

City Council,
June 15, 1978

Fairview Cove Container Pier Lease

Alderman Sullivan stated that he had reviewed his file on the Negro Point Park matter since the Finance and Executive Committee meeting and stated that staff reports state varied acreage figures. He further advised that he and Alderman Clarke visited the site this date and, as a result, foresee problems with the proposed lease.

Alderman Sullivan stated that a portion of the land designated for park purposes is located in an area where the shoreline meets the roadway thereby limiting its use and, further, there is an undesignated parcel of land lying between the boundaries of the Container Pier site and the Negro Point Park site which appears to be best suited for park purposes.

Alderman Clarke stated that the development of the Negro Point Park site and the signing of the Fairview Cove Container Pier lease are related and he suggested that the matter be referred to the next meeting of Committee of the Whole Council so that staff may make a presentation at that time.

His Worship advised that the boundaries of the Fairview Cove Container Port have not changed.

The City Solicitor pointed out that the plan attached to the lease was prepared by a local survey firm for the Department of Development for the Province of Nova Scotia to show primarily the lands that the City and the Province will make available for the container pier site. He stated that the plan is little more than diagrammatic and was not intended to be a definitive plan of the site for Negro Point park. He stated that Provincial staff are very desirous that the City could approve the lease at this time.

After further discussion, it was MOVED by Alderman Clarke, seconded by Alderman Sullivan that the matter be referred to the next regular meeting of Committee of the Whole Council and, at that time, staff provide a large graphic design of both the Container Pier proposal and the Negro Point Park proposal. Motion passed.

15b



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|----------|--------------------------------------|--------------------|
| TO: | R. B. Grant, Director of Development | 1. FOLLOW UP |
| FROM: | G. I. Blennerhassett, City Clerk | 2. FOLLOW UP |
| DATE: | June 19, 1978 | 3. FOLLOW UP |
| SUBJECT: | Container Pier and Negro Point Park | 4. COMPLETION DATE |

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Please be advised that City Council, at a meeting held on June 15, 1978, approved the following resolution:

"That the matter be referred to the next regular meeting of the Committee of the Whole Council to be considered in conjunction with the Fairview Cove Container Pier Lease item."

G. I. Blennerhassett
 G. I. BLENNERHASSETT, (MRS.)
 CITY CLERK

/bd

cc: R. J. Matthews, Director of Planning
 H. Oehman, Director of Recreation
 M. Woods, Development Department

June 12/78
Planning

Container Pier and Negro Point Park

A staff information report dated June 6, 1978 was submitted.

Alderman Sullivan stated that this is the first time that he has become aware of a proposal to infill at the site and he asked what is the acreage involved and what do staff propose for the site.

Alderman Clarke asked when the plan will be ready.

It was agreed that the matter be referred to City Council without recommendation and in the meantime Aldermen Sullivan and Clarke meet with staff on the site for an explanation of the proposal.

TO: His Worship the Mayor
and Members of City Council

FROM: Donald F. Murphy, O.C., Acting City Manager

DATE: June 6, 1978

SUBJECT: Negro Point Park

This report is in response to recent questions asked at the Committee of the Whole Council on May 17, 1978, on the above subject.

The attached schematic plan shows the boundaries in solid lines for Phase I of the Fairview Cove Container Pier, as well as the eastern boundary for the limits of Phase III, the final phase of the project. The plan further depicts the boundaries of the proposed park, lying adjacent to the Phase III boundary.

The suggested park area, as shown, has been identified in the Municipal Development Plan in Policy 1.5.2, section 11, part II as a detailed planning area. In consideration of the site development problems identified in the November 24, 1977 staff report respecting site characteristics, access problems, water quality, etc., it is staff's view that any contemplated recreational uses should be of a passive, rather than active, nature.

The Recreation Department has envisioned such passive uses as picnicking, viewing of the Beford Basin activities, and boat launching if permitted by the Harbours Board. Site improvements would enable the parking to be so designed as to maximize picnic facilities, viewing range, boat launching facilities (parking for trailers), provision of grassed areas, shade trees and walkways. Vehicle access to Negro Point could be from Barrington Street. In the classification system of parks, Negro Point would be considered a City Wide Park rather than a Neighbourhood or Community Park.

Notwithstanding the above, staff has made approaches to the Minister of Transport, the Harbours Board and the Provincial Department of Development to determine the answers to several basic questions, prior to proceeding to the detailed planning stages.

1. Do the site requirements for the container pier conflict with the proposed Negro Point Park?

2. Are there any navigational concerns in view of the proximity of the proposed park to the Fairview Cove container port?

3. Would the National Harbours Board consider selling or leasing the necessary water lot (lots) so that the City could commence infilling operations to create the suggested area?

4. Would the Ministry of Transport grant the necessary permission to infill that particular area?

(1) Staff has met with officials of the Department of Development and was advised that the proposed site does not conflict with the boundaries as established for the three phases of development of the Fairview Cove Container Port. That Department did not express any concern over the creation of the proposed park at the suggested area.

(2) Staff was advised by the National Harbours Board that the suggested site for the park did not create any navigational problems from the standpoint of its proximity to the container pier. The Harbours Board is prepared to lease the necessary water lot to the City so that it can commence infilling operations. A survey plan and legal description of the site is presently in the process of being prepared to be used as the basis of a lease between the City and the National Harbours Board.

(3) The Ministry of Transport has recently communicated to staff that it is prepared to give favourable consideration to an application for infilling the suggested area, as that Department feels the park would have no significant effect on navigation. Once the survey has been completed and the fill requirements determined a formal application will be prepared for approval by MOT.

Members of Council should be advised that the infilling operation, once approved by the Ministry of Transport, is a time consuming process; for example, the landfill project immediately north of Purdy Brothers has been ongoing since 1971, creating approximately three acres of land to this point in time.

Unless otherwise advised, staff will continue to proceed on the basis of leasing the necessary water lot from the National Harbours Board and will make formal application to the Ministry of Transport for permission to infill.

Donald F. Murphy

Donald F. Murphy, ~~O.C.~~
Acting City Manager

MPW/sat/jep
Prepared by: M. P. Woods *MPW*
Approved by: A. W. Churchill *awc*
R. B. Grant *RBG*
Attach. H. Oehmen *HO*

PROPOSED NEGRO POINT RECREATION AREA

PROPOSED BOUNDARY FOR FAIRVIEW COVE CONTAINER PIER PHASE III



OFFICIAL COPY

INFORMATION ITEM

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TO: His Worship the Mayor and Members of City Council
FROM: Paul Calda, Acting City Manager
DATE: May 25, 1978.
SUBJECT: Clean Up - City Dump

In response to questions asked at the City Council meeting on April 13, 1978, the following information is provided.

All derelict vehicles and scrap metal have been removed from the City Dump area. In addition, all cars and scrap were removed from the Dump Road and shore areas from the Dump through to the Murray MacKay Bridge. The derelict vehicles were compacted on site by a contractor and delivered to a scrap operation for recycling. It is estimated that there were over 300 derelict vehicles removed at the Dump location and the Dump Road area. Total cost to the City for this complete operation was only \$2,000.

Fill from various City contracts is being deposited on the top of the Dump and spread over various exposed areas of the Dump. In addition, we are receiving silt material from the initial dredging operation at the new Container Port and this is also being spread over exposed areas of the Dump. The cover material was initially concentrated at the exposed north east portion of the Dump. This entire area has now received initial cover material.

The above covering operation will continue during the next few months, using both construction fill material and silt material from the basin and all exposed areas of the Dump and Dump face will be covered.

City staff has begun rough dozing of the Negro Point area and leveling of all stock piled material present along the Dump Road area. When possible, suitable fill from construction sites will be diverted from the Dump area to the Negro Point area and subsequently leveled.

A litter pick up program was completed on the entire Dump Road area and will be repeated as required.

Negotiations are underway with the City and the Harbours Board to receive approximately 75 to 100,000 cubic yards of dredging material from the next phase of the dredging operation. This silt material will be stock piled on top of the Dump and when it is properly drained and in a solid state, it will be used for the final rough cover material. In addition, a portion of this material has been committed for use at the Negro Point location. The entire operation, including all associated costs etc. are being handled by the Harbours Board and the City is simply providing a stock piling area. This second dredging operation is expected to commence approximately August or September 1978.

An additional staff report is being prepared for Council as an update of the progress for the proposed Negro Point Park.

Approved by: P.S. Connell, P.Eng. *PS Connell*

Paul Calda
PAUL CALDA, P.ENG.
ACTING CITY MANAGER