 1976, submitted by Bell, Gouinlock & Co. Ltd. (as detailed above).

REZONING REQUEST: The Mayor advised that the rezoning request for the property
DOREY'S GROCERY
(WITHDRAWN) at the corner of Woodlawn Road, Day Ave., and Settle Street (Dorey's

Grocery) has been withdrawn.

REZONING REQUEST: In addition to the above application, Council also set this date for public hearing of a rezoning request involving Phases 5 and 6 of the Forest Hills development on lands bounded by the No. 7 Highway, Mount Edward Road, Wildwood Blvd., and the Greenough Sub-division. The appropriate amendment to By-law #74 has been prepared and a report on the voluntary public meeting held on May 12th was before Council as well. The Mayor suggested that Resolution #76-4 be moved forward to be dealt with in conjunction with the rezoning application since it pertains to application on the part of the City to alter the City boundary to include portions of Halifax County included in Phases 5 and 6 of the Forest Hills development. Ald. Fredericks and Smith moved the adoption of Resolution #76-4, authorizing the City Administrator to make application to the Board of Public Utilities for the necessary boundary change. Ald. Granfield and Brownlow questioned whether costs to the City have been determined in connection with the proposed annexation of County areas and Mr. Moir advised that staff will probably have this information available in time for the June meeting. Ald. Greenough and Day moved deferral of the resolution until the staff report has been completed for Council on estimated costs to the City. As an amendment to deferral, Ald. Kavanaugh and Brownlow moved that not only will the staff report be available, but negotiations will have been carried out with the Province for financial assistance as well before proceeding further with the resolution. The amendment and the amended motion carried unanimously.

Council next proceeded to deal with the rezoning application by giving first reading to the amendment to By-law #74. It was moved by Ald. Day and Walker and carried that leave be given to introduce the said amendment to By-law #74 and that it now be read a first time.

It was moved by Ald. Walker and Day that the amendment be read a second time. Ald. Kavanaugh questioned the legality of continuing with the rezoning when a portion of the land involved is

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still in the County; Mr. Drury said it would be in order to deal with those areas located within the City boundaries. As Chairman of the voluntary public meeting held to discuss the proposed zoning change, Ald. Walker commented on the items about which concern was expressed by area residents, and suggested that the rezoning be deferred until the total land holding can be considered, if annexation takes place at a later time. Mr. Al Webb, representing the interests of Wildwood Lake home-owners, expressed opposition to the proposed traffic connection to the Forest Hills Parkway via Gregory Drive and subsequent traffic likely to be generated on Wildwood Blvd. Mrs. Richardson, another resident living in this area, supported Mr. Webb's arguments, but Mr. Don Williams, representing the N. S. Housing Commission, explained why it is considered that the link-up of Phases 5 and 6 through Gregory Drive is necessary to complete the street network which will serve the total community. On the subject of the multi-family housing sections, about which concern has also been expressed by area residents, Mr. Williams indicated that the Commission would agree to a height limitation or some similar restriction on buildings constructed in the R-4 Zones.

Mr. Mike Marshall of Hastings Drive said he is opposed to further amalgamation generally; he felt that the present population levels of the City should be maintained and suggested that the Cole Harbour/Colby Village area could form a separate community rather than seeking annexation with Dartmouth. Mr. A. Whitworth favoured a continuing growth of the City and further residential development as part of this growth. Ald. Kavanaugh and Ibsen supported the position taken by residents that additional traffic will be created on Wildwood Blvd. if a connection is made through to Gregory Drive. Ald. Brennan maintained that a traffic volume analysis would indicate the amount of traffic likely to be generated if the street connection took place. He moved in amendment, seconded by Ald. Fredericks, that a traffic projection be undertaken by City Planning

Dept. staff in conjunction with the Housing Commission staff. The amendment was defeated with Ald. Brennan, Fredericks and Walker voting in favour. On motion of Ald. Kavanaugh and Granfield, Council then decided to defer the rezoning until such time as the amalgamation issue has been resolved.

GRANT: DARTMOUTH
COMMUNITY CONTACT

At the request of Ald. Hart and on her motion, seconded by Ald. Ibsen, Council agreed to deal next with an item concerning the City grant to Dartmouth Community Contact and the item was therefore added to the agenda. Ald. Hart moved, seconded by Ald. Day, that Dartmouth Community Contact receive half of the \$30,500. amount approved at the March 23rd meeting of Council, no later than Friday of this week; further, that the Director of Social Services assign a Special Projects Officer to assist the organization in establishing itself in whatever way the Association deems necessary. Ald. Hart stated her views on the issue which has arisen over the grant to Community Contact, suggesting that the controversy and allegations have been detrimental to the organization and have caused hardship to people served by it. Other members of Council agreed that Community Contact should receive their grant from the City as approved at budget time, but there was support expressed for the idea of a review procedure which would permit closer scrutiny of the organizations receiving financial assistance from the City, including the Community Contact service. Ald. Greenough questioned the dismissal of Community Contact staff when a grant had been authorized by City Council, and he moved in amendment that option 2 of a report from the Director of Social Services be incorporated with the motion - ie. that an in-depth report on the Community Contact Association be completed for Council; Ald. Day seconded the amendment.

As debate proceeded, Ald. Kavanaugh questioned the action taken in delaying the payment of funds to Community Contact and asked why this issue was not brought to the attention of Council sooner if there was cause for concern over the organization and its operation. The Mayor later responded to these questions, explaining

why she felt that further investigation of the Association was warranted before a cheque was issued. She expressed concern for a lack of accountability in the disbursement of funds by this organization. Ald. Kavanaugh suggested that any such concern on the part of the Mayor should have been brought to the attention of Council sooner. The amendment on the floor was put and defeated, after which Ald. Kavanaugh and Ibsen introduced a second amendment, directing that the balance of the funds approved for Community Contact be released to the Association on August 1st. The amendment carried, and the amended motion carried. Ald. Brownlow suggested that the committee authorized by Council to approach the Province for additional funding for Community Contact should act as quickly as possible.

In connection with the proposal made by Ald. Granfield, to the effect that all organizations assisted by the City should come under a regular review procedure, to assist Council in a better assessment of them, he moved at this time that the City Administrator take this matter under consideration and advise terms of reference for requiring periodic reports from organizations which receive funds from the City. Ald. Hart questioned the validity of applying this type of review procedure to organizations which receive only token contributions from the City, with the major portion of their funding coming from national headquarters. Ald. Greenough suggested that only those agencies receiving the major portion of their funding from the City should be included in the review procedure; he moved an amendment to this effect, seconded by Ald. Brennan.

During the debate at this point in the meeting, Mrs. Turner of the Woodside day care centre spoke in support of the service provided by Community Contact in transporting children to and from the centre, indicating that funds are required by the organization at present for repairs to the van. At the suggestion of Ald. Kavanaugh and on his motion, seconded by Ald. Fredericks, Council decided to refer the entire subject of the motion and amendment to

the Finance & Social Services Committee for further consideration (Ald. Granfield voting against).

USE OF WASTE
OIL ON STREETS

Ald. Kavanaugh has requested a review of the City's policy of using waste oil to reduce dust on unpaved streets and on this subject, he moved that a report on alternate means of dust control be requested from the Works Dept. for consideration by the Planning, Development & Operations Committee. The motion, seconded by Ald. Greenough, carried. Ald. Smith suggested that the use of calcium chloride should be considered by the Works Dept. as a preferable alternative.

TERMS OF REFERENCE:
DART. COMMUNITY
SERVICES ADVISORY BD.

The Finance & Social Services Committee has considered proposed terms of reference for the Dartmouth Community Services Advisory Board, recommending that they not be accepted as presented at this time. The Committee recommends that the Board be formed but that it be responsible to the Director of Social Services for a one-year trial period to determine its ability to function in a satisfactory manner as an advisory group. Ald. Hart expressed her opposition to the recommendation from Committee and proceeded to move that approval in principle be given the Dartmouth Community Services Advisory Board, as an advisory body to Council, but that the group be directed to consult with the City Solicitor to re-draft their terms of reference for consideration at the June Council meeting; the motion did not receive a seconder. Ald. Greenough and Brennan moved the adoption of the recommendation from Committee. Mr. Drury pointed out that the Board could not be legally constituted without a by-law and Ald. Granfield and Day therefore moved in amendment that reference to the Board being formed be deleted from the motion on the floor.

Ald. Brownlow questioned the practicality of the organization as it has been proposed. Ald. Kavanaugh suggested that the Board would function in a manner similar to the Lakes Advisory Board, but there was considerable difference of opinion as to the relationship which this Board would have with Council and/or with the Director

of Social Services. Ald. Hart supported the advisory council concept, suggesting that it is broader in scope than just the social services aspect being emphasized in the debate. She referred to the level of advice and guidance which would be provided by members of such a group and pointed out that Council could disband the Board at any time if it did not function effectively. The Mayor commented on the conference at which the idea of an Advisory Board originated, pointing out that it is not a welfare rights organization and would not infringe on the jurisdictions of the City's Social Services Dept. Mr. McNeil was asked to comment during the debate and said that while he would be willing to meet at any time with citizen groups interested in social services, he would not recommend a Board constituted as presently proposed. After further discussion, Council adopted a motion introduced by Ald. Kavanaugh and Smith, referring the terms of reference back to the Advisory Board for a clearer description of their role in providing the services outlined.

REQUEST FOR
SEWER EXTENSION

On motion of Ald. Fredericks and Kavanaugh, Council referred to staff for further investigation and report to P.D.O., a request for sewer extension on Marvin Street to service proposed lots 293 and 294. In his report to Council on this subject, the Acting City Administrator has recommended that the applicant, Mr. Meier, be advised that the City is not prepared to extend the sewer at his expense, but that credit would be given for the developer's costs up to an amount of \$465. per lot.

REPORT FROM SPECIAL
HOUSING COMMITTEE

On motion of Ald. Granfield and Ibsen, Council referred a report from the Special Housing Committee to the P.D.O. Committee for consideration.

RECONSIDERATION:
STREET CONSTRUCTION

Ald. Smith explained his reasons for giving notice of reconsideration in connection with the proposed 1976 street construction program, referring to a number of streets in Ward 2 which should have been considered for paving, and expressing his dissatisfaction with the lack of paving included for his ward. His motion to

reconsider Council's action in approving the program for 1976 was seconded by Ald. Granfield and was defeated. Ald. Brownlow suggested that any surpluses available from the library budget, as a result of increased grants to be made by the Province, might be reallocated for street construction purposes.

**SEWER SERVICES:
SECOND APPROVAL**

On motion of Ald. Fredericks and Kavanaugh, Council gave second approval to an over-expenditure of \$6,000. to service two Portland Street properties with sewer, these properties being located across from the entrance to Manor Park.

**PARK SCHOOL REPAIRS:
SECOND APPROVAL**

Council had, at an earlier point in the meeting, also given second approval for a \$20,000. over-expenditure to proceed with repairs to the roof of Park School; first approval was given at the May 4th meeting, along with the sewer extension approved in the previous item. The Park School repairs were moved by Ald. Brownlow, seconded by Ald. Brennan.

LIBRARY BUDGET

Ald. Kavanaugh, as Chairman of the Library Board, presented a resume of the cost-sharing increase granted by the Province for library services following representation to the Minister of Education by librarians and Library Board representatives from across the Province. He suggested that it would be in order for Council to forward a letter to the Minister in recognition for the responsible position which he has taken in reinstating grants to maintain library services, and a motion to this effect, moved by Ald. Kavanaugh and Granfield, was adopted.

**NURSING HOME
PROPOSAL**

A letter was before Council, indicating that Wilin Construction Ltd. request permission to present a nursing home proposal at this meeting. Ald. Kavanaugh and Brennan moved that the matter be referred to the special committee dealing with the subject of nursing and special care homes. Council agreed, however, to hear Mr. S. Irvine, representing the interests involved (Mrs Wm. Arsenault Wilin Construction Ltd. and Mr. Irvine), and he proceeded to outline the preliminary plans for a 152-bed nursing home which would be situated on the former Marvin property in Woodside on a ten-acre

site which would allow for future expansion of the facility. The second phase of the project would provide 36 one-bedroom units for couples not requiring nursing care. He advised that the project could be started by November of this year and indicated a willingness to make formal application for the necessary rezoning of the Marvin property as soon as possible. Ald. Brennan discussed various points with Mr. Irvine, particularly in relation to the cost comparison in securing financing for a private home as opposed to a municipally-owned facility. Ald. Brennan noted that Council has agreed to establish a commission to recommend on a home for the City and terms of reference are to be discussed at the Committee meeting of May 25th. It was not considered necessary for Council to take any action at this time on the Wilin Construction proposal and no further motions were introduced before proceeding to the next item on the agenda.

**RECOMMENDATIONS
FROM COMMITTEE**

The following action was taken by Council on recommendations from the P.D.O. Committee meeting of May 11th:

**PROPERTIES AT
294/296 MAIN ST.**

1) Properties at 294/296 Main Street: The two buildings on these properties will be advertised for sale by tender, as recommended by Committee, on motion of Ald. Smith and Brownlow. The buildings will be removed from their present location to permit assembly of the land by the City.

DIRECTOR'S REPORT

2) Director's report: The Planning Director's report for April was adopted as recommended, on motion of Ald. Smith and Day.

PERMITS TO BUILD

3) Permits to build: Council granted permits to build, as recommended by Committee, for the following:

- a) Three-storey apartment building at 38/40 Trinity Ave.; approved on motion of Ald. Ibsen and Day.
- b) Three-storey apartment building at 33 Courtney Road; approved on motion of Ald. Day and Ibsen with the amount of the bond for landscaping and retaining wall being increased to \$10,000., as moved in amendment by Ald. Kavanaugh and Brownlow.
- c) Addition to the nursing home at 351 Pleasant Street; approved on motion of Ald. Walker and Day.
- d) Three 3-storey apartment buildings in MicMac Village; approved on motion of Ald. Smith and Ibsen.

(All approvals granted by Council are subject to compliance with the departmental requirements set out in reports on each of the applications.)

SET DATE FOR
PUBLIC HEARING

4) Date for public hearing: At the recommendation of the P.D.O. Committee, Council set July 20th as the date for public hearing of a rezoning request for the property 72 Pine Crest Dr. The public hearing date was set on motion of Ald. Brownlow and Greenough.

AWARD TENDER:
POLICE VEHICLES

Tenders, as per the attached report, have been received for the purchase of two standard size unmarked cars for use in the Detective Division of the Police Dept. Acceptance of the low bid, submitted by Harbour Motors Ltd., in the amount of \$9,600., is recommended by Mr. Moir, and Council approved this recommendation on motion of Ald. Brownlow and Greenough.

AWARD TENDER:
FIRE HOSE

Tenders, as listed in the attached report, were received for the supply of 25 only 50' lengths of 3" dia. double-jacket fire hose, complete with couplings. The low bid submitted by Wilson & Cousins Ltd., in the amount of \$4,825., is recommended and on motion of Ald. Ibsen and Hart, the tender was awarded as recommended.

AWARD TENDERS:
UNIFORMS AND
CLOTHING

The City Administrator has recommended acceptance of a report from the Purchasing Agent on tenders received for the supply of uniforms and clothing for the Police & Fire Departments, a copy of which is attached. Council approved the report, awarding tenders as recommended, on motion of Ald. Brownlow and Greenough.

WATERFRONT
DEVELOPMENT

A report from Mr. Moir was considered on the Waterfront Interim Use Proposal, approved in principle some time ago by Council. The firm of Acres Consulting Services Ltd. has been engaged as Interim Project Managers and they propose to proceed with projects included in the Interim Use Study, as outlined in Mr. Moir's report, which includes the four following recommendations:

- 1) that the Director of Planning & Development, Mr. Bayer, be the Co-ordinator representing the City of Dartmouth with Acres Consulting Services Ltd.
- 2) that the services of a Realtor be engaged by the IWC for the purchase of the Bogg Street properties.

- 3) that City Council authorize the work to proceed as outlined in the Interim Use Study.
- 4) that the improvements to the Ferry Terminal Buildings be carried out as quickly as possible prior to the Queen's visit in July.

The report received Council's approval on motion of Ald. Kavanaugh and Greenough.

PUBLIC HEARINGS It has been brought to Council's attention by the City Clerk that public hearings set for June 15th will have to be rescheduled, due to the fact that the majority of the Council members will be at the CFMM Conference during that week. On motion of Ald. Kavanaugh and Fredericks, Council set July 6th for public hearing of the other two applications, Parcel C, Manor Park and the five lots on Glen Manor Drive..

N.I.P. RESOLUTION On motion of Ald. Fredericks and Ibsen, Council adopted Resolution #76-23, authorizing application for grants to assist in the implementation of the Notting Park and Harbourview Schemes under the N.I.P. program; a copy of the resolution is attached.

RED BRIDGE POND As requested, the Lakes Advisory Board has discussed the subject of in-filling which may have taken place at Red Bridge Pond and recommends that rather than have the area dredged, steps be taken to rehabilitate the shoreline banks, with the idea of creating a protective green belt along the edge of the Pond. Ald. Smith and Ibsen moved the adoption of the Board's recommendation. The question of land ownership rights was raised in connection with this proposal for reinstatement of shoreline areas along the edge of the Pond, and on motion of Ald. Greenough and Kavanaugh, the matter was referred to the Solicitor for report to the P.D.O. Committee.

EROSION PROBLEM: DOROTHEA DR. AREA On motion of Ald. Kavanaugh and Walker, Council referred to the P.D.O. Committee, a report and recommendation from the Lakes Advisory Board on the subject of a maintenance and stabilization program which would help to correct an erosion problem in the Dorothea Drive area, discussed at Council some time ago.

**EXCAVATION PERMIT: Reports from the City Engineer and from the Lakes Advisory
LATIMER CONSTRUCTION**

Board were before Council in connection with a second application from Latimer Construction Ltd. for an excavation permit which would permit the firm to conduct a temporary crushing operation on lands owned by W. Eric Whebbly Ltd., in the vicinity of Civic #404 Waverley Road. After having rescinded a previous motion by the necessary two-thirds majority vote of Council, Ald. Day and Ibsen moved that the permit be granted Latimer Construction Ltd. in accordance with the conditions outlined.

Ald. Walker questioned the action of the Lakes Advisory Board in making a recommendation on the application when it was previously turned down by Council, and the City Engineer explained why the Board was asked for comments when the proposal was received from Latimer Construction for additional drainage controls. Ald. Walker expressed concern on behalf of residents who are opposed to the crushing operation and the trucks travelling to and from the site over Waverley Road. He asked that appropriate warning signs be posted, indicating that trucks are entering and leaving the site, and requested a monthly report from the on-site inspector to insure that environmental protection controls are being maintained by the company. Mr. Fougere noted these requests from the Alderman. (On motion of Ald. Day and Granfield, Council agreed to continue meeting beyond the hour of 11:00 p.m.)

Ald. Greenough said that residents should have some assurance as to the quality of their drinking water, which comes from Lake Charles in this area; they must also be assured that the operation is of a temporary nature only and that trucks from the site do not travel at excessive speeds on Waverley Road. These points were all discussed further with the City Engineer, and in response to concern expressed by Ald. Brownlow as to any breach of contract on the part of the operator, Mr. Fougere stated that the application would be revoked if this happened. Council heard a resident from the area who indicated opposition to the operation for the various

reasons discussed during the debate. When the motion was put, it carried with Ald. Hart, Greenough and Walker voting against.

RESOLUTION: On motion of Ald. Day and Kavanaugh, Council endorsed a
NIP AREA CLEAN-UP request from the Unsightly Premises Committee, Harbourview NIP Area, that action be initiated by the Federal authorities to clean up the shoreline below Harbourview where former sea-going vessels have been abandoned, etc. Endorsation of this request is recommended by the Mayor in a report to Council.

RESOLUTION #76-24 On motion of Ald. Day and Granfield, Council approved Resolution #76-24, authorizing the execution of the easement to N. S. Power Corporation; a copy of the resolution is attached.

SEWER SERVICES: On motion of Ald. Fredericks and Smith, Council adopted a
890/892 PORTLAND ST. report from the City Administrator on the extension of sewer services to 890 and 892 Portland Street. The recommendation is that this work be authorized to be included in the street construction drawings, the cost of the installation to be charged to 1976 Sewer Projects.

Council adjourned to meet in camera as Committee on motion of Ald. Day and Ibsen. After reconvening in open Council, the action taken in camera was approved on motion of Ald. Ibsen and Day.

Ald. Brennan said he would like to have a resolution go to the R.R.A.P. conference being held in Fredericton in June, proposing that the R.R.A.P. program be made available to residents outside N.I.P. areas. The Mayor suggested that Ald. Brennan speak to the City Administrator or the Planning Director to have a resolution drafted.

Meeting adjourned.

G. D. Brady,
Deputy City Clerk.



Province of Nova Scotia

Department of Municipal Affairs

P.O. Box 216, Halifax, Nova Scotia B3J 2M4

GRANTS AND FINANCE DIVISION

May 17, 1976

Mr. Neil Cohoon
City Clerk
City of Dartmouth
P.O. Box 817
Dartmouth, Nova Scotia

Dear Mr. Cohoon:

Enclosed please find a copy of the issuing resolution for the City of Dartmouth in the amount of \$3,600,000. It was approved by the Minister of Municipal Affairs on May 12, 1976.

Yours truly,

A.A. Cameron
Advisor

ENCL.
AAC/cj

City of Dartmouth
Issuing Resolution

\$3,600,000 - General Purposes

- \$ 95,000 - Red Bridge Pond Trunk Sewer
 - 70,000 - Red Bridge Pond Holding Tank
 - 60,000 - Wildwood Sewer
 - 50,000 - Windmill Road Arterial
 - 320,000 - Sewer - 1973
 - 30,000 - Fire Station #1
 - 1,397,000 - Recreation Facilities
 - 171,000 - Street Equipment
 - 1,000,000 - Street - 1974
 - 20,000 - Sewer - 1972
 - 387,000 - Park Lands
-

1. WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan Seven Hundred Fourteen Thousand Dollars (\$714,000) for the purpose of constructing, extending and improving public sewers or drains in the City and acquiring or purchasing materials, machinery, implements or plant deemed requisite or advisable therefor, or for maintaining such public sewers or drains;

2. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the City Council on the 17th day of August, 1971, and approved by the Minister of Municipal Affairs on the 28th day of February, 1972, the said Council postponed the issue and sale of debentures and did borrow from the Royal Bank of Canada a sum not exceeding Seven Hundred Fourteen Thousand Dollars (\$714,000) for the purpose set out in paragraph one (1) above;

3. AND WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan Two Hundred Seventy Four Thousand Dollars (\$274,000) for the purpose of constructing and improving public sewers by the construction of a holding tank in the City and acquiring or purchasing materials, machinery, implements or plant deemed requisite or advisable therefor, or for maintaining such public sewers or drains;

4. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the City Council on the 17th day of August, 1971, and approved by the Minister of Municipal Affairs on the 29th day of February, 1972, the said Council postponed the issue and sale of debentures and did borrow from the Royal Bank of Canada at Dartmouth a sum not exceeding Two Hundred Seventy Four Thousand Dollars (\$274,000) for the purpose set out in paragraph three (3) above;

5. AND WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan Five Hundred Thirty Six Thousand Dollars (\$536,000) for the purpose of constructing, altering, extending and improving public sewers or drains in the City and acquiring or purchasing materials, machinery, implements or plant deemed requisite or advisable therefor, or for maintaining such public sewers or drains;

6. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the

City Council on the 5th day of January, 1971, and approved by the Minister of Municipal Affairs on the 2nd day of October, 1971, the said Council postponed the issue and sale of debentures and did borrow from the Royal Bank of Canada at Dartmouth a sum not exceeding Five Hundred Thirty Six Thousand Dollars (\$536,000) for the purpose set out in paragraph five (5) above;

7. AND WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan Three Hundred Ninety Seven Thousand Dollars (\$397,000) for the purpose of constructing curb and gutter, paving with permanent pavement the streets or sidewalks and rebuilding bridges or culverts in the City;

8. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the City Council on the 5th day of January, 1971, and approved by the Minister of Municipal Affairs on the 26th day of January, 1971, the said Council postponed the issue of sale of debentures and did borrow from the Royal Bank of Canada at Dartmouth a sum not exceeding Three Hundred Ninety Seven Thousand Dollars (\$397,000) for the purpose set out in paragraph seven (7) above;

9. AND WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan Three Hundred Twenty Thousand Dollars (\$320,000) for the purpose of constructing, altering, extending and improving public sewers or drains in the City and acquiring or purchasing materials, machinery implements or plant deemed requisite or advisable therefor, or for maintaining such public sewers or drains;

10. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the City Council on the 14th day of August, 1973 and approved by the Minister of Municipal Affairs on the 9th day of September, 1974, the said Council postponed the issue and sale of debentures and did borrow from the Royal Bank of Canada at Dartmouth a sum not exceeding Three Hundred Twenty Thousand Dollars (\$320,000) for the purpose set out in paragraph nine (9) above;

11. AND WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan Thirty Thousand Dollars (\$30,000) for the purpose of erecting, acquiring, purchasing, altering, adding to, improving, furnishing or equipping buildings for fire department;

12. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the City Council on the 15th day of July, 1975, and approved by the Minister of Municipal Affairs on the 11th day of September, 1975, the said Council postponed the issue and sale of debentures and did borrow from the Royal Bank of Canada at Dartmouth a sum not exceeding Thirty Thousand Dollars (\$30,000) for the purpose set out in paragraph eleven (11) above;

13. AND WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan One Million Three Hundred Ninety Seven Thousand Eight Hundred Dollars (\$1,397,800) for the purpose of erecting, acquiring, purchasing, altering, adding to, improving, furnishing or equipping buildings for recreation facilities; and acquiring or purchasing or improving land for such buildings;

14. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the City Council on the 13th day of August, 1974, and approved by the Minister of Municipal Affairs on the 18th day of March, 1975, the said Council postponed the issue and sale of debentures and did borrow from the Bank of Nova Scotia at Dartmouth a sum not exceeding One Million Three Hundred Ninety Seven Thousand Eight Hundred Dollars (\$1,397,800) for the purpose set out in paragraph thirteen (13) above;

15. AND WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan One Hundred Seventy One Thousand Dollars (\$171,000) for the purpose of laying out, opening, constructing, widening, making and draining streets, roads, bridges, culverts or retaining walls in the City and acquiring or purchasing materials, machinery, implements and plant deemed requisite or advisable thereof, or for maintaining, clearing or improving such streets, roads, bridges, culverts or retaining walls;

16. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the City Council on the 15th day of July, 1975, and approved by the Minister of Municipal Affairs on the 11th day of September, 1975, the said Council postponed the issue and sale of debentures and did borrow from the Royal Bank of Canada at Dartmouth a sum not exceeding One Hundred Seventy One Thousand Dollars (\$171,000) for the purpose set out in paragraph fifteen (15) above;

17. AND WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan One Million Dollars (\$1,000,000) for the purpose of constructing curb and gutter, paving with permanent pavement the streets or sidewalks and rebuilding bridges or culverts in the Town;

18. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the City Council on the 13th day of August, 1974, and approved by the Minister of Municipal Affairs on the 18th day of March, 1975, the said Council postponed the issue and sale of debentures and did borrow from the Toronto Dominion Bank at Dartmouth a sum not exceeding One Million Dollars (\$1,000,000) for the purpose set out in paragraph seventeen (17) above;

19. AND WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan Seventy Five Thousand Dollars (\$75,000) for the purpose of constructing, altering, extending and improving public sewers or drains in the City, and acquiring or purchasing materials, machinery, implements and plant deemed requisite or advisable therefor, or for maintaining such public sewers or drains;

20. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the

City Council on the 25th day of March, 1975, and approved by the Minister of Municipal Affairs on the 11th day of September, 1975, the said Council postponed the issue and sale of debentures and did borrow from the Royal Bank of Canada at Dartmouth a sum not exceeding Seventy Five Thousand Dollars (\$75,000) for the purpose set out in paragraph nineteen (19) above;

21. AND WHEREAS the City Council of the City of Dartmouth is authorized by law to borrow or raise by way of loan Five Hundred Twenty Thousand Dollars (\$520,000) for the purpose of acquiring or purchasing or improving lands for use as a public park;

22. AND WHEREAS pursuant to the provisions of Section 236 of the Dartmouth City Charter and of a resolution passed by the City Council on the 13th day of August, 1974, and approved by the Minister of Municipal Affairs on the 18th day of March, 1975, the said Council postponed the issue and sale of debentures and did borrow from the Bank of Nova Scotia at Dartmouth a sum not exceeding Five Hundred Twenty Thousand Dollars (\$520,000) for the purpose set out in paragraph twenty-one (21) above;

23. AND WHEREAS pursuant to the resolutions hereinbefore recited and pending the issue and sale of debentures, the City Council has borrowed by way of temporary loan from the aforesaid Banks at Dartmouth for the respective purposes therein authorized, the following sums aggregating Three Million Six Hundred Thousand Dollars (\$3,600,000) for the respective purposes hereinafter set forth;

For the purpose set forth in paragraph 1 hereof the sum of Ninety Five Thousand Dollars	\$ 95,000
For the purpose set forth in paragraph 3 hereof the sum of Seventy Thousand Dollars	70,000
For the purpose set forth in paragraph 5 hereof the sum of Sixty Thousand Dollars	60,000
For the purpose set forth in paragraph 7 hereof the sum of Fifty Thousand Dollars	50,000
For the purpose set forth in paragraph 9 hereof the sum of Three Hundred Twenty Thousand Dollars	320,000
For the purpose set forth in paragraph 11 hereof the sum of Thirty Thousand Dollars	30,000
For the purpose set forth in paragraph 13 hereof the sum of One Million Three Hundred Ninety Seven Thousand Dollars	1,397,000
For the purpose set forth in paragraph 15 hereof the sum of One Hundred Seventy One Thousand Dollars	171,000
For the purpose set forth in paragraph 17 hereof the sum of One Million Dollars	1,000,000

For the purpose set forth in paragraph 19 hereof
the sum of Twenty Thousand Dollars.

20,000

For the purpose set forth in paragraph 21 hereof
the sum of Three Hundred Eighty Seven Thousand
Dollars

387,000

\$3,600,000

24. AND WHEREAS such sums were borrowed from the said Banks at Dartmouth for periods not exceeding twelve months at rates of interest as agreed upon and it is now deemed necessary to issue and sell debentures and to repay the said Banks the sums so borrowed:

25. AND WHEREAS the said City Council deems that the issue and sale of debentures of the City to the amount of Three Million Six Hundred Thousand Dollars (\$3,600,000) as hereinafter mentioned will be necessary to raise the sums required;

26. BE IT THEREFORE RESOLVED that Three Thousand Six Hundred debentures for One Thousand Dollars (\$1,000) each be accordingly issued and sold;

27. THAT the said debentures be numbered consecutively 76-A-001 to 76-A-3600 inclusive, be dated the 1st day of July, 1976 and be payable as follows:

76-A-001 to 76-A-240 incl., in one year from date thereof;
76-A-241 to 76-A-480 incl., in two years from date thereof;
76-A-481 to 76-A-720 incl., in three years from date thereof;
76-A-721 to 76-A-960 incl., in four years from date thereof;
76-A-961 to 76-A-1200 incl., in five years from date thereof;
76-A-1201 to 76-A-1440 incl. in six years from date thereof;
76-A-1441 to 76-A-1680 incl. in seven years from date thereof;
76-A-1681 to 76-A-1920 incl. in eight years from date thereof;
76-A-1921 to 76-A-2160 incl. in nine years from date thereof;
76-A-2161 to 76-A-2400 incl. in ten years from date thereof;
76-A-2401 to 76-A-2640 incl. in eleven years from date thereof;
76-A-2641 to 76-A-2880 incl. in twelve years from date thereof;
76-A-2881 to 76-A-3120 incl. in thirteen years from date thereof;
76-A-3121 to 76-A-3360 incl. in fourteen years from date thereof;
76-A-3361 to 76-A-3600 incl. in fifteen years from date thereof;

28. THAT the said debentures be payable at any office of the Royal Bank of Canada in Nova Scotia, and at the principal office of the said Bank in Saint John, Charlottetown, Montreal or Toronto at the option of the holder, and debentures numbered 76-A-001 to 76-A-1200 inclusive shall bear interest at the rate of 10 per centum per annum, and debentures numbered 76-A-1201 to 76-A-2400 inclusive shall bear interest at the rate of 10½ per centum per annum and debentures numbered 76-A-2401 to 76-A-3600 inclusive shall bear interest at the rate of 10¾ per centum per annum payable semi-annually at any said office at the option of the holder;

29. THAT the Mayor of the said City do sign the debentures or have them impressed with a printed facsimile of her signature and the Clerk of the said City do countersign the said debentures, that they do seal the same with the corporate seal of the said City and that the said Clerk do sign the interest coupons or if the same are lithographed either sign the same or have them impressed with a facsimile of his signature;

30. THAT the amounts so borrowed as aforesaid from the Banks be repaid the said Bank out of the proceeds of the debentures when sold.

THIS IS TO CERTIFY that the foregoing is a true copy of a resolution duly passed at a duly called meeting of the City of Dartmouth held on the
4th day of May 19 76

DEPARTMENT OF MUNICIPAL AFFAIRS	
Recommended for approval of the Minister	
<i>[Signature]</i> Deputy Minister	
APPROVED this.....12..... day	
of.....May..... 19 76	
<i>[Signature]</i> Minister of Municipal Affairs	

GIVEN under the hands of the Mayor and Clerk and under the seal of the City
this 7th day of May 19 76

[Signature]
MAYOR

[Signature]
DEPUTY CITY CLERK

CITY OF DARTMOUTH

C.A. MOIR
CITY ADMINISTRATOR

P.O. BOX 643 817
DARTMOUTH, NOVA SCOTIA

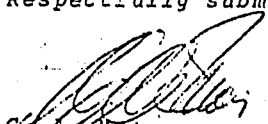
B2Y 3Z3

Date: May 11, 1976
To: Her Worship the Mayor and
Members of City Council
From: C. A. Moir, City Administrator
Re: Tenders, Police & Fire Dept. uniforms & clothing

Attached is copy of memorandum I received from the Purchasing Agent regarding tenders received for the supply of Uniforms and Clothing for the Police and Fire Departments.

I concur in the recommendations of the Purchasing Agent.

Respectfully submitted,


C. A. Moir,
City Administrator

CAM:mgm
enc.



MEMORANDUM

TO: Mr. C.A. Moir, City Administrator
 FROM: Mr. W.M. Whitman, Purchasing Agent
 SUBJECT: Tenders for Police and Fire Departments, Uniforms and Clothing
 DATE: May 10th, 1976

Tenders were received and opened for the supply of uniforms and clothing for the Police and Fire Department. The following companies submitted tenders at the prices shown:

FIRE DEPARTMENT UNIFORMS

Harry Gore Reg'd	\$5,674.40
Tony the Tailor	6,373.75
Sainthill Levine Limited	6,788.00
J.R. Gaunt Limited	7,821.05
Claude W. Vincent Limited	8,115.00

We are tendering for 57 uniforms and measuring and fitting is to be carried out at the Fire Department in Dartmouth. This tender was checked with the Fire Chief and the low bidder, who supplied the Fire Department uniforms last year, is Harry Gore Reg'd. at \$5,674.40. We recommend this year's Fire Department uniform tender be awarded to this Company, as the Fire Chief advises, the service obtained from this Company last year was satisfactory.

We tendered for 267 long sleeve shirts and 42 short sleeve shirts and the low bidder was Morris Goldberg Limited at \$7.37 each or \$1967.79 for long sleeve and \$6.90 each or \$289.80 for short sleeve shirts. We recommend the Fire Department shirts be awarded to Morris Goldberg Limited.

We tendered for 328 pair Fire Department work pants and the low bidder was a Quebec company, which did not submit samples, although after the tender was received, we both wrote and phoned this Company requesting samples. They quoted a price of \$6.44 per pair of pants, but we recommend the Fire Department work pant tender be awarded to J & M Murphy Limited at \$7.00 per pair or a total of \$2296.00 who submitted samples which meet our specification.

POLICE DEPARTMENT

As per Union negotiations completed this year, each policemen receives a special policemen's jacket and two pair of trousers. We tendered for the supply of 92 jackets and received three tenders. The low tender was received from Morris Goldberg Limited at \$59.00 each but when we sent the samples to the Police Department, they pointed out the jacket quoted on by Goldberg was a windbreaker type jacket, which was quite snug at the hips. They pointed out when they are wearing a gun, handcuffs and ammunition pouch, this type of jacket was very tight. They also pointed out when the jacket was closed, it was difficult to obtain access to the equipment carried around their waist, if required in a hurry. They strongly recommend we purchase the special Police Department jackets tendered by J.R. Gaunt & Company at \$78.00 per jacket or a total of \$7,176.00, as they are loose fitting at the waist and constructed in such a fashion that equipment carried on the belt, is easily accessible. We recommend the Police jackets be purchased from J.R. Gaunt & Company Limited.

We tendered on 176 pair of Police trousers and 18 pair of breeches and the low bidder was again a Montreal company, who quoted a total of \$4523.20 but did not submit cloth samples although we requested this sample by both letter and by phone. The style of the Police trousers had been changed this year, so we recommend the tender be awarded to the second low bidder, Tony the Tailor of Halifax for a total of \$4840.00. Because of the proximity of the supplier, we should have fewer problems if alterations are required on the new style of trousers. Other tenders were received for the trousers and breeches from J.R. Gaunt & Company for a total of \$5,447.20 and Sainthill Levine Limited for a total of \$5,526.40.

We tendered on 188 long sleeve shirts and 282 short sleeve shirts for the Police Department and this year the Union contract calls for an 80E weight shirt with re-inforced holes above both the right and left hand pockets in order to wear a police badge on one side and a name tag on the other. The low bidder was a Quebec company for a total of \$3,337.00 but this Company again, did not submit samples despite a letter and phone calls, so we recommend the shirts be purchased from the next low bidder Morris Goldberg Limited for a total price of \$3,637.80 who submitted samples which meet our specifications.

We tendered for 120 pair of black leather gloves and we recommend the low tender submitted by Morris Goldberg Limited at \$7.65 a pair for a total of \$918.00, be accepted. These are the same gloves which we purchased last year. We also tendered for 198 ties and we recommend they be purchased from J.R. Gaunt & Company Limited at a price of \$1.60 each or a total price of \$316.80. We tendered for 297 pair of socks and we recommend the socks be purchased from the low bidder J.R. Gaunt & Company Limited for a price of \$1.48 each or a total of \$439.56.

All the above recommendations for the Police Department have been approved by the Chief of Police and members of the staff.

The total of the recommended items for the Fire Department amounts to \$10,227.99 and the total for the Police Department amounts to \$17,913.16. Both departments have sufficient funds in their 1976 Operating Budgets to cover these purchases.

WMW/as

Attach.

WHEREAS under amendments to the National Housing Act and pursuant to the Housing Development Act financial assistance by way of loans and grants may be made to municipalities for the purposes of improving selected neighbourhoods in those municipalities;

AND WHEREAS the City of Dartmouth wishes to participate in a neighbourhood improvement program and to that end has proceeded through the site selection and planning processes for certain neighbourhoods, namely Harbourview and Notting Park, both in the City of Dartmouth;

AND WHEREAS the Neighbourhood Improvement Program Plans entitled "Harbourview Scheme" and "Notting Park Scheme" are attached hereto;

BE IT THEREFORE RESOLVED by the Council of the City of Dartmouth that the City Administrator, on behalf of the City of Dartmouth, be and is hereby authorized to make application to the Central Mortgage and Housing Corporation and to the Nova Scotia Housing Commission, for grants to assist in the Implementation Stages of the aforementioned schemes, namely the Harbourview Scheme and the Notting Park Scheme.

I, N. C. Cohoon, City Clerk-Treasurer of the City of Dartmouth do hereby certify that the foregoing is a true and correct copy of Resolution #76-23 of the City of Dartmouth, passed by Dartmouth City Council on May 18, 1976.

N. C. Cohoon
City Clerk-Treasurer

RESOLUTION 76-24

WHEREAS the City of Dartmouth is the owner of lands described in the Schedule hereto and shown as the 20 foot wide "Nova Scotia Light and Power Company Limited Easement" lying adjacent to the northwestern boundaries of Lots 33A, 33B and 34 in the Burnside Industrial Park on the plan attached hereto;

AND WHEREAS the Council of the City of Dartmouth desires to grant to the Nova Scotia Power Corporation a Right-of-Way over and under the aforementioned lands for the construction and maintenance of electrical lines and poles and for the transmission of electrical energy;

BE IT THEREFORE RESOLVED that the Mayor and the City Clerk be and they are hereby authorized and instructed to execute on behalf of the City of Dartmouth a grant of Right-of-Way substantially in the form of the Schedule attached hereto and to affix to it the Seal of the City.

Approved by the Minister of Municipal Affairs

I, N. C. Cohoon, City Clerk-Treasurer of the City of Dartmouth do hereby certify that the foregoing is a true and correct copy of Resolution #76-24 of the City of Dartmouth, passed by Dartmouth City Council on May 18, 1976.

DEPARTMENT OF MUNICIPAL AFFAIRS	
Recommended for approval of the Minister	
<i>J. Robinson</i>	
APPROVED this <u>26</u> day	
of <u>May</u> 197 <u>6</u>	
<i>[Signature]</i>	

[Signature]
N. C. Cohoon
City Clerk-Treasurer

THIS INDENTURE made this day of

A.D.1976.

BETWEEN: CITY OF DARTMOUTH, a body corporate incorporated under Chapter 67 Statutes of Nova Scotia, 1962, hereinafter called the "Grantor"

OF THE ONE PART

- and -

NOVA SCOTIA POWER CORPORATION, a body corporate, with Head Office at Halifax, in the County of Halifax, Province of Nova Scotia, hereinafter called the "Grantee"

OF THE OTHER PART

WITNESSETH that in consideration of the sum of One Dollar (\$1.00) of Lawful Money of Canada, now paid to the Grantor by the Grantee, the receipt whereof is hereby acknowledged, the Grantor grants unto the Grantee its successors and assigns forever, the right at any time and from time to time to lay down and construct conduits for wires of all kinds in, under and upon the lands hereinafter described and to erect and construct lines of poles and wires with all necessary guys, braces, conduits, fittings and other equipment in, upon and over the said lands and to keep and maintain the said conduits and said lines of poles and wires and equipment as aforesaid, in, under, upon and over the said lands and to repair, replace or remove from time to time all or any part of said conduits or said lines of poles and wires and equipment and to transmit over said lines or any parts thereof, all manner and kind of electric telephonic, electronic radio or television impulses or electrical energy and for each and every such purpose, the further right at any time and from time to time to enter upon the said lands by its servants, employees or workmen and to bring on to said lands any equipment, including motor vehicles and to trim or otherwise remove trees, branches and other obstructions on or over the said lands so as to keep the said wires and cables clear at least two feet.

TO HAVE AND TO HOLD the said rights and each of them unto the said Grantee, its successors and assigns, to its and their sole use forever, in common, however with any other company to which the Grantor may hereafter grant any similar right.

The Grantor declares for itself, its successors and assigns that the Grantee, its successors and assigns may, from time to time grant, convey, assign or lease the rights hereinbefore granted to or share the said rights with any other person or companies in common with the Grantee, its successors and assigns or otherwise.

The lands to be affected by this easement are the lands described in Schedule "A" attached to this Indenture.

IN WITNESS WHEREOF the Grantor has caused this Indenture to be executed in its name on its behalf and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized.

SIGNED, SEALED AND DELIVERED
in the presence of

Witness

) CITY OF DARTMOUTH

)

) By

Mayor

)

)

)

)

)

) And

City Clerk

SCHEDULE "A"

ALL that certain easement situate in the Burnside Industrial Park, City of Dartmouth, Province of Nova Scotia, shown as that 20 foot wide "Nova Scotia Light and Power Company Limited Easement" lying adjacent to the northwestern boundaries of Lot 33A, Lot 33B and Lot 34, shown on a plan of a portion of Burnside Industrial Park, signed by Walter E. Servant, N.S.L.S., dated July 5, 1973 and which said easement may be more particularly described as follows:

BEGINNING on the southwestern boundary of Joseph Zatzman Drive at the most northern corner of Lot 34;

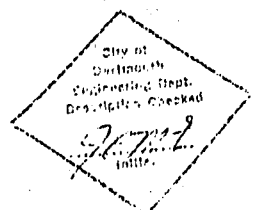
THENCE S 36° 17' 18" W, 1,885.79 feet along the northwestern boundaries of Lots 34, 33B and 33A to the most western corner of the said Lot 33A;

THENCE S 52° 52' 36" E, 20 feet along the southwestern boundary of Lot 33A to a point thereon;

THENCE N 36° 17' 18" E, parallel to and distant 20 feet at right angles from the first here-in-described line to the aforesaid southwestern boundary of Joseph Drive;

THENCE N 53° 42' 42" W, 20 feet along said southwestern boundary of Joseph Zatzman Drive to the place of beginning.

ALL bearings are referred to a transverse mercator grid, 3° Zone.



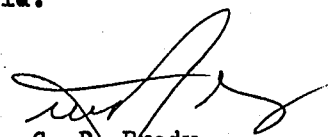
Dartmouth, N. S.

May 18/76.

In camera portion of the regularly called City Council meeting held this date at 7:30 p.m.

Council met in camera as Committee to deal with a report from the City Clerk-Treasurer on negotiations for a parcel of land owned by Sobey Stores Ltd. and required for the widening of Portland Street. An acquisition price of \$7,300. has been negotiated and it is recommended that the property be purchased for this figure. The recommendation was approved on motion of Ald. Day and Walker.

The Committee then adjourned to reconvene in open Council on motion of Ald. Day and Granfield.



G. D. Brady,
Deputy City Clerk.

LAND FOR
PORTLAND ST.
WIDENING

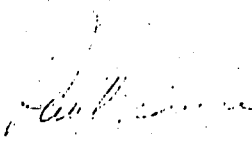
MEMO

29

DATE: April 19, 1976
TO: Chairman and Members of Finance and Social Services Committee
FROM: Paul Greene, Secretary, Dartmouth Community Services Advisory Board
SUBJECT: Terms of Reference - Dartmouth Community Services Advisory Board

At the February 23, 1976 meeting of the Dartmouth Community Services Advisory Board the enclosed Terms of Reference were approved by the Board.

The Dartmouth Community Services Advisory Board recommends to Dartmouth City Council the adoption of the proposed Terms of Reference.


Paul Greene

PG/ld

Encl.

DARTMOUTH COMMUNITY SERVICES ADVISORY COMMITTEE

TERMS OF REFERENCE

PURPOSE

To consider all community needs where both volunteer and established organizations and agencies exist to consider and serve the needs of all areas of Community services.

METHODS

1. To provide information; advice to Dartmouth Social Services and Dartmouth City Council re the above.
2. To provide information to Dartmouth City Council and to the citizens of the City of Dartmouth.
3. To act as a co-ordinating body amongst the existing organizations and agencies pertaining to the services already provided and the formulation of new services.
4. To identify gaps and insure they are filled and to recommend priorities.

COMPOSITION

The Committee shall be composed of representatives appointed by organizations and agencies from Dartmouth which serve the needs of all areas of social services.

The Committee shall consist of a maximum of fifteen (15) members and at the present time one representative shall be appointed from the following organizations or interest groups:

- (1) Dartmouth Social Services Department
- (2) Day Care
- (3) Home maker services
- (4) Dartmouth Housing Association
- (5) Senior Citizens
- (6) Service Clubs
- (7) Health Services
- (8) Recreation Department of the City of Dartmouth
- (9) Tenants Association
- (10) A member of Dartmouth City Council shall also be appointed by the Mayor to serve on this Board
- (11) Two persons elected from voluntary agencies
- (12) Education
- (13) Ministerial Association

(14) Citizen at large

These appointments shall be made for one year, with the provision that appointees may remain for subsequent terms, if reappointed by the appointing institutions or organizations.

COMMITTEES

The Committee may appoint Ad Hoc committees to deal with specific referrals, as needed.

OFFICERS

The Committee shall have a Chairperson, Vice-Chairperson, to be elected from among its members at the September meeting each year. The Secretary shall be the Assistant Director of Social Services.

MEETINGS

The Committee shall meet regularly on the second Wednesday of each and every month and/or at the discretion of the Chairperson for any additional meetings that may be required from time to time. -Quorum-50% of the Committee constitutes a quorum.

RELATIONSHIP TO COUNCIL

The Committee may appoint a representative to serve in a liaison capacity to, and with the consent of, other City Boards and Departments.

APPOINTMENTS

Appointees' names must be submitted to the City Administrator by the end of September of each year, to then be presented to Dartmouth City Council for ratification at their regular monthly meeting in October. The appointment of one Adermanic representative shall be made by Dartmouth City Council at its October regular monthly meeting.

RESIGNATIONS

Any resignation from the Committee shall be tendered in writing to the Chairperson one month prior to taking effect. The appointing institution or organization shall then be requested to provide a replacement for the remainder of the resigned member's term. Any such appointment is to be ratified by Dartmouth City

Council at its first regular monthly meeting following the making of the new appointment.

ABSENTEEISM

In the case of any member missing two consecutive meetings without just cause, the appointing institution or organization shall be requested in writing by the Chairperson of the Committee to appoint a replacement. Such replacement must be ratified by the Dartmouth City Council at the first regular monthly meeting following the making of the new appointment.

CITY OF
DARTMOUTH

P.O. BOX 817, DARTMOUTH, NOVA SCOTIA, B2Y 3Z3

Office of Alderman

33

April 21, 1976.

Mr. Neil Cohoon,
Acting City Administrator,
City of Dartmouth,
P. O. Box 817,
Dartmouth, N. S.

Dear Mr. Cohoon:

Please be advised that it is my desire to have Council review the City's policy on using waste oil to reduce dust on the City's unpaved streets. I personally feel that the waste oil creates more problems for the residents than does the dust and have received a number of phone calls to this effect.

Would you, therefore, put this on the May Agenda under Original Communications?

Yours very truly,


J. J. -Kavanaugh,
ALDERMAN, WARD I

JJK: cem

34

DATE: February 25, 1976
TO: Mr. Russell Fougere, City Engineer
FROM: C. A. Noir, City Administrator
SUBJECT: Sewer, Marvin St. (Maßer)
COPY TO:

I attach hereto copy of letter I received on today's date from Mr. R. H. Meier requesting extension of sewer facilities on Marvin Street to service lots 293 and 294. I take it from the contents of his letter that you are familiar with this and perhaps you would prepare an estimate of cost of extending sewer facilities in order that this matter may be considered by City Council.


City Administrator

CAN:mgm

March 4, 1976

\$1500

It would cost approximately \$2500. to extend the sewer sufficiently to service lot # 293. It would be just about impossible to service lot # 294 without a pump.

Although it is not mentioned in the letter, the street is not even completely roughed out in front of these lots. It would cost approximately \$5000. to build, curb, and pave the 66 feet of roadway in front of the lots.

RJF/ms



35
xxx 817

B2Y 3Z3

February 25, 1976

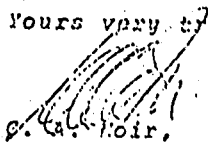
Mr. R. H. Meier,
57 Chadwick Street,
Dartmouth, N. S.
B2Y 2M2

Dear Sir:

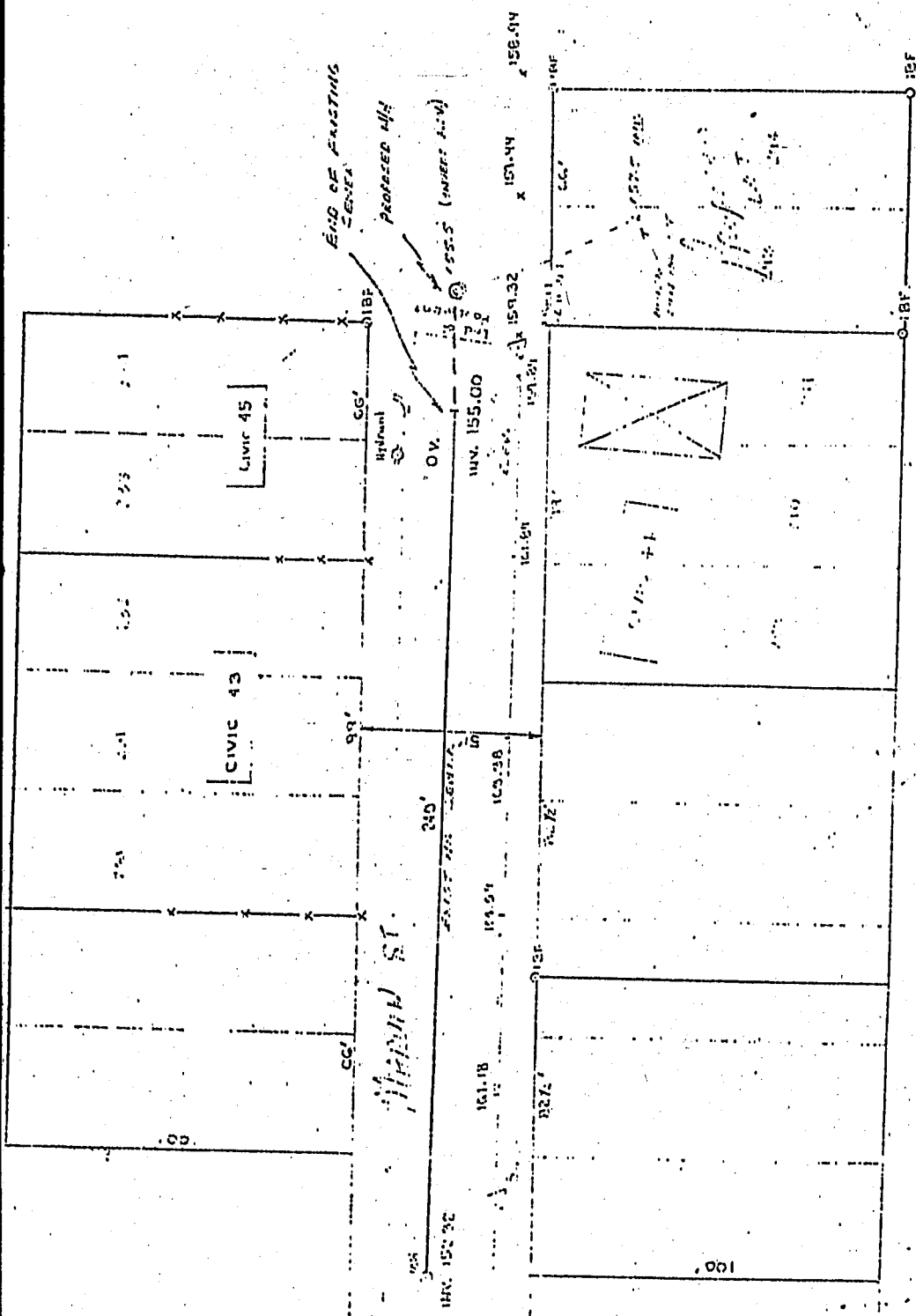
This will acknowledge receipt of your letter of February 21 requesting extension of sewer facilities to Lots 293 and 294 on Marvin Street.

Please be advised that I have referred your request to our City Engineer for an estimate of cost. When this has been received, it will be presented to City Council for consideration.

Yours very truly,


C. A. Meier,
City Administrator

CAM:mgm



* WE WOULD SUGGEST THAT SEWER
 BE INSTALLED BEFORE NEW BUILDING
 IS APPROVED.

P. J. F.

57 Chadwick Street
Dartmouth, N. S.
February 21, 1976

City of Dartmouth
P. O. Box 817
DARTMOUTH, N. S.

ATTENTION: Mr. Moir
City Administrator

Dear Sir:

I hereby make application that a sewer be extended on Marvin Street so I will be able to service Lots 293 and 294 as suggested by your Engineering Department (see attached photostatic copy).

I would like to point out at this time that at the time of purchasing the property from Mr. Marvin in 1962 I was advised by the City Engineer, Mr. Lahey, that the sewer was available for Lots 293 and 294, and the lots were assessed as if they had water and sewer. Years later it was found out that the sewer was not available and consequently the assessments were lowered.

I appreciate the help I have received now in obtaining the drawing of the sewer on Marvin Street.

Yours truly



R. H. Meier

RHM/js
Att.

OFFICE OF THE CITY CLERK

M E M O R A N D U M

DATE: April 13, 1976

TO: Her Worship the Mayor and Members of City Council

FROM: N. C. Cohoon, Acting City Administrator

Attached is a file of information concerning a request from Mr. R. H. Meier to extend the sewer on Marvin Street to service proposed lots 293 and 294. Council is aware that subdividers are responsible for the installation of their own services.

I would recommend, in this instance, that Mr. Meier be advised that the City is not prepared to extend the sewer at his expense, but that credit will be given for the developer's costs up to an amount of \$465 per lot. This procedure is permitted under our sewer frontage by-law, and in this instance would undoubtedly result in cancellation of the sewer liens of \$465 per lot which would be chargeable if and when the sewer is installed. If the estimates contained in Mr. Meier's letter of April 3rd are correct, then the gross cost of extending the sewer would amount to \$1,750 and there would be a credit of \$930 applied to the sewer liens involved. This would mean a net cost for sewer of \$820 which is certainly below costs being experienced by developers in other subdivisions. In addition, of course, the roadway would have to be extended and constructed to City standards.


N. C. Cohoon

NCC:sam

Attachment

57 Chadwick Street
Dartmouth, Nova Scotia
April 3, 1976

City of Dartmouth
P. O. Box 817
DARTMOUTH, Nova Scotia

ATTENTION: Mr. C. A. Moir
City Administrator

Dear Sir:


Further to your letter of March 9th I was unable to talk to the City Engineer, however, I had an interview with the Assistant City Engineer, Mr. Purdy, who agreed that it is a rare case that no manhole is provided on the end of this extreme sewer line. If the sewer line becomes clogged it will be difficult to clean the line without having a manhole. Therefore, I suggest that the manhole will be beneficial to the City.

I have also obtained an estimate from a Contractor who assured me that it will cost approximately \$1,000.00 to install and supply one manhole. The cost of running the sewer line would be \$15.00 per foot which would total an estimate cost of \$1,750.00.

I do not agree with your letter that I am a developer and I have checked my file in the assessor's office and I was charged \$800.00 taxes during the years 1963 to 1966. At the time the City found out that the sewer was not available in front of the property it was dropped to \$500.00 from 1966 to 1970. Consequently the taxes were raised to \$800.00 which was due to a general reassessment of all property in Dartmouth. If this land was raw property then it should have been assessed at the same rate which applies to the remaining portion of the Marvin Sub-Division which at the present time is \$200.00 for a double lot.

I hope this information will help you in reaching a decision in submitting this proposal to City Council for approval.

Yours truly


R. H. Meier

RHM/js

48
xxx 817

B 2Y 323

March 9, 1976

Mr. R. H. Meier,
57 Chadwick Street,
Dartmouth, N. S.
B2Y 2M2


Dear Sir:

Further to my letter of February 25. I now wish to advise that I have received the cost estimates from our City Engineer. He advises me that it would cost approximately \$2,500 to extend sewer facilities to service Lot 293 and that it would be impossible to service Lot 294 without the installation of a lift pump. This would cost considerably more.

The City Engineer also points out that the street in front of these lots is not completely roughed out and it would cost approximately \$5,000 to build, curb, and pave the 66' of roadway in front of these lots.

I would not be prepared to recommend to City Council that this expenditure be undertaken to service two lots and perhaps you would like to come in and discuss the problem with our City Engineer. To install sewer facilities and bring the street up to standards, would probably cost in the area of \$10,000. It may be that you, as the developer, would like to cost share in these expenditures.

Yours very truly,


C. A. Moir,
City Administrator

CAM:mgm

41

OFFICE OF THE CITY CLERK

M E M O R A N D U M

DATE: March 12, 1976

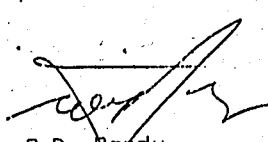
TO: Her Worship The Mayor and Members of Dartmouth City Council

FROM: Properties Committee

SUBJECT: City Owned Properties - 294-296 Main Street

The Properties Committee at their meeting of February 18, 1976 recommend to Council that two properties located at 294 and 296 Main Street be advertised for sale by tender, with removal from their present location, in order to permit this parcel of land to be developed.

Providing Council adopts this recommendation, Planning Department will proceed to prepare a plan to develop this parcel of land.


G.D. Brady
Deputy City Clerk

GDB/svm

OFFICE OF THE CITY CLERK

M E M O R A N D U M

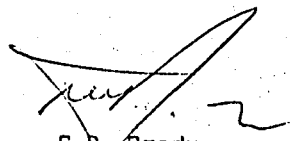
DATE: May 12, 1976

TO: Her Worship The Mayor and Members of Dartmouth City Council

FROM: The Planning, Development and Operations Committee

SUBJECT: City Owned Properties - 294-296 Main Street

The Planning, Development and Operations Committee at their meeting of May 11, 1976 have adopted the enclosed report from the Properties Committee and recommend to Council that the two properties located at 294-296 Main Street be advertised for sale by tender, with removal from their present location, in order to permit this parcel of land to be developed.


G.D. Brady
Deputy City Clerk

GDB/svm

OFFICE OF THE CITY CLERK

M E M O R A N D U M

DATE: March 12, 1976

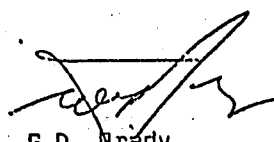
TO: Her Worship The Mayor and Members of Dartmouth City Council

FROM: Properties Committee

SUBJECT: City Owned Properties - 294-296 Main Street

The Properties Committee at their meeting of February 18, 1976 recommend to Council that two properties located at 294 and 296 Main Street be advertised for sale by tender, with removal from their present location, in order to permit this parcel of land to be developed.

Providing Council adopts this recommendation, Planning Department will proceed to prepare a plan to develop this parcel of land.


G.D. Brady
Deputy City Clerk

GD2/svm

CITY OF DARTMOUTH

C.A. MOIR
CITY ADMINISTRATOR

P.O. BOX 817
DARTMOUTH, NOVA SCOTIA

B2Y 3Z3

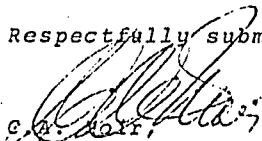
Date: May 6, 1976
To: Her Worship the Mayor and
Members of City Council
From: C. A. Moir, City Administrator

Tenders have been received and opened for the supply of 25 only 50' lengths of 3" diameter double-jacket fire hose complete with couplings. The following are the tenders received:

Wilson & Cousins Limited	\$193.00 lgth.	\$4,825.00
Uniroyal	198.75 lgth.	4,968.75
BTR Industries Limited	215.40 lgth.	5,385.00
King Seagrave Limited	222.00 lgth.	5,550.00
Northeast Equipment Limited	233.00 lgth.	5,825.00
Apex Industrial Supply Limited	239.99 lgth.	5,999.75
Safety Supply Company Limited	242.20 lgth.	6,055.00
Seaboard Industrial Supply Limited	255.00 lgth.	6,375.00

These tenders have been checked by the Fire Chief and the Purchasing Agent. The tender submitted by Wilson & Cousins Limited meets the specifications of the City and it is recommended that the tender be awarded to Wilson & Cousins Limited in the amount of \$4,825.00. The amount of \$5,000 has been allocated in the 1976 Fire Department operating budget for the purchase of hose and couplings.

Respectfully submitted,

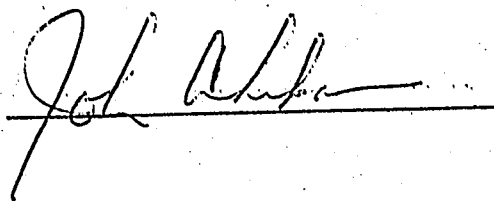

C.A. Moir,
City Administrator

CAM:mgm



DATE: May 13, 1976
TO: Her Worship, Mayor Stubbs and Members of Dartmouth City Council
FROM: John A. Lukan, Planner, Planning & Development
SUBJECT: N.I.P. Resolution

To complete the application to Nova Scotia Housing Commission and Central Mortgage & Housing Corporation, for implementation of the Harbourview and Notting Park Neighbourhood Improvement Programs as authorized by Council at their meeting of May 5, 1976, the attached resolution must be approved.



JAL/smo
Encl.

Resolution No. 76-23

WHEREAS under amendments to the National Housing Act and pursuant to the Housing Development Act financial assistance by way of loans and grants may be made to municipalities for the purposes of improving selected neighbourhoods in those municipalities;

AND WHEREAS the City of Dartmouth wishes to participate in a neighbourhood improvement program and to that end has proceeded through the site selection and planning processes for certain neighbourhoods, namely Harbourview and Notting Park, both in the City of Dartmouth;

AND WHEREAS the Neighbourhood Improvement Program Plans entitled "Harbourview Scheme" and "Notting Park Scheme" are attached hereto;

BE IT THEREFORE RESOLVED by the Council of the City of Dartmouth that the City Administrator, on behalf of the City of Dartmouth, be and is hereby authorized to make application to the Central Mortgage and Housing Corporation and to the Nova Scotia Housing Commission, for grants to assist in the Implementation Stages of the aforementioned schemes, namely the Harbourview Scheme and the Notting Park Scheme.

.....

.....

OFFICE OF THE CITY CLERK
M E M O R A N D U M

DATE: May 12, 1976

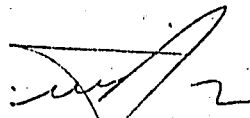
TO: Her Worship The Mayor and Members of Dartmouth City Council

FROM: The Dartmouth Lakes Advisory Board

SUBJECT: Red Bridge Pond

The Dartmouth Lakes Advisory Board at their May 3rd, 1976 meeting discussed Alderman Greenough's motion on the subject of in-filling which may have taken place on Red Bridge Pond and the feasibility of having the Pond dredged back to its original state if there has been an infringement by the contracting firm involved.

The Board recommends to Council that the Pond not be dredged but instead steps be taken to rehabilitate the area in question for purposes of creating a green belt along the edge of the Pond.


G.D. Brady

GDB/svm

OFFICE OF THE CITY CLERK

M E M O R A N D U M

DATE: May 12, 1976

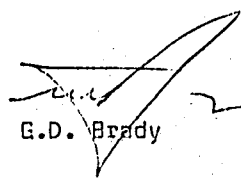
TO: Her Worship The Mayor and Members of Dartmouth City Council

FROM: The Dartmouth Lakes Advisory Board

SUBJECT: Erosion Problem - Dorothea Drive Area

The Lakes Advisory Board at their May 3rd, 1976 meeting recommend to Council a program of maintenance and stabilization, recognizing that the ultimate solution would be to pipe the water course completely.

A copy of the report from the Board is attached for consideration and action in accordance with Budget Allowances.



G.D. Brady

GDB/svm
Attachment

49

REPORT TO DARTMOUTH CITY COUNCIL
ON
EROSION PROBLEM - DOROTHEA DRIVE AREA
FROM
DARTMOUTH LAKES ADVISORY BOARD.

The problem of erosion from the storm water flowing from the Dorothea Drive area via open ditch down to the Ellenvale Brook behind the end of Piper Street has been investigated on the site by members of the Lakes Advisory Board and discussed at a meeting of the Board. In looking at this problem, two things were noted: 1. there is considerable erosion and deepening of the ditch, particularly in the area where overburden has been placed and on the downhill slopes, and 2. at some points on the downhill slopes, the ditch shoulder has eroded, permitting water to flow over private lands.

To eliminate these problems, we believe that the following things should be done:

Recommendation 1. As a minimum, a maintenance program on the ditch should be carried out, under which the ditch channel is corrected to prevent water flowing over private property and a stabilization program, based on the reshaping of the ditch channel with the placing of stone along the bottom of the channel and sloping and seeding of the sides should be carried out. It may be possible to do this work under the City's normal maintenance budget with possible volunteer help from residents of the area.

Recommendation 2. The ultimate solution to the problem would be the piping of the water course from the end of the existing 21" pipe at the end of the Dorothea Drive walkway to the bottom of the steep slopes across the park. This would involve approximately 160 lineal feet of pipe to the Subdivision boundary and 440 lineal feet of

pipe to the bottom of the steepest slopes. The cost for this work would probably be in the range of \$5000. from the end of the walkway to the area where the current drainage course turns down the hill where the most pressing need for erosion control is currently shown. The remainder of the work would probably cost approximately \$15,000. at current construction prices.

If neither of these recommended steps are carried out, we may expect the ditch will continue to erode, though probably at a slower rate, and it will continue to provide an unsightly and perhaps, to small children, an even dangerous condition. If Recommendation 1. is carried out, it could perhaps be incorporated with a Recreation Department development of the parkland and be turned into a reasonably attractive watercourse, although maintenance would still be necessary on an annual basis, and would ultimately be more costly than if Recommendation 2. were carried out.

R. J. Fougere, P. Eng.
CITY ENGINEER



P. O. BOX 817,
DARTMOUTH, NOVA SCOTIA
B2Y 3Z3
466-7401

OFFICE OF
THE CITY ENGINEER

Date: April 1, 1976
To: Her Worship the Mayor and
Members of City Council
From: R. J. Fougere, P. Eng., City Engineer
Re: Report - Excavation Permit,
Latimer Construction Limited

Please find attached copies of our Report along with the Report of the Dartmouth Lakes Advisory Board concerning the above subject.

Should the Engineering Department recommendation be approved it would be in order for us to meet with the Contractor and the Lakes Advisory Board to discuss any controls which may be required with regard to the operation.

Respectfully submitted,

A handwritten signature in cursive script, reading "R. J. Fougere".

R. J. Fougere, P. Eng.,
CITY ENGINEER.

RJF/ms
Attachments - 4

CITY OF DARTMOUTH,
ENGINEERING DEPARTMENT.

March 31, 1976

REPORT RE: Application for Excavation Permit -
- Latimer Construction Limited

An application has been received from Latimer Construction Limited of Truro for an Excavation Permit in order to conduct a temporary crushing operation on lands owned by W. Eric Whebbby Limited, along the easterly side of Waverley Road in the vicinity of Civic # 404.

The proposed excavation area is an existing gravel pit and it has been used as a source of fill material during the past few years. The estimated quantity of gravel required is 97,000 tons and the material would be crushed at the pit site. The excavation would be a side hill cut and no "water holes" are anticipated.

The crusher to be used in the operation is a small one and no washing of the crushed material is required. Dust should not be a problem. Runoff from the site is minimal and I would not anticipate a siltation problem in Lake Charles as a result of this operation. The latter two items will be monitored closely by Mr. Bryson of the Planning Department and Engineering Department staff.

As outlined in the details the operation would be approved only for the crushing of 97,000 tons of material for the Portland Street Interchange Contract.

We would hereby recommend that the proposed excavation permit be approved subject to the conditions listed below:

The Permit will be issued in accordance with By-Laws C-130 and C-183 with details as follows:

- | | |
|-----------------|---|
| A. - ISSUED TO: | Latimer Construction Limited,
43 Charles Street,
Truro., N.S. |
| B. - LOCATION: | Existing pit on east side of
Waverley Road, approximately
three miles from Micmac Rotary
(See attached plan) |

Cont'd.....

Excavation Permit Application
- Latimer Construction

March 31, 1976

- 2 -

C. - PURPOSE:

The excavating and crushing of the gravel is to be carried out for the purpose of providing Class "E" and Class "C" granular material for the construction of roadways and ramps as per the Portland Street Interchange Contract. The estimated quantity required is 97,000 tons.

D. - EFFECTIVE DATES:

April 1, 1976, to September 30, 1976.
(Excavation will not be permitted until permit is approved).

E. - LAND OWNER:

W. Eric Whebby Limited,
10 Rose Street,
Dartmouth, N. S.

F. - CONTRACTOR:

Latimer Construction Limited.

G. - BLASTING:

No blasting is required.

H. - OTHER CONSIDERATIONS:

The Contractor based his bid, on the Portland Street Interchange Contract, on the assumption that the existing pit could be used to supply Class "E" and Class "C" gravel.

The following conditions will apply:

1. The maximum amount of excavation permitted will be 97,000 c.y.
2. The excavated area shall be graded upon completion, in such a manner as to provide a finished grade compatible with the existing grades of adjacent lands.
3. Excavation and crushing operations are not to be carried out before 8:00 a.m. or after 7:00 p.m. each day, excluding Sunday when there will be no operation.

.....

54
March 31, 1976

- 3 -

4. Hours during which the gravel can be trucked from the site must be submitted to and approved by the City Police Department, Traffic Division. Flagmen will also be required, with numbers and locations to be approved by the Traffic Division.

Respectfully submitted,



R. J. Fougere, P. Eng.,
CITY ENGINEER.

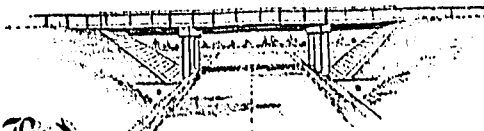
RJF/ms

Attachments - 2

c.c. Mr. C. A. Moir, City Administrator,
Mr. A. E. Purdy, P. Eng., Ass't. City Engineer,
Mr. D. L. Rix, P. Eng., Subdivision Engineer.
Mr. G. D. Brady, Secretary, Dartmouth Lakes Advisory
Board.

Latimer Construction Ltd

GENERAL CONSTRUCTION · HIGHWAYS & BRIDGES



P. O. BOX 668
43, CHARLES ST.
TRURO, N.S.
TEL: 885-1531

December 4, 1975

Mr. Russell Fougere, P. Eng.
City Engineer
Dartmouth, N. S.

Dear Mr. Fougere:

Would you consider this letter our application for a permit to conduct a temporary crushing operation in the City of Dartmouth.

Following are the details of our application as outlined in City By-Law No. C-130, Article 2.

- (a) Latimer Construction Ltd., 43 Charles Street, Truro, N. S. General Contractor.
- (b) The pit is an existing pit on the east side of the Waverly Road, Trunk 18, approx. 3 miles from the Mic Mac Rotary. We attach a map showing the proposed location.
- (c) We propose to use the crushed material as Class E and Class C granulars for our highway contract # 75-28, Portland St. Interchange. Estimated quantity is 97,000 tons. The depth of excavation will be a maximum of 12'. The excavation is a side hill cut and no water holes will result.
- (d) We would like to commence operation April 1/76 and complete by September 30/76.
- (e) The owner of the land is Eric Whebby, 10 Rose Street, Dartmouth, N. S.
- (f) Latimer Construction Limited.
- (g) No blasting is required.
- (h) The pit was used as the basis of our bid for the Portland Street Interchange Contract. We assumed that because it was an existing pit that it could be used if the material passed the Highway Specifications for Class E and Class C gravel, which it does.

- 2 -

We do not believe it constitutes a danger to the environment. We believe there would be little if any dust from the crushing operations, there is a low silt content as the material is granular. We would take the necessary precautions with traffic when trucking in and out of the pit.

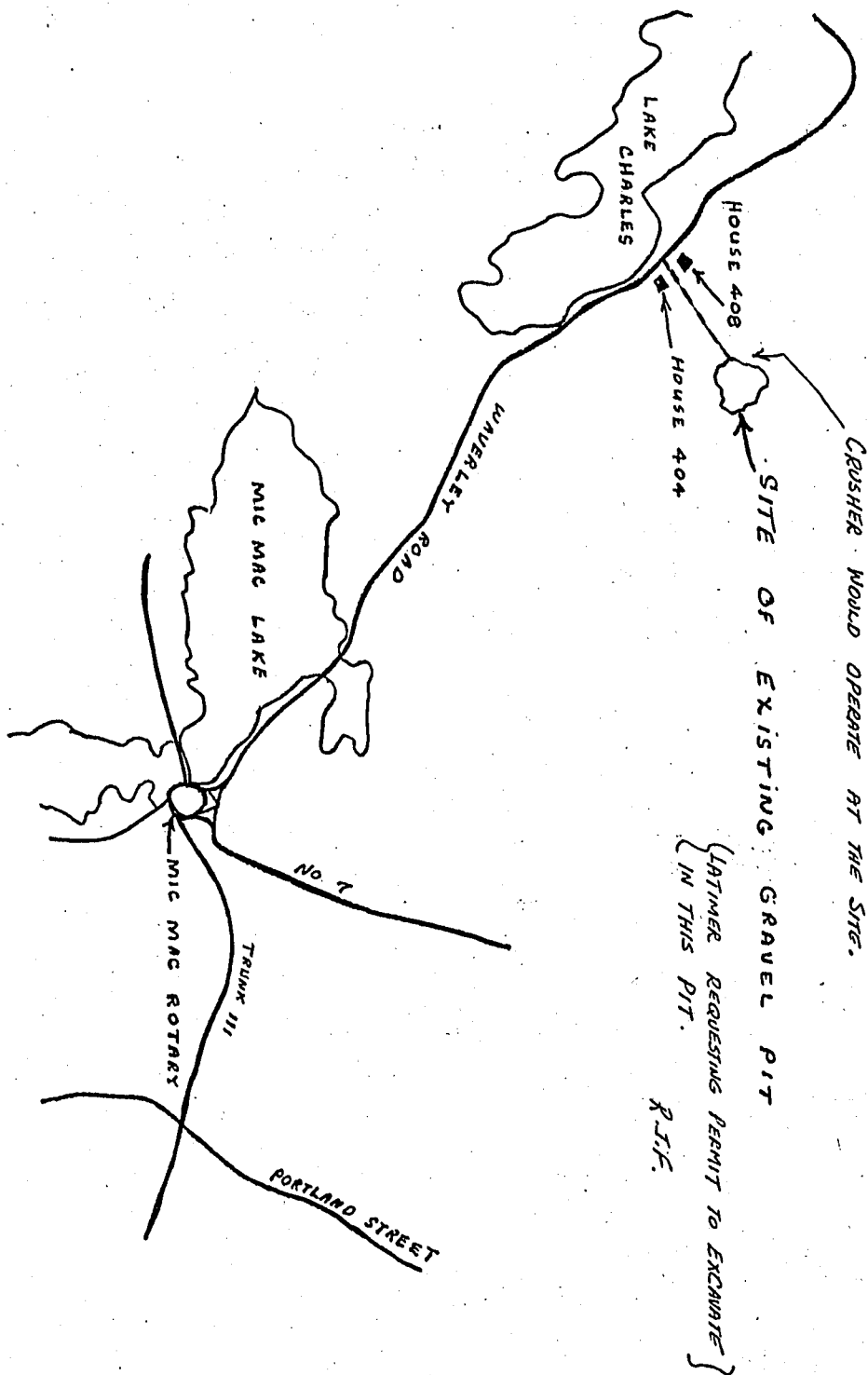
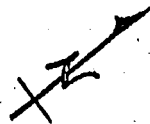
We trust you will give our application favorable consideration.

Yours very truly,



D. W. Latimer, P. Eng.
President

DWL/sgc



March 31, 1976.

Mr. R.J. Fougere, P.Eng.,
City Engineer,
Dartmouth, N.S.

Dear Sir,

At y our request, the Dartmouth Lakes Advisory Board has considered the matter of an excavation permit for Latimer Construction Limited, to operate a crushing operation on the Waverley road in the vicinity of Lake Charles. Board members have visited this site. The observation of the Lakes Advisory board was that there was a great deal of loose clay material among the rock in the area, a nd a steep slope from the area of operation direct to Lake Charles. With no run-off controls e vident, and no plans submitted for such controls, the danger of siltation in Lake Charles due to run-off from this operation would appear to be very real.

Due to the number of problems which have been experienced previously with uncontrolled quarrying in the vicinity of our lakes, the Lakes Advisory Board feels that it would not be in the best interests of lake protection to grant this permit, and therefore recommends against it.

If, however, City Council should make the decision to grant this permit to Latimer Construction, the Lakes Advisory Board urges that more detailed information on the area to be excavated be sought, a s we found this necessary information to be lacking entirely. Plans for run-off controls should be required to be submitted to the City, and a bond required to ensure that the run-off controls are constructed and maintained in a proper manner.

Yours sincerely,

Audrey Manzer
Audrey Manzer,
Chairman.

R.J. Fougere, P. Eng.
CITY ENGINEER



OFFICE OF

P.O. BOX 817,
DARTMOUTH, NOVA SCOTIA
B2Y 3Z3
468-7401

THE CITY ENGINEER

DATE: May 13, 1976

TO: Her Worship the Mayor and
Members of City Council


FROM: R. J. Fougere, P. Eng., City Engineer

RE: Report - Excavation Permit,
Latimer Construction Limited

Please find attached copies of our Report along with the Report of the Dartmouth Lakes Advisory Board concerning the above subject.

This is the second application for the above permit. The original was turned down by Council at the April 6th meeting. However, additional drainage controls are now being proposed which meet the approval of the Dartmouth Lakes Advisory Board.

Respectfully submitted,


R. J. Fougere, P. Eng.,
CITY ENGINEER.

RJF/ms
Attachments - 6

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CITY OF DARTMOUTH,
ENGINEERING DEPARTMENT.

May 13, 1976

REPORT RE: Application for Excavation Permit
 - Latimer Construction Limited.

A new application has been received from Latimer Construction Limited of Truro for an Excavation Permit in order to conduct a temporary crushing operation on lands owned by W. Eric Whebbby Limited, along the easterly side of Waverley Road, in the vicinity of Civic # 404. The initial application was turned down by Council at their April 6th meeting.

The proposed excavation area is in an existing gravel pit, which has been used as a source of fill material during the past few years. The estimated quantity of gravel required is 97,000 tons and the material would be crushed at the pit site.

The crusher to be used in the operation is a small one and no washing of the crushed material is required. Dust should not be a problem. Runoff from the site is minimal but every precaution will be taken by the contractor to eliminate any siltation from entering Lake Charles. In this regard plans of proposed runoff controls and rehabilitation procedures have been received and checked by the Lakes Advisory Board and the City Engineering Department. A few revisions suggested by the Lakes Advisory Board have been incorporated into the plans and they are now satisfactory to both of the aforementioned groups.

As outlined in the details the operation would be approved only for the crushing of 97,000 tons of material for the Portland Street Interchange Contract.

We would hereby recommend that the proposed excavation permit be approved subject to the conditions listed below:

The Permit will be issued in accordance with By-Laws C-130 and C-183 with details as follows:

Cont'd....

Excavation Permit Application -
Latimer Construction Limited

May 13, 1976

- 2 -

- A. - ISSUED TO: Latimer Construction Limited,
43 Charles Street, Truro, N.S.
- B. - LOCATION: Existing pit on east side of
Waverley Road, approximately
three miles from MicMac Rotary
(See attached plan)
- C. - PURPOSE: The excavating and crushing of
the gravel is to be carried out
for the purpose of providing
Class "E" and Class "C" granular
material for the construction
of roadways and ramps as per
the Portland Street Interchange
Contract. The estimated quantity
required is 97,000 tons.
- D. - EFFECTIVE DATES: May 20th, 1976, to November 20, 1976.
(Excavation will not be permitted
until permit is approved).
- E. - LAND OWNER: W. Eric Whebby Limited,
10 Rose Street, Dartmouth, N. S.
- F. - CONTRACTOR: Latimer Construction Limited.
- G. - BLASTING: No blasting is required.
- H. - OTHER CONSIDERATIONS: The Contractor based his bid, on
the Portland Street Interchange
Contract, on the assumption that
the existing pit could be used to
supply Class "E" and Class "C" gravel.

.....

May 13, 1976

- 3 -

The following conditions will apply:

1. The maximum amount of excavation permitted will be 97,000 c.y.
2. Latimer Construction is to be responsible for the reclamation of those areas worked by the Company, which would include both the slopes and the flat areas. The grubbed material to be graded over these excavated areas and successfully seeded. The slopes are to be graded to a minimum of 3:1.
3. The area to be worked is to be kept within the limits shown on plan # 7617-1, prepared by D. Latimer Engineering Limited, dated April 27, 1976 and revised May 5, 1976.
4. The water collection and outlet ditches, the siltation ponds and the filter are all to be constructed in a manner satisfactory to the City Engineer.

The effectiveness of the settling pond will be checked closely by the City Environmental Inspector and it must be maintained in working order at all times.

Siltation ponds are to be designed for a ten minute detention period.

Large rocks are to be placed in the outlet ditch as required for water flow energy dissipation.

5. Drainage from the crusher is to be directed to the settling pond.
6. Excavation and crushing operations are not to be carried out before 8:00 a.m. or after 7:00 p.m. each day, excluding Sunday when there will be no operation.
7. Hours during which the gravel can be trucked from the site must be submitted to and approved by the City Police Department, Traffic Division. Flagmen will also be required, with numbers and locations to be approved by the Traffic Division.

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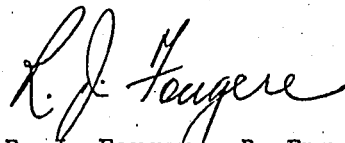
Excavation Permit Application -
Latimer Construction Limited

63
May 13, 1976

- 4 -

8. A bond in the amount of \$5000. shall be placed with the City as a guarantee that the conditions listed above be adhered to by the applicant.

Respectfully submitted,



R. J. Fougere, P. Eng.,
CITY ENGINEER.

RJF/ms

c.c. Mr. C. A. Moir, City Administrator,
Mr. A. E. Purdy, P. Eng., Ass't. City Engineer,
Mr. D. L. Rix, P. Eng., Subdivision Engineer,
Mr. G. D. Brady, Secretary, Dartmouth Lakes Advisory Board.

Attachments - 5

Latimer Construction Ltd

GENERAL CONSTRUCTION · HIGHWAYS & BRIDGES

P. O. BOX 668
43 CHARLES ST.
TRURO, N.S.
TEL: 895-1531

April 28, 1976

Mr. Russell Fougere, P. Eng.
City Engineer
Dartmouth, N. S.

Dear Mr. Fougere:

We are herewith submitting our application for an Excavation Permit to enable us to conduct a temporary crushing operation in a pit located on the Waverly Road, Dartmouth, N. S.

Following are the details of our application as outlined in the City By-Law No. C-130, Article 2.

- (a) Latimer Construction Ltd., 43 Charles Street, Truro, N. S. General Contractor.
- (b) The pit is an existing pit on the east side of the Waverly Road, Trunk 18, approx. 3 miles from the Mic Mac Rotary. We attach a map showing the proposed location.
- (c) We propose to use crushed material as Class E and Class C granulars for our highway contract # 75-28, Portland St. Interchange. Estimated quantity is 97,000 tons. The depth of excavation will be a maximum of 20'. The excavation is a side hill cut and no water holes will result.
- (d) We would like to commence operation May 15/76 and complete by November 15/76.
- (e) The owner of the land is Eric Whebby, 10 Rose Street, Dartmouth, N. S.
- (f) Latimer Construction Limited.
- (g) No blasting is required.
- (h) The pit is an existing excavation. The area of operation is over 500 feet from the nearest house. There is no washing attached to the operation. A minimum of noise would result.

With respect to traffic, we would co-operate with the traffic authority of the City by using Flagmen and Police as required. We would operate between 8:00 A.M. and 7:00 P. M. weekdays only.

We attach a plan and letter to the Lakes Advisory Board covering salient points of our proposal to control runoff and guarantee against Siltation in Lake Charles.

We wish to stress that our operation is of a temporary nature and would not be continued after our present contract is completed.

We also wish to stress that the granular materials for our contract have to come from some pit in the area. Therefore, if it is necessary to haul from a pit located further away then more truck traffic will be necessary.

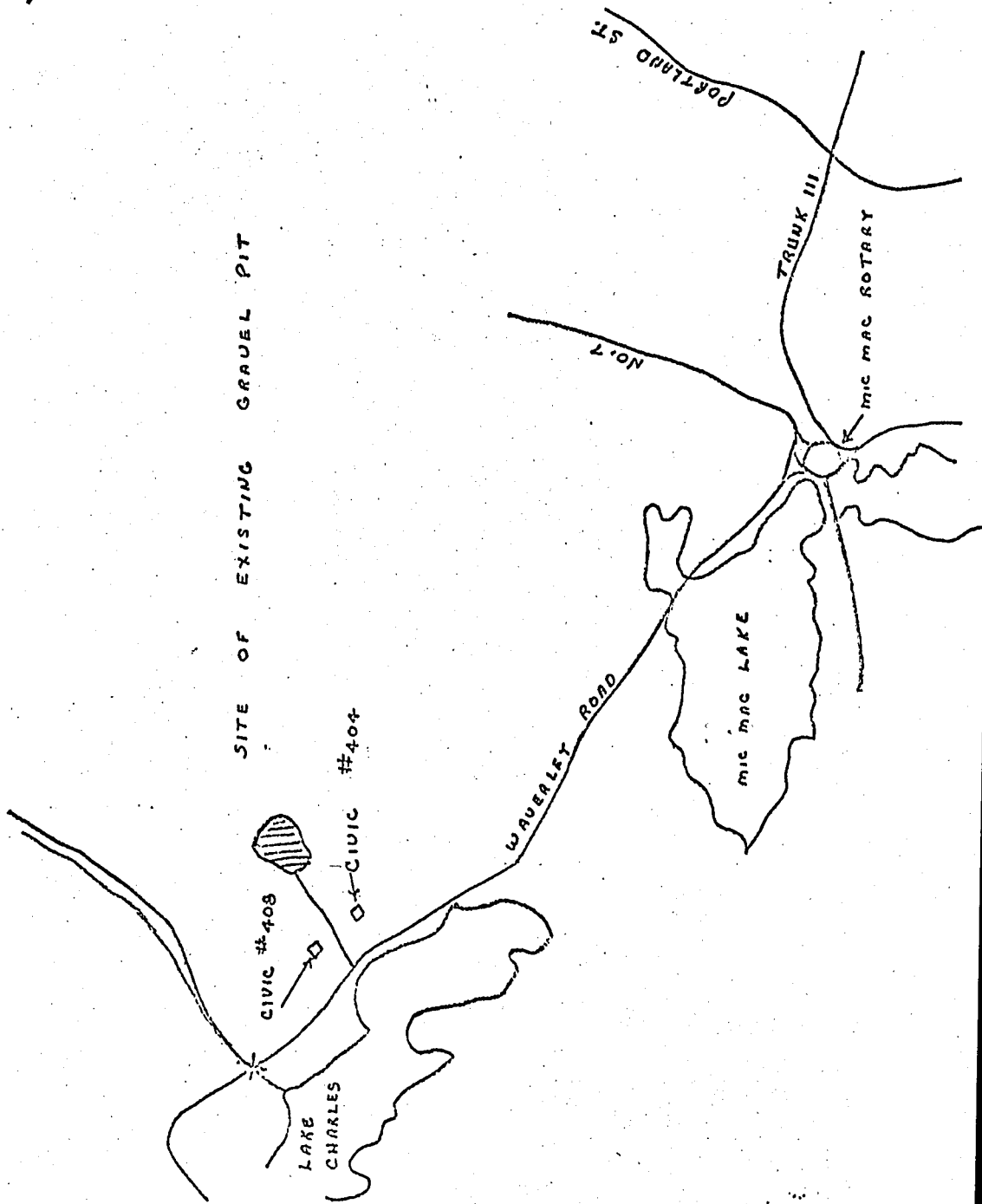
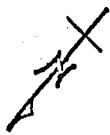
We trust our application will gain careful consideration and wish to assure you we would endeavour to co-operate with the City in every way possible.

Yours very truly,



D. W. Latimer, P. Eng.
President

DWL/db
Encl:



May 10, 1976

Mr. R.J.Fougere, P.Eng.
City Engineer,
P.O.Box 817,
Dartmouth, N.S.

Dear Mr. Fougere,

In accordance with the request which you made in your letter of April 28, 1976, the Dartmouth Lakes Advisory Board discussed the proposed Excavation Permit for Latimer Construction Limited of Truro, N.S. Mr. David Latimer appeared before the Board and the items proposed for run-off control which are outlined in the attached letter were thoroughly discussed with him. It was agreed by the Board that these nine items should be carried out as part of any Excavation Permit, and in addition, the following items would be recommended as conditions:

1. a ten-minute retention time must be provided for in the design of the settling pond.
2. a filter is to be provided on the outlet, and construction of the settling pond should be carried out in a manner satisfactory to the Engineering Department.
3. the construction and effectiveness of the settling pond would be subject to inspection by the City On-site Inspector and, if not satisfactory, would result in the excavation permit being revoked.
4. Latimer Construction would be responsible for reclamation of those areas worked by the company, which would take in not only the slopes but other sections not excavated down to the bedrock. The grubbing would have to be levelled back over these excavated areas and they would have to be successfully seeded.
5. large rocks should be put into the outlet ditch as may be required for water flow energy dissipation.
6. drainage from the crusher should be directed to the settling pond.

The Dartmouth Lakes Advisory Board recommended for

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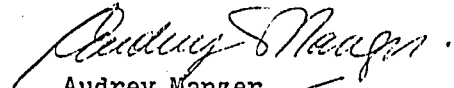
..... 2.

approval of the Excavation permit application, subject to the conditions listed in the attached letter from Mr. Latimer and the additional conditions recommended in this letter.

The Board was concerned that the permit be granted only for the six months requested by Latimer Construction, and on the proviso that there be no blasting and only a primary crusher be used to obtain 2" material. Concern was expressed for the rehabilitation of the site, and it was felt that Latimer Construction must be required to stick strictly within the limits outlined on the submitted plans. Fear was expressed that this area might be utilized by some other company in the future as a more permanent type of quarry operation, and the Lakes Advisory Board would definitely be against this.

The Board would be pleased to consult on this matter at any time in the future.

Sincerely yours,



Audrey Manzer,
Chairman,
Dartmouth Lakes Advisory Board.

Latimer

Construction Ltd

GENERAL CONSTRUCTION · HIGHWAYS & BRIDGES

P. O. BOX 668
43 CHARLES ST.
TRURO, N.S.
TEL: 895-1531

April 28, 1976

Mrs Audrey Manzer, Chairman
Lakes Advisory Board
City of Dartmouth,
Dartmouth, N. S.

Dear Mrs Manzer:

Under separate cover we have submitted an application for an excavation permit to the City of Dartmouth for a pit located on the Waverly Road.

We are enclosing a plan to you showing proposed run-off controls. The salient points to our proposal are as follows:

1. The majority of run-off from the pit would be toward the North side. We would construct a settling pond on this run to control siltation. From this settling pond the water would flow over several hundred feet of heavy growth area before reaching the Run on the North side.
2. A small amount of run off would occur down a ditch that runs along side the road leading into the pit. We would construct a settling pond on this ditch.
3. Additional grubbing would be done toward the East side. The run-off from this has to travel over the heavy growth area before reaching the Run on the North side.
4. We would distribute the grubbing back over the excavated area after the excavation is completed so that new growth could take place.
5. We would grade the slopes to minimum of 3:1.
6. We would undertake such rip rap in ditches as may be required to prevent erosion.

7. The prevailing wind is from the North West and the nearest house is approximately 500 feet away so the noise level would be very low.
8. There is no washing attached to our crushing operation.
9. The material in the pit is of granular nature with a minimum of clay. The only clay content would be in the grubbing on the East side the run-off from which does not flow directly into Lake Charles.

We earnestly trust you will give our proposal favorable consideration.

Yours very truly



D. W. Latimer, P. Eng.
President

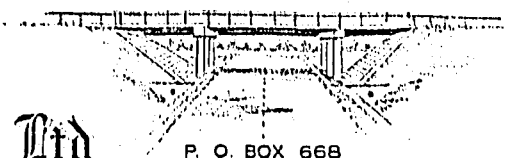
DWL/db
Encl:

7/

Latimer

Construction Ltd

GENERAL CONSTRUCTION · HIGHWAYS & BRIDGES



P. O. BOX 668
43. CHARLES ST.
TRURO, N.S.
TEL: 895-1531

May 10, 1976

Mr. Russell Fougere, P. Eng.
City Engineer
Dartmouth, N. S.

Dear Mr. Fougere:

Re: Excavation Permit Application

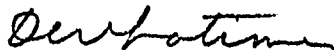
Subsequent to our meeting with the Lakes Advisory Board on May 3/76 we are submitting to you 3 copies of our revised plan showing run-off controls and rehabilitation procedures for the Waverly Road pit.

In addition to the points covered in our letter of April 28/76 to Mrs Manzer, a copy of which you received, we have now covered additional points as follows:

10. Siltation ponds designed for 10 min. retention period for run-off area.
11. Sand filter for outlet of siltation ponds.
12. Seeding of slopes to be carried out as part of rehabilitation program.

I wish to thank you for your attention on this matter.

Yours very truly



D. W. Latimer, P. Eng.
President

DWL/db
Encl:

WILIN CONSTRUCTION LTD.

72

P.O. BOX 102,
DARTMOUTH, N.S.
B2Y 3Y2

PHONE 435-4517

May 12, 1976

Her Worship, Mayor Eileen Stubbs,
Mayor of the City of Dartmouth,
P. O. Box 817,
Dartmouth,
Nova Scotia.

Re: Proposed Nursing Home for the
City of Dartmouth

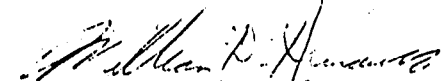
Your Worship:

In reply to your letter of May 11, 1976, I hereby request that the above-noted matter concerning the proposal for a new nursing home in Dartmouth, be placed on the Council Agenda for the May 18th, 1976 Meeting.

I appreciate your consideration of this matter.

Yours truly,

WILIN CONSTRUCTION LIMITED



Per: William D. Arsenault,
President.



OFFICE OF THE MAYOR

Dartmouth, Nova Scotia.

May 3, 1976

To: Members of Dartmouth City Council

From: Mayor Eileen Stubbs

Subject: Sewer Service for 480 Portland Street

The resident at 480 Portland Street inquired when they could expect sewer services to the two unserved homes on Portland Street, across from the entrance to Manor Park.

I received a report back from R. J. Fougere, City Engineer, and he has recommended that if they are to be serviced, we would have to go ahead with this installation almost immediately to get the work completed before the roadway is built. I have been informed the estimated cost of installation for sewer extension to service the homes is \$6,000.

It would appear to be very short-sighted of Council to leave these two remaining homes without services when a main roadway program is planned for that area, and it would be very costly to dig up at a later date.

I would recommend that Council approve this small project.

Eileen Stubbs
Eileen Stubbs,
Mayor

OFFICE OF THE DIRECTORPLANNING AND DEVELOPMENT DEPARTMENT

Her Worship the Mayor
Members of Dartmouth City Council

Dear Madam and Sirs:

APPLICATION TO REZONE - DOREY'S GROCERY - WOODLAWN ROAD

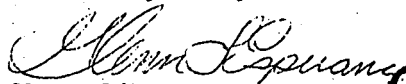
Attached please find an application received from Mr. James Dickey of Waterfield and Waterfield on behalf of his client Mr. Bruce Dorey to have the property situated on the corner of Woodlawn Road, Day Avenue, and Seftle Street rezoned from R-1 (single family residential) to C-1-A (local business zone). The property consists of three existing two family lots, one of which contains the existing Dorey's Grocery. The Developer did not state how he intended to utilize the property, if rezoned.

The store at present is a nonconforming use. It is recognized that the store serves a need in the area and to that end the Department would like to see it remain. However, any major expansion will begin to infringe upon the surrounding residential uses. This infringement could only serve as a catalyst in eroding the residential character of the neighbourhood. Furthermore the intersection is at present over burdened with vehicular and pedestrian (school children) traffic. Further development would only add to and worsen this congestion.

In conclusion it is our opinion that this rezoning request should be denied.

Respectfully submitted for your information and consideration.

Yours very truly



Glenn L'Esperance
Planner

GL/lb

75

WATERFIELD AND WATERFIELD
BARRISTERS & SOLICITORS

GORDON S. WATERFIELD, O.C.
BRUCE C. WATERFIELD, O.C.

34 QUEEN STREET,
DARTMOUTH, N.S.

ASSOCIATES: HARRY C. BISHOP, B.A., LL.B.
JAMES E. DICKEY, B.A., LL.B.
VINCENT L. PETTIPAS, B.A., LL.B.

February 6, 1976

Mr. C.A. Moir
City of Dartmouth
P.O. Box 817
Dartmouth, Nova Scotia
B2Y 3Z3

Dear Mr. Moir:

RE: Bruce Dorey, re-zoning application

This office represents Mr. Bruce Dorey who wishes to make an application to the City of Dartmouth to have the following lots re-zoned from R1 zoning to C1 zoning: Lots 12 and 12A known as Civic No. 4 Battle Street; Lot 48 known as Civic No. 3 Day Avenue; Lot 11, known as Civic No. 107 Woodlawn Road.

Enclosed herewith please find our firm cheque in the amount of \$200.00 to cover administrative costs, advertising etc.

We would appreciate your early attention to this matter.

Yours very truly,

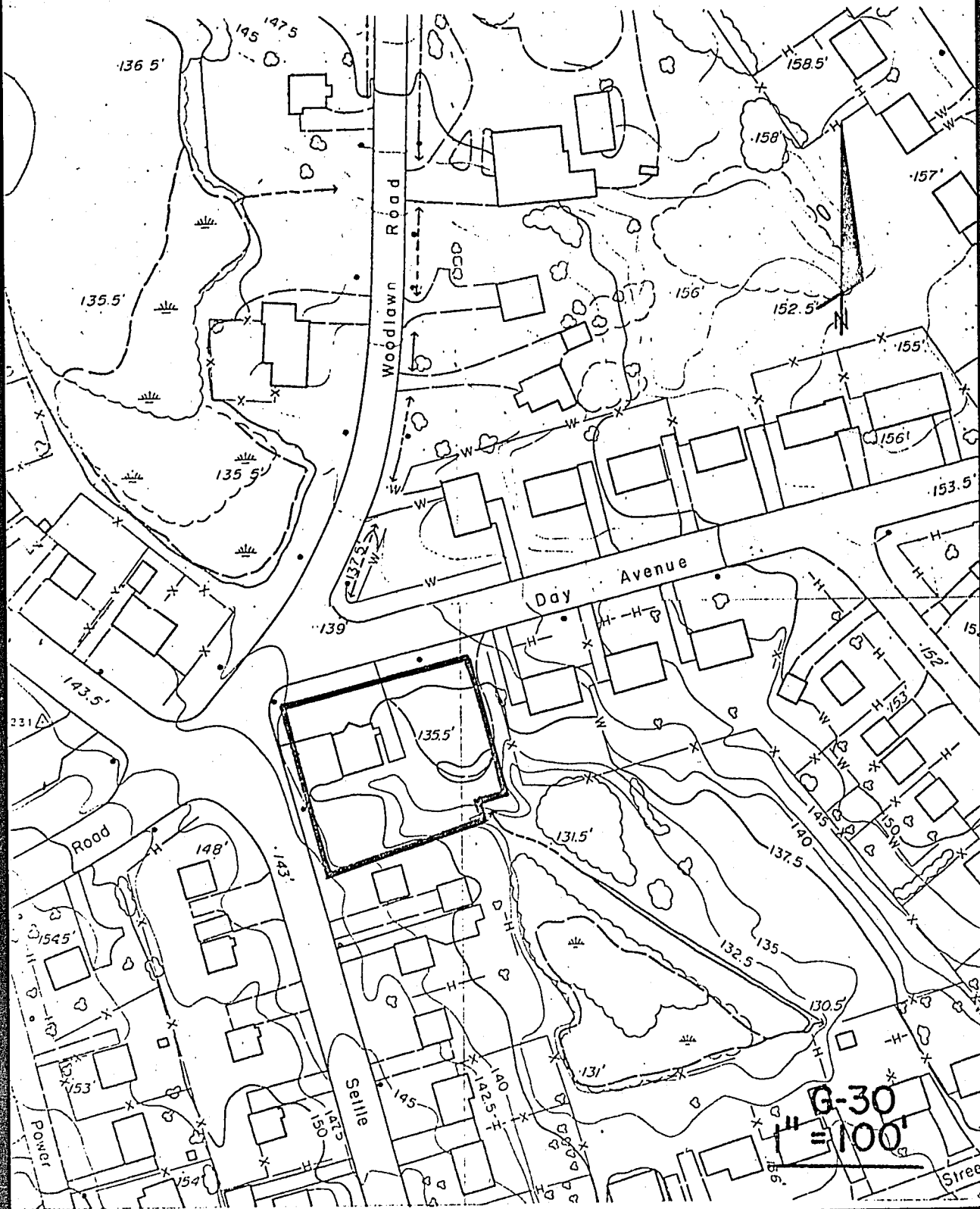
James E. Dickey
James E. Dickey

SED/pnd
enc.

AMENDMENT TO BY-LAW # 74

By-law No. 74, the Zoning By-law of the City of Dartmouth, is amended as follows:

- 1) By creating Map G-30, in which the area outlined is rezoned from R-1-A (single family residential zone) to C-1-A (local business zone).
- 2) Appendix "A" is amended in indication of zoning and colour to conform with Section (1) of the Admendment.



OFFICE OF THE CITY CLERK

M E M O R A N D U M

DATE: April 15, 1976

TO: Her Worship the Mayor and Members of Dartmouth City Council

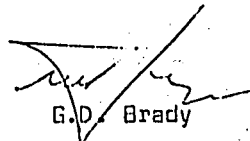
FROM: The Planning, Development and Operations Committee

SUBJECT: Rezoning Request - Nova Scotia Housing Commission - Forest Hills

At the April 13, 1976 meeting of the Planning, Development and Operations Committee this matter was referred to Council for action on the rezoning and boundary realignment with an updated staff report and without recommendation from the Committee.

The matter of adjusting City boundaries in the Forest Hills area was deferred at the February meeting of Dartmouth City Council pending negotiations with the Province for financial participation. A meeting has been arranged for April 29, 1976 to discuss this and other matters.

The necessary application to the Public Utilities Board has already been prepared but not submitted pending the outcome of the Provincial meetings. A further staff report will be made as soon as the meetings have been held.


G.D. Brady

GDB/svm

Office of Director
Planning and Development Department

March 31, 1976

Her Worship the Mayor and
Members of Dartmouth City Council

Dear Madam and Gentlemen:

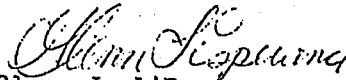
Re: Rezoning request - Nova Scotia Housing Commission - Forest Hills


A proposal to rezone what is known as Phases 5 and 6 of the Forest Hills development was presented to City Council at a Public Meeting on October 7, 1975. At that time two citizens groups presented briefs on the project to Council. Council instructed city staff to meet with housing commission staff to consider the various points raised by the residents. (See attached council minutes along with original staff report)

We reviewed the revised plan and are satisfied that the plan does, within reason, satisfy both the wishes of the residents and the Planning Department staff. (Copies of both the original plan and the revised plan will be available at the council meeting)

In conclusion, we recommend approval as requested.

Yours very truly,


Glenn J. L'Esperance,
Planner.


GJL/lmb

to have the moratorium on school construction lifted, since this restriction has a direct bearing on residential development proposals such as the one being discussed. Ald. Sanford suggested that perhaps residential construction should be prohibited in certain areas of the City unless school construction is to be permitted to proceed as well. Questions raised by Ald. Walker concerning school facilities required to serve the Montebello development area, were responded to by Mr. Bayer and he pointed out for Ald. Ibsen's information, all those R-2 and R-4 areas which presently exist in the Caledonia Road section of the City. Ald. Irvine asked that Council reject the present zoning application for the reasons stated by area residents. After further debate, the motion for second reading was put and defeated with Ald. Day, McDonah, Fredericks, Cote, Ritchie, and MacCormac voting in favour.

REQUEST TO REZONE: This date has also been set by Council for public hearing of a rezoning application associated with phases five and six of the Forest Hills housing development. The lands in question are bounded on the north by #7 Highway and Mount Edward Road, on the east by Wildwood Blvd., and on the west by the Greenough Subdivision. The request is to rezone from the existing R-1 Zone to R-2, R-4, C-1, and P Zones to permit the development proposal submitted; a municipal boundary change is involved in this instance also. The related amendment to By-law #74 was before Council, together with a report from the Planning Dept., Resolution #52 (boundary change), and a report on the voluntary public meeting held on Sept. 29th with Housing Commission representatives in attendance. It was moved by Ald. Smith and Ritchie and carried that leave be given to introduce the said amendment to By-law #74 and that it now be read a first time.

It was moved by Ald. Ritchie and Kavanaugh that the amendment to By-law #74 be read a second time.

Mr. Bayer indicated the location of the proposed development,

explaining details of it. He said that while the Planning Dept. agrees with the concept of the plan and would recommend in favour of having the rezoning proceed, restriction should be placed on the issuing of building permits until a commitment on school facilities to serve the development has been received. The Mayor also expressed concern that development not be permitted to go ahead without some type of firm indication from the Dept. of Education to the Housing Commission that a school is to be constructed to serve the needs of the new community which will be encompassed by phases five and six of the Forest Hills plan. Mr. Clarke, representing the Housing Commission, said that the Commission is presently working with the Education Dept. to have the school moratorium lifted as it applies to this development area, and he stated that the Commission does not intend to proceed with any housing there until the school situation has been resolved.

Ald. Fredericks asked if it is possible to rezone with the stipulation that no building will take place until the necessary school requirements have been met; Mr. Drury said he did not think it would be possible to undertake the imposition of such a condition. Ald. Sanford and Cote then introduced a motion to defer the matter until such time as the Province guarantees an allocation of funds for schools to serve the proposed development. The motion was not put at this time in order to permit continuation of the public hearing.

Mr. Jack Greenough presented a petition and brief on behalf of Greenough Subdivision residents opposed to the rezoning, and Mr. Al Webb was heard with a similar presentation, representing property owners in the Wildwood Subdivision. Both submissions expressed concern over the adequacy of school facilities, the additional traffic generated by a new development of this size, and for the general overall affect on existing R-1 neighbourhoods located in the development area. The Wildwood Subdivision residents

have put forward a number of provisions which they wish to have considered by the Housing Commission, and reference was later made to these by the Mayor when she recommended referral to the Commission and to staff for further negotiation as a means of resolving these problem situations.

Mr. A. Giles, Chairman of the Halifax County District 7 Service Commission, and Mr. R. Topple, a County resident, questioned the status of County lands involved in this phase of the Forest Hills plan, although it was noted by Mr. Bayer that for the purpose of this particular rezoning application, only lands located within the existing City boundary are under consideration. Both he and Mr. Clarke pointed out that the question of a boundary change to take in the entire development would have to come before the Board of Public Utilities, as provided for through Resolution #52, which directs the City Administrator to proceed along these lines. It was generally recognized that jurisdictional and administrative problems would be created if one portion of the development remains in the City while one-third of the area continues to exist within the County boundary. There did not appear to be a willingness on the part of Wildwood residents to have their subdivision annexed within the boundary of Halifax County if consideration were given to making a boundary change in the other direction.

Ald. Kavanaugh raised a number of questions concerning the land at the end of Cranberry Lake designated for park purposes by the Housing Commission. Mr. Clarke and Mr. Bayer explained how the area in question will be combined with the existing roadway to provide a park land reserve, with traffic being re-routed to Ridge Crest Drive. Ald. Kavanaugh maintained that all of the land referred to is in a boggy area and would require large amounts of fill to make it useable. He indicated that he would be in favour of the Mayor's recommendation to have the rezoning application referred back to the Housing Commission and Planning Dept.

staff for further consideration of the points raised by the citizen groups from whom representation has been heard. The motion to defer, formerly proposed by Ald. Sanford and Cote, was reintroduced at this point and it carried with Ald. Kavanaugh and Smith voting against.

Ald. Fredericks and Cote then moved the adoption of Resolution #52, a copy of which is attached. Ald. Sanford and Walker indicated that they would not be prepared to support the resolution. When the vote was taken, the motion carried with Ald. Walker, Sanford, Cote, MacCormac and McDonah voting against.

GRANT TO BOYS' CLUB: On motion of Ald. Walker and Day, Council gave second approval to the grant of \$13,333. authorized at the request of the Dartmouth Boys' Club for their north-end facility.

MYRTLE ST.
REZONING

As requested at the Sept. 8th meeting of Council; the Engineering Dept. has reported on the Myrtle Street sewer system, noting that the solution to the overloading of this system from storm run-off would be to connect the catch basins to the storm sewer located approx. 150' away, at a cost of approx. \$3,700. The proposed rezoning of 13 Myrtle Street, which occasioned the request for information, has received second reading at this point and Council agreed to proceed with third reading prior to considering a building permit application for a three-storey apartment building proposed for the site. It was moved by Ald. Granfield and Cote and carried that the said amendment to By-law #74 (rezoning from R-2 to M-F.2 Zone) be read a third time and that the Mayor and the City Clerk be authorized to sign and seal the said amendment on behalf of the City.

On motion of Ald. Fredericks and McDonah, Council then agreed to include a \$3,700. item in the 1976 Works Dept. budget to alleviate the Myrtle Street sewer problem, based on the report provided by the Engineering Dept.

An application for permit to build the three-storey apartment complex referred to above, submitted by Stone Construction Co.,

Her Worship, the Mayor, and
Members of Dartmouth City Council

Dear Madam and Gentlemen:

Re: Application to Rezone - Forest Hills

Attached please find a request for rezoning of phases 5 and 6 of the Nova Scotia Housing Commission's proposed "Forest Hills Development". These phases are bounded on the north by No. 7 Highway and Mount Edward Road, on the east by Wildwood Boulevard, on the south by undeveloped lands and on the west by the Greenough Subdivision and the Mount Edward Park Subdivision. (See attached key map.)

The lands are presently zoned R-1-A (Single Family Residential Zone). The Nova Scotia Housing Commission proposes the following:

Single Family Units	-	530
Semi-Detached Units	-	176
Multiple Units	-	<u>126</u>
Total		832

The two multiple family sites are intended to be used for row housing or walk-up apartments with a maximum density of 20 units per acre.

The overall gross population on the 120-acre site is projected to be 2,800 persons at a gross density of 23.3 persons per acre.

In addition to the residential components, the Nova Scotia Housing Commission has reserved a 6-acre site for an elementary school, a small (10,000 square foot) site for a local retail or service use and 16.3 acres for public parks, playgrounds, walkways and bikeways.

City staff has worked with the Nova Scotia Housing Commission staff since January of this year reviewing and discussing various methods of developing this land. This latest proposal incorporates ideas which are acceptable to both jurisdictions. The proposed land use meets with our approval, one exception being the placement of the semi-detached units. We had previously attempted to group duplexes in

Continued ... 2

small clusters while the Nova Scotia Housing Commission prefers to spread them throughout the site. We are not opposed to allowing this type of approach to be tested.

With regard to the subdivision layout, we have advised the commission that the road network is satisfactory for the proposed land use, and, if the rezoning is passed, the finalization of subdivision details will be handled through city staff in the normal manner.

Our review of the proposal did highlight other problems, however, which are as follows:

1. SCHOOLS - The Superintendent of Schools, in a report to the Director of Planning, has made the following remark:

"I would therefore urge upon you and upon council in the strongest terms that no development be permitted in these areas until we can be certain that adequate school facilities will be available."
(See the attached report.)

2. CITY BOUNDARY - The existing boundary dissects the proposed development, one-third of which lies within the county. This split jurisdiction affects individual lots, ownership and maintainance of services, provision of services such as Police, Fire, School, etc. Again, as a result of meetings at the staff level, it is our recommendation that the boundary be adjusted to include all of phases 5 and 6 as per the attached map. I attach also a letter from the Nova Scotia Housing Commission to the City Administrator requesting this boundary change.
3. STREET ALIGNMENT AND CLOSURE - Wildwood Drive will be straightened out and eventually directed to Ridge Crest Drive. This will require that the existing portion from No. 7 Highway to Mount Edward Road be closed. This is intended to be used for park purposes. At present, the Engineering Department is working on details to realign Mount Edward Road to meet Wildwood Boulevard at a right angle.

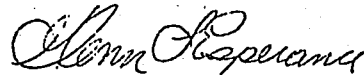
In conclusion, we forward a favorable recommendation with respect to the proposed land use and subdivision layout.

The questions raised by the Superintendent of Schools, however, are serious and must be answered.

We would ask that council instruct the City Solicitor to take the necessary steps to have the city boundary adjusted.

In the meantime, it is our recommendation that the rezoning proceeds as the commission hopes to call tenders for services this fall. Should the rezoning be passed, it would be necessary to have an accompanying agreement. One of the conditions of that agreement would be that no housing development take place until the school problem is solved. The agreement must also contain details respecting methods of developing other land use components such as the multiple family areas, walkways and emergency exits, etc.

Respectfully submitted,


Glenn L'Esperance,
Planner,
Planning & Development

GJL/smo

Encl.



NOVA
SCOTIA
HOUSING
COMMISSION

HEAD OFFICE
In reply please quote
file no. 200-390-D1-5
200-390-D1-6

P.O. BOX 815 • DARTMOUTH, NOVA SCOTIA • B2Y 3Z3

July 30, 1975

The City of Dartmouth
Planning Department
Dartmouth, Nova Scotia

Dear Sirs:

RE: Application for Zoning
Phases 5 and 6
Forest Hills Development

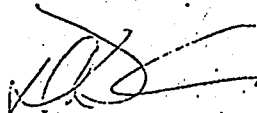
The Nova Scotia Housing Commission wishes to make application for zoning of Phases 5 and 6 of the Forest Hills Development. The zoning is in accordance with the subdivision plans submitted to the City of Dartmouth for Tentative Approval June 10, 1975. The intended uses are as follows: R-1 for single family housing; R-2 for semi-detached housing; R-4 for row housing or walk-up apartments; C-1 for local retail or service use; P (Blue) for an elementary school; and P (Green) for public parks, playgrounds, walkways and bikeways.

In support of our application, the following documents are herewith attached:

- (a) two copies of colored plans showing proposed zoning in Phases 5 and 6.
- (b) a cheque in the amount of \$100.00 for advertising purposes.
- (c) two copies of a plan showing proposed driveway locations for semi-detached units on cul-de-sacs indicating no problem with the locating of power poles and driveways.

Should you require further information, members of the Housing Commission's staff would be available to discuss this application at any time.

Yours very truly,



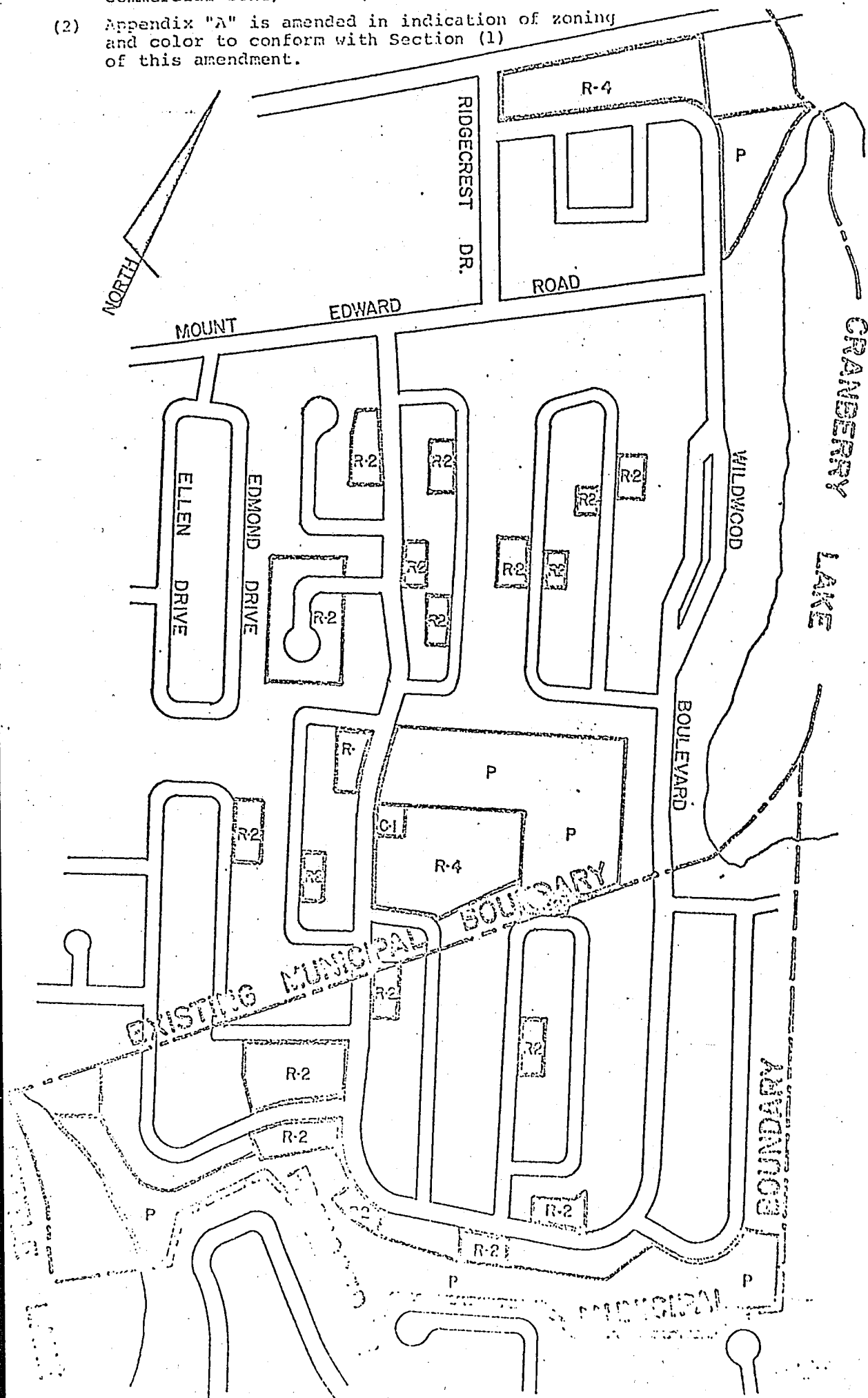
Mr. D. R. McKenzie, B. Comm.
Assistant Co-ordinator Land Development

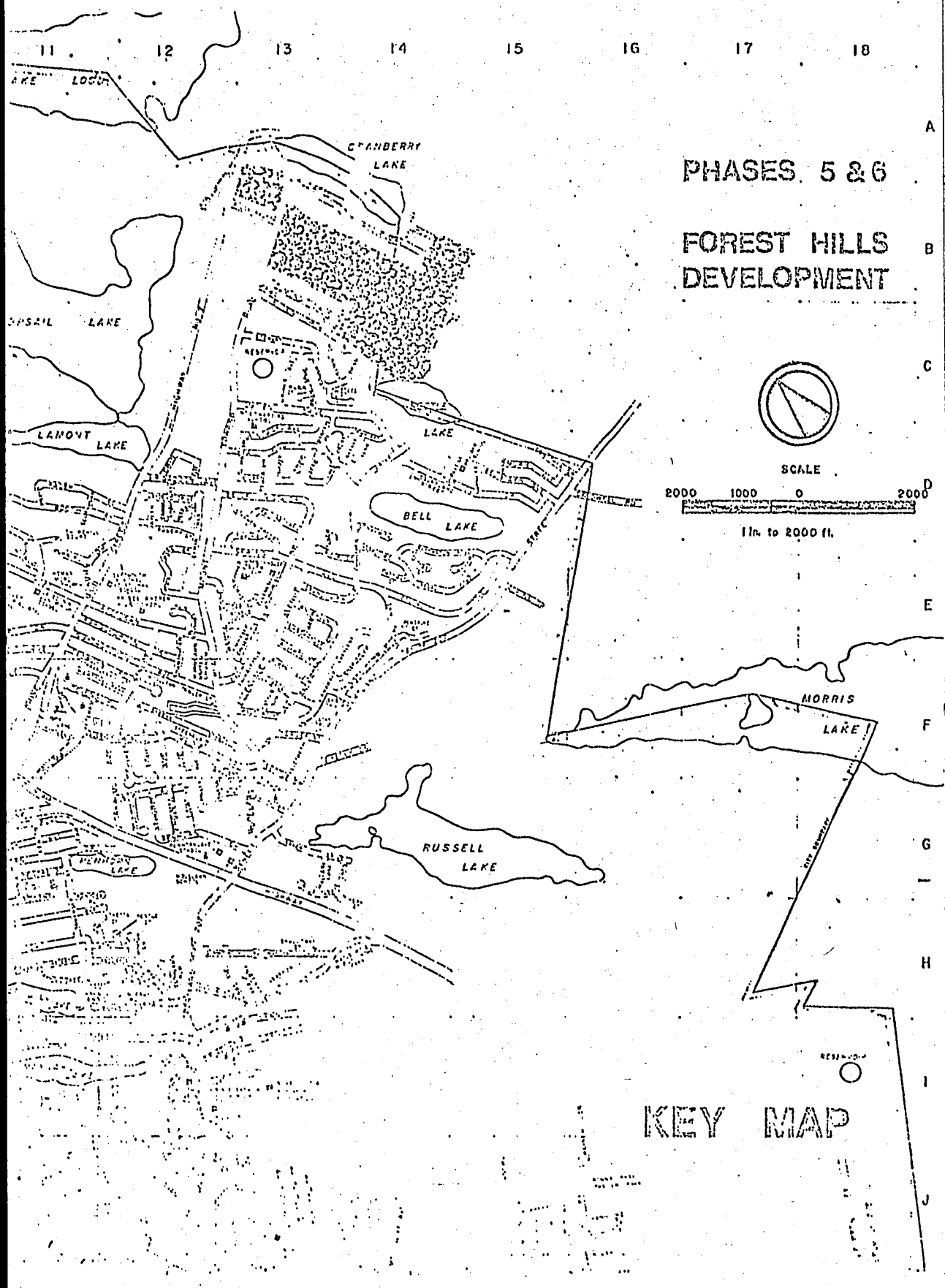
DRM/pmp
Attachments

follows:

88

- (1) By creating map G-28, in which the areas outlined and labelled are rezoned from R-1 (Single Family Residential Zone) to R-2 (Two Family Residential Zone), R-4 (Multiple Family Residential Zone), C-1 (Local Commercial Zone) and P (Park and Institutional Zone) respectively.
- (2) Appendix "A" is amended in indication of zoning and color to conform with Section (1) of this amendment.



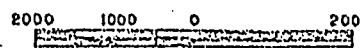


PHASES 5 & 6

FOREST HILLS
DEVELOPMENT



SCALE



1 in. to 2000 ft.

Dartmouth Public Schools



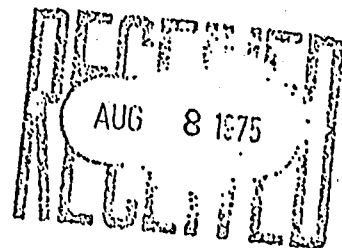
Office of Superintendent
95 VICTORIA ROAD, DARTMOUTH, N. S.
B3A 1V2
GERALD J. MCCARTHY, B.A., SUPERINTENDENT

463-7700

August 5, 1975.

MEMO TO:

Mr. Donald Bayer,
Director of Planning,
City of Dartmouth,
Dartmouth, N.S.



Re: Implications for School Planning of
Proposed Development of Phase 5 and
Phase 6 of Nova Scotia Housing Commission
Lands in Dartmouth East.

As I understand it, the proposed developments would affect lands lying principally between Settle and Wildwood Lakes, or, to put the matter differently, between the existing Greenough and the Wildwood Lake Subdivisions.

At present, the elementary school pupils from this area attend Mount Edward School. The junior high school pupils attend junior high school classes established in the Bel Ayr Elementary School and in portable classes adjacent to that school because of the severe overcrowding at Ellenville Junior High School, originally intended to serve the entire area. The senior high school pupils attend Prince Andrew High School.

Mount Edward, Bel Ayr and Ellenville Schools are all heavily overcrowded at present and several portable classrooms are in use at each school. Construction is expected to begin shortly on a new junior high school in the Bel Ayr-Mount Edward area. This school, when completed, should provide adequate accommodation for the junior high school pupils now resident in the area. Opening of this school will also free a sufficient number of classrooms in the existing Bel Ayr Elementary school to relieve overcrowding at Mount Edward School and to accommodate anticipated elementary school population from Nantucket Farms and other subdivisions now under construction. Even with this additional facility, however, it would be quite impossible that any of the additional students who would be resident in the proposed Nova Scotia Housing Commission developments could attend any of our existing schools.

I would therefore urge upon you and upon Council in the strongest terms that no development be permitted in these areas until we can be certain that adequate school facilities will be available.

In this connection, it would seem to me that development should not proceed until the Housing Commission, and representatives of the Department of Education, of the Board of School Commissioners and of your Department have met together and agreed upon the following:

- A. That construction of adequate school facilities to serve children residing in these new developments will be approved by the Government. Surely there will be immediate and unanimous agreement that it would be absurd that one department of Government should initiate such a large scale development while another department forbids us to build the required schools;
- B. That the process of securing approvals of preliminary and final plans for schools from various departments of the Provincial Government will be accelerated to the extent necessary to ensure that construction of the necessary school can be completed before the students appear on the scene;
- C. That equitable arrangements for financing this school construction be agreed to by the Provincial authority. Again, it seems most unreasonable that the City and the Board should be compelled to assume any substantial share of the cost of providing services for a development initiated by a senior Government.

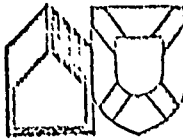
As a preliminary estimate only, I would suggest that we would require something in the order of a 2 1/2 room combined elementary junior high school to meet the needs of this area. Certainly, we should not at this stage plan on anything less.

As a final observation, I would point out that the Municipal School Board of Halifax County is already building or has plans to build further schools in adjacent areas. It seems to me that there is a very real possibility that, without careful joint planning, the City of Dartmouth and the County of Halifax together might over build school facilities. Again, a meeting involving the Nova Scotia Housing Commission, your Department, and representatives of the Dartmouth Board of School Commissioners and the Municipal School Board of Halifax County would seem to me to be most advisable.

You and I and other members of the staffs of the Planning Department and of the Board of School Commissioners have been involved together in short term and long range planning of school facilities for the area in question for some time. I would like to say at this time how much I have enjoyed this cooperative effort and how grateful we are to you and your staff for all the assistance and insight you have provided. If there is anything further you require at this time, please advise me.

Gerald J. McCarthy

Gerald J. McCarthy.



NOVA
SCOTIA
HOUSING
COMMISSION

P.O. BOX 815 • DARTMOUTH, NOVA SCOTIA • B2Y 3Z3

92
HEAD OFFICE
In reply please quote
file no. 200-390-D1-5
200-390-D1-6

17th June, 1975.

Mr. Cliff Moir
City of Dartmouth
P.O. Box 817
Dartmouth, N.S.

Dear Mr. Moir:


Re: PROPOSED BOUNDARY CHANGE
FOREST HILLS DEVELOPMENT

Discussions have taken place between the Nova Scotia Housing Commission and personnel of your Planning Division relating to a proposed boundary change in our Forest Hills Development. As is indicated on Map #2 "Forest Hills New Community" the present boundary line between the City of Dartmouth and the Municipality of the County of Halifax as it exists between Settle Lake and Cranberry Lake traverses two subdivisions. The obvious affect of the present boundary location would split jurisdiction in respect to the individual lots affected, provision of services ownership and maintenance responsibility.

The second map I have enclosed provides for the relocation of this boundary line which will resolve the difficulties I have cited. This proposed re-location has been discussed with your Planning Department and seems to be favourably sited. As you are aware, the Nova Scotia Housing Commission cannot initiate the action in respect to this boundary change. The Housing Commission must rely on the initiative of the City of Dartmouth in implementing this change which we understand can be effectively achieved by agreement between the City of Dartmouth and the Municipality of Halifax County and processed through the Board of Commissioners of Public Utilities.

I trust that the City of Dartmouth will favourably consider this action and I express the Commission's willingness to meet with your staff to discuss this matter further should it be necessary to do so.

Sincerely yours,


O. G. Hubley, P. Eng.,
Director of Field Services.

OGH/ib

M E M O R A N D U M

DATE: April 29, 1976

TO: Her Worship the Mayor and Members of City Council

FROM: Finance and Social Services Committee

Attached are proposed Terms of Reference for the Dartmouth Community Services Advisory Board.

The Finance and Social Services Committee have considered these terms of reference in detail and recommend that they not be accepted as presented at this time. The Committee does recommend that the Board be formed, but that it be responsible to the Director of Social Services for a one-year trial period to determine its ability to function in a satisfactory manner as an advisory group.

N. C. Cohoon

N. C. Cohoon
City Clerk-Treasurer

NCC:sam

D April 19, 1976
T Chairman and Members of Finance and Social Services Committee
FROM: Paul Greene, Secretary, Dartmouth Community Services Advisory Board
SUBJECT: Terms of Reference - Dartmouth Community Services Advisory Board

At the February 23, 1976 meeting of the Dartmouth Community Services Advisory Board the enclosed Terms of Reference were approved by the Board.

The Dartmouth Community Services Advisory Board recommends to Dartmouth City Council the adoption of the proposed Terms of Reference.

Paul Greene

PG/ld
Encl.

TERMS OF REFERENCE

PURPOSE

To consider all community needs where both volunteer and established organizations and agencies exist to consider and serve the needs of all areas of Community services.

METHODS

1. To provide information; advice to Dartmouth Social Services and Dartmouth City Council re the above.
2. To provide information to Dartmouth City Council and to the citizens of the City of Dartmouth.
3. To act as a co-ordinating body amongst the existing organizations and agencies pertaining to the services already provided and the formulation of new services.
4. To identify gaps and insure they are filled and to recommend priorities.

COMPOSITION

The Committee shall be composed of representatives appointed by organizations and agencies from Dartmouth which serve the needs of all areas of social services.

The Committee shall consist of a maximum of fifteen (15) members and at the present time one representative shall be appointed from the following organizations or interest groups:

- (1) Dartmouth Social Services Department
- (2) Day Care
- (3) Home maker services
- (4) Dartmouth Housing Association
- (5) Senior Citizens
- (6) Service Clubs
- (7) Health Services
- (8) Recreation Department of the City of Dartmouth
- (9) Tenants Association
- (10) A member of Dartmouth City Council shall also be appointed by the Mayor to serve on this Board
- (11) Two persons elected from voluntary agencies
- (12) Education
- (13) Ministerial Association

(14) Citizen at large

These appointments shall be made for one year, with the provision that appointees may remain for subsequent terms, if reappointed by the appointing institutions or organizations.

COMMITTEES

The Committee may appoint Ad Hoc committees to deal with specific referrals, as needed.

OFFICERS

The Committee shall have a Chairperson, Vice-Chairperson, to be elected from among its members at the September meeting each year. The Secretary shall be the Assistant Director of Social Services.

MEETINGS

The Committee shall meet regularly on the second Wednesday of each and every month and/or at the discretion of the Chairperson for any additional meetings that may be required from time to time. -Quorum-50% of the Committee constitutes a quorum.

RELATIONSHIP TO COUNCIL

The Committee may appoint a representative to serve in a liaison capacity to, and with the consent of, other City Boards and Departments.

APPOINTMENTS

Appointees' names must be submitted to the City Administrator by the end of September of each year, to then be presented to Dartmouth City Council for ratification at their regular monthly meeting in October. The appointment of one Adermanic representative shall be made by Dartmouth City Council at its October regular monthly meeting.

RESIGNATIONS

Any resignation from the Committee shall be tendered in writing to the Chairperson one month prior to taking effect. The appointing institution or organization shall then be requested to provide a replacement for the remainder of the resigned member's term. Any such appointment is to be ratified by Dartmouth City

Council at its first regular monthly meeting following the making of the new appointment.

ABSENTEEISM

In the case of any member missing two consecutive meetings without just cause, the appointing institution or organization shall be requested in writing by the Chairperson of the Committee to appoint a replacement. Such replacement must be ratified by the Dartmouth City Council at the first regular monthly meeting following the making of the new appointment.

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OFFICE OF THE CITY CLERK

M E M O R A N D U M

DATE: May 12, 1976


TO: Her Worship the Mayor and Members of City Council

FROM: N. C. Cohoon, City Clerk-Treasurer

On May 4, 1976, City Council set June 15, 1976 as the date for Public Hearings for the following rezoning requests:

- 1) Parcel C - Manor Park
- 2) Glen Manor Drive (five lots)
- 3) St. Peter's Convent Property - Crichton Avenue

The Canadian Federation of Mayors and Municipalities Conference will commence on June 15. Since the majority of the Council members will be attending this conference, it is recommended that Council re-set the date for these Public Hearings.



N. C. Cohoon

NCC:sam