

CITY OF HALIFAX

MINUTES OF CITY COUNCIL

1954

1954

PART I

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CITY COUNCIL MEETING  
THURSDAY  
JANUARY 14/54

A G E N D A

- Prayer  
Minutes
1. Public Hearing Re Official City Plan Sec. 10 C Street Lines Area Bounded by Bayers Road, Pennington St., Abbott Drive and Howe Ave.
  2. Motion by Alderman Dunlop Re Park Site Marlborough Woods.
  3. " " Ahern Re Branch Halifax Memorial Library.
  4. " " " Assessment Residential Property.
  5. " " " Kitz Re Removable Grand Stands Grand Parade.
  6. Accounts over \$500.00.
  7. Bayers Rd. Housing Project Change Orders #24(\$5,856.25) #25 (\$171.93).
  8. Sale of Land to C. B. C. on Bell Road.
  9. Tenders for Quinpool Road School Property.
  10. " #34 St. Paul Street Property.
  1. Supplementary Grant City Home Employee Miss T. MacEachern.
  2. Grant City Home Employee Mr. John Griffen.
  3. Borrowing \$1,500,000.00 in Anticipation of Fixing Tax Rate.
  4. Tax Write-Offs \$850.72.
  5. Legislation Repealing Act Re Halifax Memorial Library Board.
  6. Rescinding Resolution of Council Re Titles of Officers.
  7. City of Halifax Art Museum New Agreement.
  8. Tag Days.
  9. Buckingham Street Parking Lot.
  10. Prefabs #38 Edgewood Ave. & #1540 Barrington St.
  11. Damage Claims (1) Parking Meter \$12.00 (2) Parking Meter \$85.00 (3) Light Standard \$160.00 (4) Cst. J. O'Halloran \$1,488.74 (5) Cst. W.Zinck \$2,016.4
  12. Claim Mrs. Margaret Dunsworth \$32.00.
  13. Hospital Accounts Public Gardens Employees.
  14. Final Certificates for Permanent Paving and Street Patching.
  15. Easement for Drainage St. Thomas Aquinas School.
  16. Canopy 249 Gottingen St.
  17. Overhanging Signs.
  18. Application to Rezone MacMillan Property on McLean St. (To T. P. Board).
  19. Resubdivision Mrs. Bayne Hilchie Property D. V. Road.
  20. " Lots 13, 14 & 15 Rockcliffe St.
  21. Street Name Cul-de-Sac Bayers Road.
  22. Civil Defence Police Forum.
  23. Authorization to take bids on Land Cunard & Windsor Sts.
  24. Questions.
  25. Comments Alderman DeWolf Traffic Survey Halifax-Dartmouth Bridge.

DEFERRED ITEMS

1. Deletion of Diagonal Street from Master Plan.
2. Wanderer's Grounds Agreement.
3. Undersized Subdivisions.
4. Zoning By-Law Non Conforming Uses.
5. Motion Alderman Ahern re Speed Limit.
6. Water Line Point Pleasant Park.
7. Water Lot Assessments.
8. Assessment Estate of Patrick Power.
9. City Field Union Agreement Membership.
10. Appointment to Recreation & Playgrounds Commission.

INFORMATION ONLY

- Borrowing Approval.  
Active Borrowing Resolutions.  
Tax Collections.  
City Manager's Administrative Report.  
Appropriations.  
Poll Tax Report.

EVENING SESSION

Council Chamber,  
City Hall,  
Halifax, N. S.,  
January 14, 1954,  
8:00 P. M.

A meeting of the City Council was held on the above date.

After the meeting was called to order by the Chairman and before considering the regular order of business, the members of Council attending, led by the City Clerk, joined in repeating the Lord's Prayer.

There were present His Worship the Mayor Chairman; Aldermen DeWolf, Moriarty, Dunlop, Adams, Lloyd, Kitz, Ahern, Vaughan and MacMillan.

Also present were Messrs. A. A. DeBard, Jr., W. P. Publicover, R. H. Stoddard, A. J. Yeadon, L. M. Romkey, George F. West, C. P. Bethune, Q. C., A. P. Flynn, J. L. Leitch, W. A. G. Snook, V. W. Mitchell and Dr. A. R. Morton.

The meeting was called to proceed with business standing over and the transaction of other business.

The following named papers were submitted.

MINUTES

Moved by Alderman Lloyd, seconded by Alderman MacMillan that the minutes of the previous meeting be approved. Motion passed.

PUBLIC HEARING Re: OFFICIAL CITY PLAN SECTION 10 "G" STREET  
LINES OF AREA BOUNDED BY BAYERS ROAD, PENNINGTON STREET, ABBOTT  
DRIVE AND HOWE AVENUE

A Public Hearing into the matter of laying down the Official Street Lines of the Streets mentioned above was held at this time.

His Worship the Mayor asked if anyone were appearing against the matter to which there was no reply.

His Worship the Mayor asked if anyone were appearing in favor of the matter to which there was no reply.

January 14, 1954.

The following resolution was submitted.

W H E R E A S the City Council has considered the laying down of official street lines in the area bounded by Bayers Road, Pennington Street, Abbott Drive and Howe Avenue, as shown on Section 10C of the Official City Plan;

AND WHEREAS pursuant to the provisions of Section 547 of the City Charter public notice of the intention has been given by advertisement inserted at least once a week for two successive weeks in a newspaper published in the City, the first of such notices having been published at least three clear weeks before the 14th day of January, A.D. 1954, that being the day appointed to consider the matter;

AND WHEREAS the said notice stated the intention of the Council to lay the said official street lines, and the date of the meeting of the Council appointed for the consideration of the matter, and that the plan showing such street lines may be inspected at the office of the Commissioner of Works at any time during office hours up to the day so appointed for consideration of the matter;

AND WHEREAS the Council has considered the said matter and has determined to lay the street lines in the manner set out on the said plan filed in the office of the Commissioner of Works and known as Section No. 10C of the Official City Plan;

NOW THEREFORE BE IT RESOLVED that, pursuant to the authority in it vested by Section 547 of the City Charter as aforesaid, the Official City Plan of the City be amended by laying down the official street lines in the area bounded by Bayers Road, Pennington Street, Abbott Drive and Howe Avenue in the manner shown on the said plan known as Section No. 10C of the Official City Plan;

AND BE IT FURTHER RESOLVED that the official street lines in the area bounded by Bayers Road, Pennington Street, Abbott Drive and Howe Avenue so laid down be so indicated on the

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Official Plan of the City and on the copy thereof filed in the office of the Registrar of Deeds at Halifax, Nova Scotia;

AND BE IT FURTHER RESOLVED that in accordance with the provisions of Section 549 of the City Charter the Commissioner of Works do forthwith set up adequate bounds or monuments to mark the said official street lines and make a record of the date of the setting up of such bounds or monuments and the location of and nature of the same.

Moved by Alderman Dunlop, seconded by Alderman Kitz that the resolution as submitted be approved. Motion passed.

MOTION ALDERMAN DUNLOP Re: PARK SITE MARLBOROUGH WOODS

Moved by Alderman Dunlop, seconded by Alderman Lloyd that the motion passed by City Council on the 12th. day of November, 1953, requesting legislation for the sale of lands deeded to the City in 1911 by the North West Arm Land Company for a Park situated at the south corner of Marlborough Woods Property be rescinded.

Alderman Dunlop: "We have information now that we did not have before. The people have a vested right in that lot and it should not be taken away."

The motion was then put and passed.

MOTION ALDERMAN AHERN Re: BRANCH HALIFAX MEMORIAL LIBRARY IN NORTH END OF CITY

Moved by Alderman Ahern, seconded by Alderman Kitz that the Halifax Regional Library Board be requested to report to City Council on the advisability of establishing a branch of the Library in Halifax North.

Alderman Ahern: "In 1949 when we were discussing plans for the Library the north end Aldermen were quite outspoken regarding the site. It was understood and I think agreed to by Council that there would be a branch of the library erected in the north end at a cost of not more than \$40,000.00. In Halifax North there are approximately 28,000 people. I feel the citizens will agree

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that the people of that section could very well use a branch library as they have in many large and middle size American cities. Members of the Library Board are in accord with this plan. They feel that Council should go on record as favoring that. I think you will also agree with me that we would be keeping faith by carrying out that plan."

8:10 P. M. Alderman Lane arrives and takes her seat in Council.

Alderman Kitz in seconding the motion said that the Chief Librarian and the Board were to be commended on their work in the operation of the Library as they are doing a marvellous job. He said the present location of the Library was not convenient for people of the north end of the City. He felt that the Willow Tree would have been more central when it was built. He then stated that he would like to see the Library Board look into the matter with a view to recommending if the costs involved would be commensurate with the circulation anticipated.

Alderman Vaughan: "I think the citizens will agree that this City has done well in providing library facilities. The Board is not unaware of the fact that the location does not serve all the people in the manner they would like to serve the population. Already the Board as constituted has approached the School Board authorities with a view to having a branch library for the children and I think one is to be started in Chebucto School. One year ago I proposed that a branch library be started in Halifax north and a building owned by the City was examined by the Board on the Exhibition Property. It was formerly the Ticket Office of the Exhibition Commission. That building lends itself well for a branch library. This Council secured permission from the Department of Municipal Affairs last year to make available to the Library Commission the sum of \$60,000.00 for books. These books are being purchased. We hope in a year or so that the library will be set up in a proper manner. It will then branch

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out into an extension. The City Council and the Forum Commission should keep in mind that the library would like to have that building in the event of establishing a branch library in the north end. It is not forgotten and it is being taken care of. When the financial position of the Commission is such that we are able to embark upon this we will do so."

The motion was then put and passed.

MOTION ALDERMAN AHERN Re: FIXING ASSESSMENT RESIDENTIAL  
PROPERTY

Moved by Alderman Ahern that legislation be obtained to fix the assessment of residential property at the level of the year 1952 for a period of five years from the first day of January 1953.

Alderman Ahern: "Back in 1943 owners of residential realty were quite concerned about the rising costs. They appealed to the Aldermen and many meetings were held. They wanted a frozen rate so a lot of the people could take to the mortgage companies about getting money. This passed the Council by unanimous vote. Montreal has a re-assessment and the first day 10,000 protests were made to the Mayor of Montreal. I have a copy of the Montreal Daily Star to prove my statement. There is no protection for the \$3.50 rate at present. I have the records from the Assessor's Department which show that one man had an increase of assessment as high as 15%. I am suspicious of the moves that will bring a stranger into Halifax and give him full authority to re-assess."

His Worship the Mayor: "We can't do that. It will only be a guide. The ultimate responsibility for the assessment will still rest with the Assessor."

Alderman Ahern: "In 1941 there was a re-assessment in Wards 4, 5 and 6 and the people were quite unhappy about it. Many young people just buying their homes complained they were finding it difficult to carry out their small budgets. I am going to ask the Council to give this serious consideration as a protection of

January 14, 1954.

the \$3.50 rate and I am going to ask that the rolls be frozen. I don't believe that it is an unfair request. The Aldermen here know what it will mean if there is an increase. I have all the facts and I say that the Montreal situation is similar. I don't think we should get into a situation like that."

His Worship the Mayor called for a seconder to the motion but there was no response.

MOTION ALDERMAN KITZ Re: REMOVAL GRAND STANDS GRAND PARADE

Moved by Alderman Kitz, seconded by Alderman Ahern that this matter be deferred until the regular Council meeting in March 1954. Motion passed.

ACCOUNTS OVER \$500.00

To: His Worship, R. A. Donahoe, Q. C.,  
and Members of City Council,  
From: City Manager, A. A. DeBard, Jr.,  
Date: January 13, 1954  
Subject: Accounts over \$500.00

In accordance with Section 119F of the City Charter, the following accounts are submitted for Council's approval. These accounts have been certified and audited.

<u>DEPARTMENT</u>	<u>VENDOR</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Fire	LaFrance Fire Engine and Foamite Limited	Neoprene Rings, Spring Retainers, for Intake Valves, Dbl. Seal Oil Rings, Carburetors Mani- folds	\$ 792.00
Works	Standard Clay Products Ltd.	Sewer Pipes	1,308.90
Works	Canadian General Electric Co. Ltd.	Fluor. Fixtures with start ballasts, Plas- tic Sides, Louvres, and End Cap Assemblies	534.96
Works	Department of Highways and Public Works	City's share 50% re patching paving Dutch Village Road	1,440.12
Library	W. H. Smith & Son (Canada) Ltd.	Books	3,587.76
			<hr/>
			\$7,663.74

A. A. DeBard, Jr.,  
City Manager.

January 14, 1954.

Moved by Alderman Lloyd, seconded by Alderman Adams that the report be approved. Motion passed.

BAYERS ROAD HOUSING PROJECT CHANGE ORDERS #24, #25, #26 and #27

To: His Worship, R. A. Donahoe, Q. C.,  
and Members of the City Council.

From: City Manager, A. A. DeBard, Jr.,

Date: January 8, 1954.

Subject: Bayers Road Housing Project - Change Orders 24 and 25

We have received change order 24 which covers labour and material for cut and fill at the north-west end of the project for 4,685 cubic yards at \$1.25 per cubic yard for a total of \$5,856.25. This work was included in the original estimate of necessary work.

Change Order 25 is for \$171.93 for the installation of a sump in buildings 26 and 45. These sumps were installed at the request of the City Plumbing Inspector.

A. A. DeBard, Jr.,  
City Manager.

To: His Worship, R. A. Donahoe, Q. C.,  
and Members of City Council.

From: City Manager, A. A. DeBard, Jr.,

Date: January 14, 1954.

Subject: Change Orders - Bayers Road Housing Project

Since the Finance & Executive Committee Meeting, I have received the following Change Orders from the Central Mortgage & Housing Corporation:-

Change Order #26

396 Lin. ft.	3'0"	concrete walk	@ \$1.70	- \$	673.20
10 "	2'6"	"	@ 1.50	-	15.00
362 "	4'0"	"	@ 2.15	-	778.30
25 cu. yds.		concrete for steps			
		at houses	@ 26.00	-	6.50
1438 "		cut and fill	@ 1.25	-	1,797.50
					<u>\$ 3,270.50</u>

Credit Change Order #27

4 concrete steps (walks)	@ \$5.50	- \$	22.00
6 cu. yds. driveway gravel	@ 4.00	-	24.00
			<u>\$ 46.00</u>

A. A. DeBard, Jr.,  
City Manager.

January 14, 1954.

Moved by Alderman Lloyd, seconded by Alderman Adams that the report be approved. Motion passed.

Alderman DeWolf: "Is there some trouble with the tiling on the floor?"

City Manager: "I have not heard of any."

Alderman DeWolf: "Last night a citizen told me that tiles in their house had been taken up and laid down 4 times."

City Manager: "We have not been charged for it. There was no change order for it. Give me the address and I will have something on it later."

SALE OF LAND TO C. B. C. BELL ROAD

Halifax, N. S.,  
January 11, 1954.

To His Worship the Mayor and  
Members of the City Council.

The Finance and Executive Committee at a meeting held on the above date considered an offer from the Canadian Broadcasting Corporation to pay the sum of \$45,000.00 for an area of land approximately 45,000 square feet situated at the corner of Bell Road and Summer Street, outlined in red on Plan #RR-1-12615 dated December 31, 1953.

Your Committee recommends that this land be sold to The Canadian Broadcasting Corporation, for the sum of \$45,000.00 on the following conditions.

1. That the Canadian Broadcasting Corporation will undertake to prepare a trench on the 50 foot roadway satisfactory to our Engineering Department for the rerouting of sewer installations on this property and also any necessary backfilling.
2. That satisfactory arrangements be made with the Board of School Commissioners to cancel the existing lease respecting this property.

Alderman DeWolf, Ahern and Adams dissenting.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Vaughan, seconded by Alderman Kitz that the report be approved.

Read letter from the C. B. C. as follows:

January 14, 1954.

100 Sackville Street,  
Halifax, Nova Scotia,  
January 14th, 1954.

His Worship the Mayor,  
City Hall,  
Halifax, Nova Scotia.

Dear Sir:

Subject: Bell Road Property

At the meeting of the Finance and Executive Committee of City Council, held on Monday January 11th, the question of diverting three (3) sewers on the above property arose.

The City Engineer and the Commissioner of Works have had an opportunity to look into this matter and to do some costing in connection therewith. The Commissioner of Works estimates that, in order to divert these sewers and bring them down the fifty-foot strip at the south end of the property, it would cost something less than three thousand dollars. Mr. Harris has stated that his Department would be willing to undertake this work.

In order to clarify the situation and remove any objection or doubt regarding the sewers, the Canadian Broadcasting Corporation, subject to the approval of the Governor-in-Council, will undertake to defray the cost of diverting the sewers in an amount of not more than three thousand dollars (\$3,000); it being understood that the City would undertake to do the work.

Yours faithfully,  
CANADIAN BROADCASTING CORPORATION

(Sgd.) W. E. S. Briggs,  
Maritime Regional Representative.

Moved in amendment by Alderman Lloyd, seconded by Alderman Lane that the City accept the offer of the C. B. C. for \$45,000 plus sewer changes up to an amount of \$3,000.00; subject to the approval of the Board of School Commissioners and the obtaining of the necessary Legislation.

Alderman Ahern: "I am still against the City passing that land to the C. B. C. Several Aldermen protested recently about selling City land without tenders being called. I don't think this should be a special case. If we are going to dispose of land tenders should be called for it."

Alderman Dunlop: "I presume Alderman Ahern has reference to me. I made my position clear when I introduced this motion at the last meeting of Council. I am in favor of calling for tenders for City owned land when there is competition for it."

January 14, 1954.

I would not be in favor of selling this land to any other organization except the C. B. C. I think it is a wonderful opportunity for the C. B. C. to get a good site and the City to get some revenue. I hope the majority of Aldermen will support it when the vote is taken."

Alderman DeWolf: "I am going to vote against it now. I met a very distinguished citizen of Halifax last night who said he was glad to see that I voted against selling the open space in Halifax. He said he would be very much upset to see this land sold for any type of building at all. I feel and know that this citizen has taken a very great interest in it. I am going to carry on and vote against the sale of this land."

Alderman Lane: "In this instance we have a crown corporation doing a job that all of us want done and the citizens at large want done when you know how many television sets are being bought in this City with nothing coming in. To vote against this is to obstruct a little bit of progress in this community. They will extend their staff and give more employment, yet there are Aldermen in this Council who see fit to stand in the way of it."

Alderman Moriarty: "I am very much in favor of allowing the C. B. C. the opportunity to erect a building on the site. It is the main artery into our City. If you pass the Willow Tree the picture which will be before us will be the Queen Elizabeth High School, the Broadcasting House and the Vocational High School. It is now an opportunity for us as Aldermen to improve our City. It would be a step in the wrong direction if we did not give the C. B. C. an opportunity to put a building on the site. It will improve the approaches to the City and will also be a credit to the City."

Alderman Kitz: "I think we would feel very strange if we give this land and turn around the next day and purchase land ourselves possibly at a greater figure. I am not greatly impressed

January 14, 1954.

with Alderman Lane's argument that the coming of this facility will bring new employment. Of course it will, but if the Dominion Government and the C. B. C. are determined as they have said to locate in Halifax, they will come in any event. This is not the only site in the City, at least I trust not. It would be a good location, but we are bound to give land to the Art College and we will have to get it elsewhere. For years I have held out on the question of tenders for all land. It is true you could not offer it for tender for general purposes because we are agreed that we would not want a commercial venture on that spot, but is there not various institutions that are looking for land? I think this is something that should not be killed in Committee. I voted for it in Committee to get it on the floor of the Council."

Alderman Ahern: "I am quite agreeable that we do something for the C. B. C. Why not shove them over to that portion of the City Field that is run down. We could very easily give them this land."

Alderman Lloyd: "I think the C. B. C. have exhausted every means at its disposal to find other locations. They have been rejected. I don't know where we could find another type of organization that we would agree to go on Bell Road. I feel the City of Halifax should do everything in its power for any Federal Government agency to locate here, particularly when they are willing to pay grants in lieu of taxation. I am strongly in support of co-operating in every way with the C. B. C."

The amendment was put and passed 7 voting for the same and 4 against it as follows:

FOR THE AMENDMENT  
Alderman O'Malley  
Vaughan  
MacMillan  
Moriarty  
Dunlop  
Lane  
Lloyd

AGAINST IT  
Alderman Ahern  
DeWolf  
Adams  
Kitz

January 14, 1954.

TENDERS QUINPOOL RD. SCHOOL PROPERTY

To: His Worship, R. A. Donahoe, Q. C.,  
and Members of City Council

From: City Manager, A. A. DeBard, Jr.,

Date: January 12, 1954

Subject: Tabulation of Bids for Quinpool Road School Property

<u>Bidder</u>	<u>Total Property</u>	<u>Total Commercial</u>	<u>Part Commercial Size</u>	<u>Residential Size</u>	<u>Residential Bid</u>
Samuel Butler				All 3	\$6250.00
Eric D. Murray				All 3	6600.00
Max Pascal				All 3	6650.00
Raymond Ferguson				All 3	8000.00
Canada Permanent Trust Co.				All 3	8750.00
Margaret Collins				All 3	9030.00
*Fowler & Co.				All 3	10,500.00
W. A. Lushington				Any 1	1225.00
Winston MacIntosh				Any 1	2000.00
J. F. Thomson				Any 1	2401.00
Frank MacKinnon				Lot#2	3130.00
M. Kirsh				Lot#3	2500.00
J. T. Boudreau				Lot#4	1800.00
Gerald Mulrooney					\$3600.00
Raymond Ferguson			50 ft.		7500.00
Ralph Gould			47 ft.		8500.00
Samuel Butler		\$35,193.00			
Daley, Phinney, Ritchie & Black		54,100.00			
*Dominion Stores		75,000.00			
Raymond Ferguson	\$32,500.00				
Max Pascal	55,560.00				plus \$7500.00 for school building
Daley, Phinney, Ritchie & Black	62,100.00				
Sobey Stores	67,100.00				
Eastern Trust	85,000.00				

\*Acceptance recommended by Finance & Executive Committee, being highest total of \$85,500.00.

- 12 - A. A. DeBard, Jr., City Manager.

January 14, 1954.

Moved by Alderman Vaughan, seconded by Alderman Lloyd that the report be approved. Motion passed.

Alderman Lloyd: "I received a call from parties on Pepperell St. and I informed them that the tender from Fowler and Company stated that they referred to this land as R-2 and they knew they were buying R-2 land and they did not expect to use it for any purpose except R-2. Is that true?"

His Worship the Mayor read their tender for the information of Council. He also read the advertisement.

Alderman Lloyd: "I do hope we are not going to be asked for any change in the zoning regulations."

His Worship the Mayor referred to the description given in the advertisement and stated there could be no misunderstanding in the mind of the purchaser of the land he bought.

Moved by Alderman Vaughan, seconded by Alderman Dunlop that a formal resolution be prepared and forwarded to the Minister of Municipal Affairs for approval. Motion passed.

APPOINTMENT OF COMMITTEE TO CONFER WITH THE  
N. S. COLLEGE OF ART

Alderman MacMillan: "Would it not be well for a Committee to be appointed to deal with the Art College?"

His Worship the Mayor: "The Board of the N. S. College of Art wrote me and requested an interview which we have since had and presented certain reasons why a grant should be given to them and they reminded me of the moral obligation of the City to make good to the College a site when they are ready to build. There will be full consideration of the grant at the time of the Capital Budget. At the moment we have no request for a site."

Alderman MacMillan: "Mr. MacKay indicated 2 sites they would be interested in."

Alderman Dunlop: "Is there a legal commitment?"

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His Worship the Mayor: "Many years ago there was a commitment and that site was on the property of the Queen Elizabeth High School."

Alderman Dunlop: "I think it was just enabling legislation for the Council to give them a site. I am surprised to hear that we are committed to give this organization a site. I think the Solicitor should look that up for the next meeting."

His Worship the Mayor: "The Solicitor agrees that there never was a conveyance to the N. S. College of Art. Before we dispose of any more land we should confer with the College of Art."

Alderman Dunlop: "The College of Art should bring it before us by an official letter. They should put it in black and white."

His Worship the Mayor: "I am inclined to agree. I was dealing with the body and no indication was given to me as to what land they had in mind. The subject under discussion at that time was a grant."

Alderman Lloyd: "I always had it in the back of my mind that we had some obligation."

His Worship the Mayor: "They stated before the construction of the Queen Elizabeth High School was proceeded with, their consent was required. They told me that."

Alderman DeWolf: "That is right."

His Worship the Mayor: "We will keep this in mind. The position of a site will depend on a grant."

TENDERS FOR PROPERTY #34 ST. PAUL STREET

To: His Worship, R. A. Donahoe, Q. C.,  
and Members of City Council,  
From: City Manager, A. A. DeBard, Jr.,  
Date: January 12, 1954.  
Subject: Tabulation of Bids for 34 St. Paul Street

January 14, 1954.

<u>Bidder</u>	<u>Amount</u>
Charles H. Boudreau	\$ 4,000.00
Nap J. Langlois	4,500.00
Eric D. Murray	2,500.00
Ralph Gould	3,000.00
Thomas Clark	3,900.00
*Albert M. Parker	4,500.00

\*Recommended bid by Finance & Executive Committee.

A. A. DeBard, Jr.,  
City Manager.

Moved by Alderman Kitz, seconded by Alderman Adams that the report be approved.

City Manager: "I received a bid on the morning after the bids were received. This bid came in at 9:15 the next morning. We asked for the bids to come in at noon. There is no time on the postmark."

Alderman Kitz: "It should be destroyed."

Alderman Dunlop: "What were the terms of sale?"

City Manager: "The terms of sale were that the bids were to be in the Manager's office at 12 o'clock noon on Monday, January 11, 1954."

Alderman Kitz: "You have no problem. It is the problem of the man."

Alderman Kitz requested an opinion from the City Solicitor on the matter of accepting this tender after the deadline had passed.

City Solicitor: "As I understand the terms of sale the key part of it is that the tender must be in the Manager's hands by 12 o'clock noon. If they are not there that is up to the people and if they are not I don't see how they can be considered."

His Worship the Mayor then read the advertisement for the information of Council.

Alderman Dunlop: "If it is postmarked January 8 that man tried his best. The Manager should have received it the

January 14, 1954.

next day."

Moved in amendment by Alderman Dunlop, seconded by Alderman Lane that the tender be opened.

The amendment was put and passed 6 voting for the same and 5 against it as follows:

FOR THE AMENDMENT

Alderman MacMillan  
Moriarty  
Dunlop  
Lane  
Lloyd  
O'Malley

AGAINST IT

Alderman Ahern  
Vaughan  
DeWolf  
Adams  
Kitz

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- 5 -

His Worship the Mayor opened the tender and disclosed a price of \$4650.00.

Moved in amendment by Alderman Dunlop, seconded by Alderman O'Malley that the tender be accepted.

Alderman Kitz: "I would ask that the ruling of the Solicitor be had whether the other successful tenderer in his opinion, could successfully oppose the taking of that tender."

City Solicitor: "The terms of sale provide that the highest or any tender need not be accepted. There is nothing in my opinion to prevent the Council from considering this bid. They have not undertaken to restrict acceptance of the bids received prior to the time limit."

Alderman Lane: "I see the report before me and 2 bids are identical."

His Worship the Mayor: "The Committee is free to make any recommendation on the tenders.

One reason was that one tenderer was an employee and by our regulations his residence should be within the City. The Committee said he had an advantage."

Alderman Lloyd: "We could say in our opinion that this was not a sufficient sum for this property and in my opinion we should call for tenders again. I am very doubtful that we are

January 14, 1954.

getting enough. I am not asking the Council to do that. Somebody called me on the matter who had waited for years if they would be one of the lucky ones to get a house."

Alderman DeWolf: "I am wondering if a tender that came in late was ever used. It is the most unethical thing to do. You set a date and if you go beyond that, it leaves room for people to say 'is everything above board? They should be put in a box and given to a committee who examines them. That box should be closed at 12 o'clock noon. I think it would be an awful mistake to deal with that tender. Suppose you could not make out the postmark and it came in one hour after they were considered? It came the next day after the tenders were considered the night before."

Alderman Dunlop: "I take issue with that if it is unethical. I have no idea who he is. That man whoever he is attempted to do everything possible he could. He put it in by registered letter. I was told it was dated January 8, 1954."

His Worship the Mayor: "It was mailed in the Stadacona Post Office on the 8th., in the Dockyard it was marked January 11, 1954."

Alderman Dunlop: "What is unethical about giving that man the property when the tender is \$150.00 higher?"

Alderman Lloyd: "I agree with Alderman Dunlop on that. Our tenders were opened on January 11th. at 8:00 P. M. They were still sealed."

Moved in amendment by Alderman Lane, seconded by Alderman Lloyd that the tenders be referred back to the Finance and Executive Committee to be re-processed and the legal position in relation to this tender be clarified in time for the special Council meeting to be held on January 21, 1954.

Alderman Kitz: "I remember other occasions when we received tenders late that were not opened. The Solicitor has a very easy out and he can say that we are under no obligation to accept anything. Certainly the point Alderman DeWolf makes is perfectly

January 14, 1954.

sound. If you are going to take tenders that arrive after a given date, it is striking at the very root of sealed tenders."

Alderman DeWolf: "I would like to apologize for my terminology. I do think it is most unusual. I do not know that it was ever done before. When the tenders are closed, they should be closed. You can always bring it down and give it to the City Manager."

The amendment to refer back to the Finance and Executive Committee was put and passed 9 voting for the same and 2 against it as follows:

FOR THE AMENDMENT

Alderman Vaughan  
MacMillan  
DeWolf  
Moriarty  
Dunlop  
Lane  
Adams  
Lloyd  
O'Malley

AGAINST IT

Alderman Kitz  
Ahern

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- 2 -

Alderman Dunlop: "What is the date of certification on the cheque?"

His Worship the Mayor: "January 8, 1954 at the Royal Bank of Canada, Almon and Agricola Branch. The name is R. J. MacIntyre."

SUPPLEMENTARY GRANT CITY HOME EMPLOYEE  
MISS T. MacEACHERN

Halifax, N. S.,  
January 11, 1954.

To His Worship the Mayor and  
Members of the City Council.

The matter of providing a retiring allowance for Miss Theresa MacEachern, who has been employed as a Nurse at the City Home for 24 years and is not capable of further service, was considered by the Finance and Executive Committee at a meeting held on the above date.

Miss MacEachern is entitled to receive the sum of \$377.52 annually from the Superannuation Plan and it was agreed to recommend that legislation be obtained at the next session of the Legislature, enabling the City to pay her an additional sum of \$382.48 annually effective as from January 31, 1954.

Respectfully submitted,  
W. P. Publicover, CITY CLERK.

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January 14, 1954.

Moved by Alderman Vaughan, seconded by Alderman Lloyd  
that the report be approved. Motion passed.

GRANT CITY HOME EMPLOYEE MR. JOHN GRIFFEN

Halifax, N. S.,  
January 11, 1954.

To His Worship the Mayor and  
Members of the City Council.

The Finance and Executive Committee at a meeting held on  
the above date considered the matter of providing a retiring  
allowance for Mr. John Griffen who has been employed at the City  
Home since August 1933 and is unable to continue, due to a  
heart condition.

As Mr. Griffen is not a member of the Superannuation Plan  
it was agreed to recommend that legislation be obtained at the  
next session of the Legislature, enabling the City to pay him a  
retiring allowance of \$720.00 annually effective as from January  
31, 1954.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Vaughan, seconded by Alderman Lloyd  
that the report be approved. Motion passed.

BORROWING \$1,500,000.00 IN ANTICIPATION OF  
FIXING TAX RATE

Halifax, N. S.,  
January 11, 1954.

To His Worship the Mayor and  
Members of the City Council.

The Finance and Executive Committee at a meeting held on  
the above date agreed to recommend for approval the attached report  
from the Deputy Commissioner of Finance respecting borrowing from  
The Royal Bank of Canada.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

To: His Worship the Mayor and Members of the  
Finance & Executive Committee.

From: P. L. M. Romkey, Deputy Commissioner of Finance.

Date: January 8, 1954.

Gentlemen:

For the purpose of providing funds necessary to meet the  
expenditures as defined in Section 351 of the City Charter, in  
anticipation of the fixing of the tax rate for the Civic Year  
1954, I recommend that the City Council authorize the borrowing,

January 14, 1954.

under the same section, from the Royal Bank of Canada, the sum of \$1,500,000.00.

Yours very truly,

L. M. Romkey,  
Deputy Commissioner of Finance.

Moved by Alderman Vaughan, seconded by Alderman Lloyd that the report be approved. Motion passed unanimously the following Aldermen being present and voting therefor: Aldermen DeWolf, Moriarty, Dunlop, Lane, Adams, Lloyd, Kitz, O'Malley, Ahern, Vaughan and MacMillan.

TAX WRITE-OFFS \$850.72

Halifax, N. S.,  
January 11, 1954.

To His Worship the Mayor and  
Members of the City Council.

The Finance and Executive Committee at a meeting held on the above date decided to recommend that uncollectible tax accounts totalling the sum of \$850.72 be written off under the authority of Section 283 Subsection 2 of the City Charter.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Vaughan, seconded by Alderman Lloyd that the report be approved. Motion passed.

LEGISLATION REPEALING ACT Re: HALIFAX MEMORIAL LIBRARY BOARD

Halifax, N. S.,  
January 11, 1954.

To His Worship the Mayor and  
Members of the City Council.

The Finance and Executive Committee at a meeting held on the above date, agreed to recommend that legislation be obtained at the next session of the Legislature repealing Chapter 88 of the Acts of 1952 respecting the Halifax Memorial Library Board.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Vaughan, seconded by Alderman Lloyd that the report be approved. Motion passed.

January 14, 1954.

NOTICE OF MOTION ALDERMAN VAUGHAN Re: TITLES OF OFFICERS

Alderman Vaughan gave notice that at the next regular meeting of the City Council he would move that the motion passed by the City Council at a meeting held on September 17, 1953 re: changing the titles of officers, be rescinded.

CITY OF HALIFAX ART MUSEUM NEW AGREEMENT

Halifax, N. S.,  
January 11, 1954.

To His Worship the Mayor and  
Members of the City Council.

At a meeting of the Finance and Executive Committee held on the above date, an agreement between the City of Halifax and the Halifax Regional Library Board respecting the City of Halifax Art Museum was considered.

It was agreed to recommend that the agreement be approved and the Mayor and City Clerk authorized to execute same on behalf of the City.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Vaughan, seconded by Alderman Kitz that the report be approved. Motion passed.

TAG DAYS

Halifax, N. S.,  
January 11, 1954.

To His Worship the Mayor and  
Members of the City Council.

The Finance and Executive Committee at a meeting held on the above date, agreed to recommend that applications for permission to hold Tag Days be approved as follows:

1. Halifax Symphony Society - April 17
2. Canadian Cancer Society - April 24
3. Marion S. Morrow Chapter I.O.D.E. - May 14
4. Kiwanis Club of Armdale - September 18
5. The Boy Scouts (Apple Day) - October 2

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Lloyd, seconded by Alderman Adams that

January 14, 1954.

the report be approved. Motion passed.

BUCKINGHAM STREET PARKING LOT

Halifax, N. S.,  
January 11, 1954.

To His Worship the Mayor and  
Members of the City Council.

The Finance and Executive Committee at a meeting held on the above date agreed to recommend for approval the attached report from the City Manager respecting Buckingham Street Parking Lot.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

To: His Worship, R. A. Donahoe, Q. C.,  
and Members of City Council,  
From: City Manager, A. A. DeBard, Jr.,  
Date: January 11, 1954.  
Subject: Buckingham Street Parking Lot

From May 6, 1953 to December 31, 1953 we collected \$ 2,056.14 from the parking meters at the Buckingham Street Parking Lot, an average of \$ 51.40 per meter or \$ 79.16 indicated for a full year at the same rate.

Acting upon advice of the Chief of Police and his meter mechanic, I have requested the Red Ball Parking Meter Company to remove their meters. They are sending boxes for shipment of the meters to London, Ontario.

Removal poses two problems:

1. To replace these meters may we buy at a negotiated price, 40 meters from Mico Meters who have supplied most of our meters.
2. Should we settle with Red Ball Parking Meter Company on some basis such as the following:-

Total Receipts	\$ 2,056.14
Less estimated cost of service	500.00
	<hr/>
	\$ 1,556.14
$\frac{1}{2}$ to be paid to Red Ball Meter Co.	778.07
	<hr/>
City's share	\$ 778.07
Less cost of standards which can be used (paid by Red Ball Meter Co.)	200.00
	<hr/>
Net to City.	\$ 578.07

A. A. DeBard, Jr.,  
City Manager.

Moved by Alderman Adams, seconded by Alderman Lloyd

January 14, 1954.

that the report be approved.

Alderman O'Malley: "I recall when we purchased the Red Ball Meters I was very much opposed to it. It came from the Manager and it was much cheaper than the ones we had in the City. I gather from the report sent me it is proposed to return the meters and forward one half the amount collected. Is that correct?"

His Worship the Mayor explained the proposal for the information of the Council.

Alderman O'Malley: "Do I understand that we have not paid any money on the account to the Red Ball Meter Company?"

His Worship the Mayor: "That is right."

Alderman O'Malley: "I would like to know the terms of purchase and the cost of the meters. How is the City involved in the payment?"

City Manager: "We have permission from Red Ball Meters to return them. I wrote them and I have a letter here. They are \$70.00 a meter; we paid nothing down and we were supposed to pay for them after one year's trial."

Alderman O'Malley: "There is nothing in that letter which relieves the City of its obligation to pay for the meters."

Moved in amendment by Alderman Lloyd, seconded by Alderman Kitz that this matter be deferred until later in this meeting and that a copy of the agreement be submitted. Amendment passed.

PREFABS #38 EDGEWOOD AVENUE & #1540 BARRINGTON ST.

To: The Members of the City Council.  
From: The Mayor and the City Solicitor,  
Date: January 14, 1954,  
Subject: Re: Prefabs, 38 Edgewood Avenue and 1540 Barrington St.

Dear Aldermen:

At the meeting of the Finance Committee held January 11th, 1954, the undersigned were instructed to recommend the manner in which certain requests respecting the above properties should be dealt with. The

January 14, 1954.

Committee had before it the report from the City Solicitor to the City Manager, dated January 5th, 1954.

Re 38 Edgewood Avenue

The undersigned recommend that upon Mrs. Thelma Martin securing from Mrs. Joan Pierce and the purchasers of Mrs. Pierce's equity in this property satisfactory releases of any interest which Mrs. Pierce and the said purchasers may have in and to the property 38 Edgewood Avenue, that the City enter into a new agreement of sale with Mrs. Thelma Martin containing the conditions set out in the agreements between the City and Mrs. Pierce, dated May 18th, 1951 and January 15th, 1952, including a provision prohibiting the assignment of such agreement prior to payment in full to the City of the full amount due. The said agreement should also contain a provision requiring the purchaser, Mrs. Martin, to pay monthly instalments on the principal due thereunder of \$50.00 per month.

Re 1540 Barrington Street

The undersigned recommend that upon Mr. Hubert V. Baker securing from William and Jessie Cochrane and the purchasers of the equity of William and Jessie Cochrane in this property satisfactory releases of any interest which William and Jessie Cochrane and such purchasers may have in and to the property 1540 Barrington Street and upon payment to the City by Mr. Baker of any arrears owing to the City under the existing agreements between the City and William and Jessie Cochrane, that the City enter into a new agreement of sale with Mr. Baker containing the conditions set out in the agreements between the City and William and Jessie Cochrane, dated May 9th, 1952 and July 8th, 1952, including a provision prohibiting the assignment of such agreement prior to payment in full to the City of the full amount due. The said agreement should also contain a provision requiring the purchaser, Mr. Baker, to pay the same instalments as the said William and Jessie Cochrane were obliged to pay under the above agreements.

The terms of both agreements above referred to should be satisfactory to the City Solicitor.

Respectfully submitted,

R. A. Donahoe,

Carl P. Bethune.

Moved by Alderman Ahern, seconded by Alderman DeWolf that the report be approved.

His Worship the Mayor: "This has not been done before. An innocent purchaser bought these and made certain payments and not all the money was paid to the City. We are accepting them in place of the original purchaser."

The motion was put and passed.

January 14, 1954.

DAMAGE CLAIMS

Halifax, N. S.,  
January 6, 1954.

To His Worship the Mayor  
and Members of the City Council.

The Safety Committee at a meeting held on the above date agreed to recommend that cheques be accepted in full settlement of the City's claims as noted below and the Mayor and City Clerk authorized to execute releases on behalf of the City.

1. \$1,488.74 from Nova Scotia Light & Power Co. Ltd., for damages to Patrol Wagon and wages paid Constable Joseph O'Halloran re Collision April 30, 1953.
2. \$ 12.00 from Halifax Insurance Company for damages to Parking Meter November 8, 1953.
3. \$ 85.00 from The British Law Insurance Co. Ltd., for damages to Parking Meter November 3, 1953.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

To: His Worship the Mayor and Members of the City Council.  
From: Carl P. Bethune, Q. C., City Solicitor.  
Date: January 13, 1954.  
Subject: Re: Injury to Constable Wilfred M. Zinck.

Your Worship and Aldermen:

On or about December 12th, 1952, the above named Constable was injured in an automobile collision, with the result that the City lost his services and certain City property, including his uniform, was damaged.

At the meeting of the Committee on Safety held on December 9th, 1953, an offer to settle this claim, without prejudice, at \$750.00 was not accepted by the Committee and I was requested to advise the solicitors for the insurance company that the City required payment of the full claim. The full amount of the claim as reported to the Safety Committee was \$2016.45.

I am now in receipt of a letter from the solicitors for the insurance company involved that they are prepared to pay the City the City's claim amounting to \$2016.45, which relates to wages paid to Constable Zinck from December 12th, 1952 to August 10th, 1953 during his convalescence and for loss of his uniform.

I would recommend that the Mayor and City Clerk be authorized to execute a full release upon

January 14, 1954.

payment of this claim in full.

Yours very truly,

Carl P. Bethune,  
CITY SOLICITOR.

January 11th 1954.

Payment for Damage to Light Standard on Young Avenue - \$160.00

His Worship the Mayor  
and Members of City Council.

At a meeting of the Committee on Works held on January 7th 1954, a cheque in the amount of \$160.00 was submitted by Interprovincial Insurance Claims Ltd., in payment of damage to a light standard on Young Avenue, which was struck by Mrs. Anna B. Spruin on November 7th 1953.

The Committee recommended that payment be accepted and release signed by the Mayor and City Clerk on behalf of the City.

Respectfully submitted,

W. P. Publicover,  
City Clerk.

Per J. B. Sabeau,  
Clerk of Works.

Moved by Alderman Adams, seconded by Alderman Kitz  
that the reports be approved. Motion passed.

CLAIM MRS. MARGARET DUNSWORTH

January 11th 1954

Claim of Mrs. Margaret Dunsworth

His Worship the Mayor  
and Members of City Council.

The Committee on Works at a meeting held on January 7th 1954, considered a claim from Mrs. Margaret Dunsworth in the amount of \$32.00, for injuries suffered when her leg went through the broken bars of a catchpit basin.

The Committee recommended that this claim be paid.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Per J. B. Sabeau,  
Clerk of Works.

Moved by Alderman Moriarty, seconded by Alderman  
MacMillan that the report be approved. Motion passed.

January 14, 1954.

HOSPITAL ACCOUNTS PUBLIC GARDENS EMPLOYEES

January 11th, 1954.

Hospital Bills - Public Gardens Employees

His Worship the Mayor,  
and Members of City Council.

The Committee on Works at a meeting held on January 7th 1954 recommended that the following bills be paid:

Victoria General Hospital

For Account of Victor Shipley -	\$ 260.75
Vincent Richards -	1.45
Cyril MacFatrige -	21.00
George Johnson -	15.00

Dr. R. G. G. Hawkins

For account of Fred Forhan - 12.00

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Per J. B. Sabeau,  
Clerk of Works.

Moved by Alderman Moriarty, seconded by Alderman Mac-  
Millan that the report be approved. Motion passed.

FINAL CERTIFICATES FOR PERMANENT PAVING & STREET PATCHING

January 11th, 1954.

Final Certificate Payable to  
Standard Paving Maritime Ltd.

His Worship the Mayor  
and Members of City Council.

At a meeting of the Committee on Works held on January 7th 1954, the following final certificates payable to Standard Paving Maritime Ltd., were approved and recommended for payment:-

For Permanent Paving -	\$ 48,072.60
" Street Patching -	\$ 17,845.88

Respectfully submitted,

W. P. Publicover,  
City Clerk.

Per J. B. Sabeau,  
Clerk of Works.

Moved by Alderman Moriarty, seconded by Alderman  
MacMillan that the report be approved. Motion passed unanimously.

January 14, 1954.

EASEMENT FOR DRAINAGE ST. THOMAS AQUINAS SCHOOL

January 11th, 1954.

Easement for Drainage  
St. Thomas Aquinas School

His Worship the Mayor and Members of City Council.

At a meeting of the Committee on Works held on January 7th 1954, the City Solicitor advised that an easement for drainage purposes has now been executed by Judge Hudson and Mr. Simpkins, and should be sent to Council for acceptance.

The Committee approved, and recommended that this easement be executed by the Mayor and City Clerk on behalf of the City.

Respectfully submitted,

W. P. Publicover,  
City Clerk.

Per J. B. Sabeau,  
Clerk of Works.

Moved by Alderman Moriarty, seconded by Alderman MacMillan that the report be approved. Motion passed.

CANOPY #249 GOTTINGEN STREET

January 11th, 1954.

Canopy - #249 Gottingen Street

His Worship the Mayor  
and Members of City Council.

The Committee on Works at a meeting held on January 7th 1954, considered a report from the Building Inspector recommending approval of an application from Rose Mosher to erect a canopy 22' x 3' 6" at #249 Gottingen Street. The charge for this canopy will be \$7.70 per year.

The Committee approved same.

Respectfully submitted,

W. P. Publicover,  
City Clerk.

Per J. B. Sabeau,  
Clerk of Works.

Moved by Alderman Moriarty, seconded by Alderman MacMillan that the report be approved. Motion passed.

January 14, 1954.

OVERHANGING SIGNS

January 11th, 1954.

Overhanging Signs

His Worship the Mayor  
and Members of City Council.

At a meeting of the Committee on Works held on January 7th 1954, a report from the Building Inspector recommending that the following signs be allowed to be erected was approved and recommended to Council:

#2 Lynch St. Bens Ltd. -	\$ 5.00	4' x 3'	-	Illuminated
#116 North St. Bens Ltd. -	5.00	4' x 3'	-	"
#143 Cunard St. West End Supplies	5.00	3' x 1'-6"	-	"

(Sign erected on Hunter Street.)

Respectfully submitted,

W. P. Publicover,  
City Clerk.

Per J. B. Sabeau,  
Clerk of Works.

Moved by Alderman Moriarty, seconded by Alderman  
MacMillan that the report be approved. Motion passed.

APPLICATION TO REZONE MacMILLAN PROPERTY ON McLEAN ST.

January 4, 1954.

His Worship, The Mayor, and Members of the City Council,  
City Hall,  
Halifax, N. S.

Gentlemen:

We hereby make application for the rezoning  
of the MacLean Street property owned by Mr. A. S. MacMillan,  
from second to third density to permit construction of a 12-  
apartment building in accordance with the attached plans.

We trust you will be able to deal with this  
matter at the next council meeting.

Yours very truly,

A. E. MacMillan,  
FUNDY CONSTRUCTION CO. LTD.

Moved by Alderman Moriarty, seconded by Alderman  
MacMillan that the report be referred to the Town Planning  
Board for a report. Motion passed.

January 14, 1954.

RESUBDIVISION MRS. BAYNE HILCHIE PROPERTY D. V. ROAD

January 11th 1954.

Resubdivision Mrs. Bayne Hilchie -  
Dutch Village Road

His Worship the Mayor  
and Members of City Council.

The Town Planning Board, at a meeting held on January 7th 1954, considered a report from the Town Planning Engineer recommending approval of a plan of resubdivision showing all the Hilchie land, which is at present divided into a number of lots and parcels, assembled into one large lot.

The Board concurred in the recommendation that this resubdivision be approved, as shown on Plan No. RR-1-12616, and that no public hearing be held.

Respectfully submitted,

W. P. Publicover,  
City Clerk.

Per J. B. Sabeau,  
Clerk of Works.

Moved by Alderman Moriarty, seconded by Alderman MacMillan that the report be approved.

Alderman Dunlop: "I think I am recorded against this in the Town Planning Board. I would like to be recorded against now. This lady applied for a subdivision showing this land divided into a number of lots. That matter was considered by the Town Planning Board and approved and without one word of explanation they say 'cancel this out.' They should tell us why they want it done. I think it is detrimental to the City to have this done. I presume every lot is assessed. It will go back to a block of land and will be a lower assessment. I think we should not cancel this unless some good reason is given."

Alderman DeWolf: "When this plan was made I assumed streets were placed upon the land. Once the plan went through the streets would become dedicated."

Mr. Snook: "At one time the Hilchie property had a road running through the rear of the lands. There were lots facing on that road. Since that time the lots have been cancelled out. The lots in the rear are of no value to her. It will restore

January 14, 1954.

her land to one large plot."

Alderman DeWolf: "This was hastily done. The owner said 'I will get a lot of lots and sell them.' I believe that land is Industrial."

Mr. Snook: "The rear portion is residential."

Alderman DeWolf asked a question concerning the City taking back the street to which the City Solicitor replied that it involved the law on dedication and he preferred to take more time before he gave an opinion.

The motion was then put and passed with Aldermen DeWolf and Dunlop wishing to be recorded against.

RESUBDIVISION LOTS 13, 14 & 15 ROCKCLIFFE ST.

January 11th 1954.

Resubdivision of Lots 13-14 and 15 -  
Rockcliffe Street

His Worship the Mayor and Members of City Council.

The Town Planning Board, at a meeting held on January 7th 1954, considered a report from the Town Planning Engineer recommending approval of a plan showing Lots 13-14 and 15 Rockcliffe Street being resubdivided into two new lots, each section being added to the neighboring lot.

The Board concurred in the recommendation that the resubdivision be approved as shown on Plan No. 00-6-12621, and that no public hearing be held.

Respectfully submitted,

W. P. Publicover,  
City Clerk.

Per J. B. Sabeau,  
Clerk of Works.

Moved by Alderman Moriarty, seconded by Alderman MacMillan that the report be approved. Motion passed.

STREET NAME CUL-de-SAC BAYERS RD.

January 11, 1954.

His Worship the Mayor  
and Members of City Council.

The Town Planning Board, at a meeting held on January 7th, 1954, agreed to refer to City Council the matter of selecting a name for the Cul-de-Sac on Bayers Road.

Respectfully submitted,

W. P. Publicover, City Clerk.  
Per J. B. Sabeau, Clerk of Works.

January 14, 1954.

Moved by Alderman Vaughan, seconded by Alderman Moriarty that this matter be deferred until the next regular meeting of City Council. Motion passed.

CIVIL DEFENCE FORUM

Halifax, N. S.,  
January 6, 1954.

To His Worship the Mayor and  
Members of the City Council.

The Safety Committee at a meeting held on the above date agreed to recommend that the Chief of Police be authorized to attend a Civil Defence Police Forum to be held in Arnprior, Ontario, February 1 to 6, 1954 at the expense of the Federal Government.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Adams, seconded by Alderman Lane that the report be approved. Motion passed.

AUTHORIZATION TO TAKE BIDS ON LAND AT  
WINDSOR & CUNARD STREETS

January 13th 1954

City Owned Land - Windsor and Cunard Streets

His Worship the Mayor and Members of  
City Council

At a meeting of the Committee on Works held on January 7th, the attached report from the Town Planning Engineer was considered.

The Committee agreed that a four foot strip be offered to Mrs. Fleming, and recommended that the balance of the land be offered for sale by public tender, with the understanding that any building erected will not go over the line shown on the plan.

Respectfully submitted,

W. P. Publicover,  
City Clerk.

Per J. B. Sabeau,  
Clerk of Works.

To: Mr. A. A. DeBard, Jr., City Manager,  
From: W. A. G. Snook, Town Planning Engineer,  
Date: December 10th, 1953.

Sir:

I have examined the plot plan of the proposed

January 14, 1954.

addition of the Olympic Gardens building and would make the following comments.

1. The building as shown would not obstruct traffic vision but I would suggest that large crowds might congregate at the entrance-exit and constitute a hazard.
2. I am still of the opinion that this corner should be retained by the City of Halifax and developed as a small park site. There are too few of these small green areas in the City. I would again recommend that at every opportunity the City carefully consider the development of small park sites and would suggest that this site is an excellent opportunity for such a park.

Respectfully submitted,

W. A. G. Snook,  
Town Planning Engineer.

Moved by Alderman Dunlop, seconded by Alderman Lane that the report be approved and the purpose for which the land is to be used be set out in the tender.

Alderman DeWolf: "I would think that if we sold that land and a square building were put on it, it would look peculiar. I would like to see a rounded building to coincide with the street. It would be a shame to put up a square building there."

His Worship the Mayor: "No building could project beyond the line of the Olympic Gardens and the Flemming house. If you put a circular building there you would be restricting the size of the building on the land available. The front line of the circle would have to be set back in any event."

Alderman Lloyd said the corner was used by two ladies who ran a greeting card business and they had to go out of business in order to round off the corner. He wanted to know if there was a recommendation from the Town Planning Engineer and Chief of Police.

His Worship the Mayor: "The Town Planning Engineer felt it should be kept open as a park."

Alderman Lane: "The point of the park did come up and I do feel that just a short distance down the street there is a park directly opposite the old St. Mary's College. This is not a matter that is going to shake the world. The park that might be put there might hold two prams."

January 14, 1954.

Alderman Lloyd: "I am thinking about what traffic conditions will be created."

The motion was then put and passed.

HEROIC ACTION BY MR. CASWELL

Alderman Ahern referred to the heroic action by the above named when he entered a house on Tower Road which was on fire and wakened the occupants. He suggested the Council show its appreciation in a tangible way.

It was moved by Alderman Ahern, seconded by Alderman DeWolf that His Worship the Mayor write Mr. Caswell congratulating him on his presence of mind and that a suitable gift be presented to him at the next regular meeting of City Council..

Alderman Ahern referred to the case of Mr. Harry Smith who lost an arm in apprehending a criminal and the City gave him a grant of \$1300.00 per annum for the part he played in the capture.

PLOWING SNOW FROM STREETS

Alderman Vaughan: "Somewhere along the line we are not carrying out our normal program of snow removal. Downtown streets have these banks of snow and they are still there. It does hinder the business people in the carrying on of their business. In the past this snow has been removed from the streets. Some streets were not plowed at all. Many trolley coach stops were not salted. If we have a light rain the streets will be in a dangerous condition. Has any word been given to the Works Department to curtail expenses and to cut down on the normal program by the Manager?"

City Manager: "No. We try not to spend money if we can avoid it. We have not trucked snow in the past if the fall was 6 inches. So far as the streets being plowed I was informed the streets had been plowed. I don't know of any streets that weren't plowed. That is my information.

Alderman DeWolf: "I have a letter from a taxpayer

January 14, 1954.

and what he complains about is after the snow is plowed once and a man shovels his driveway, about midnight it is filled again. Is there any way possible that that matter could be changed? On streets where there are houses on one side of boulevards would it be possible that the plow be switched the other way? Change the angle of the plow so it would go to the boulevard side?"

City Manager: "With regard to the filling in of the driveways it is unavoidable for this reason. We try to open as many streets as we can. Once the plow goes down later on they go through and cut it further to the curb. As far as the boulevards are concerned we have no opposite way. We do plow part of it to the boulevard. It is a good idea."

Alderman DeWolf: "If the blade were put the opposite way?"

City Manager: "The truck would have to go the opposite way."

Alderman Lane: "The trouble is that it froze immediately after and short from blasting you can't get cars out."

#### TELEVISION AERIALS

Alderman DeWolf: "I understand that television aerials can be most ungainly in their structure. I was wondering if an Ordinance could not be brought in so as to determine what type of aerial could be used."

His Worship the Mayor: "It was referred to the Solicitor to suggest an Ordinance dealing with the aerial."

City Solicitor: "We secured legislation last year to control it."

#### NURSES' MEALS

Alderman DeWolf: "It is suggested that the nurses be charged for their meals the sum of 40 cents. Is that going into effect or will it come to Council first?"

January 14, 1954.

City Manager: "That is being held in abeyance as it will go back to the Job Evaluation Committee where it will be discussed. It was not reported in the Job Evaluation report."

Alderman Lloyd said the amount for meals would be added to salary. The amount arrived at had the effect of offsetting the increase the City was giving. It would be added to the salary.

The City Manager stated the matter would be reported on at the special Council meeting to be held on Thursday, January 21, 1954.

His Worship the Mayor stated that at the meeting slated for January 21, 1954, the City Field and City Hall Union representatives want to be heard and that the charge for nurses' meals could be considered then.

#### FLUORIDATION OF WATER

Alderman Dunlop asked what the recommendation of the Commissioner of Health was with respect to the fluoridation of water.

Dr. Morton: "I don't think there was any recommendation. I presented some facts to the Public Health and Welfare Committee."

It was agreed that the Commissioner of Health consider and report on this matter at the next regular meeting of the Public Health and Welfare Committee with his recommendations.

#### WIDENING WILLOW, CHARLES, NORTH & WEST STS.

Alderman O'Malley: "I feel we all recognize the fact that Halifax along with other cities and towns has a serious traffic problem. It is aggravated by narrow streets. This condition will increase in seriousness. I would like the Council to instruct the Committee on Works to consider the widening of whatever streets are most desirable because while we have narrow roads we have large sidewalks. My attention is drawn to the fact where

January 14, 1954.

we have the Dominion Stores on Agricola Street. Such street, Willow, Charles, North and West should be widened out. It is due to the narrowness that we have no parking on one side of some streets. Only a few months ago there was a fatal accident on North Street. I don't wish to see limitation put on parking if we can widen some streets."

The matter was referred to the City Manager to place same on the Committee on Works Agenda.

REQUEST ATLANTIC MEAT PACKERS LTD.

Alderman MacMillan: "We have had a complete report. Will that land be put up for tender?"

His Worship the Mayor: "We felt the members should see and digest the report before it was brought up. I would expect to see the abattoir come up at the next regular meeting of Council."

Alderman Dunlop: "There should be some Committee of the Council meet with these people. The report suggests an area less than 6 acres of land. There is something about the financing end of it. I would like to see it referred to some appropriate committee. Some committee should be working on it. I think the health matters are well in hand."

Moved by Alderman Dunlop, seconded by Alderman Vaughan that the matter be referred to the Finance and Executive Committee. Motion passed.

NOTICE OF MOTION ALDERMAN AHERN Re: MEMORIAL DRIVE

Alderman Ahern gave notice that at the next regular meeting of City Council he would move that the work on the proposed Memorial Drive be started in 1954.

PLOWING TO SIDE OF BOULEVARDS

Alderman Moriarty: "Can we have the assurance for the people in the south end that the plows will take the snow and put it out on the boulevards?"

City Manager: "I would like to say 'yes' but I hesi-

January 14, 1954.

tate until I see what we can do."

Mr. West: "Our operators have instructions to go around the boulevards in the opposite direction. In the last storm on all boulevarded streets the plows went in the opposite direction."

Alderman Moriarty: "The street I had in mind was Young Avenue. It is very narrow. It would be a benefit to the people on the east side to have the plows go in reverse so as to keep the gutters clean."

Mr. West: "Where there are overhanging trees we cannot get right up against the curb. In the Hydrostone there are a lot of trees overhanging the street and they had to keep out about one foot."

#### WAREHOUSE, SHOP AND MILL MUMFORD ROAD

Alderman MacMillan drew attention to the fact that a permit had been issued to Mr. Samuel Butler to erect a warehouse, repair shop and mill on Mumford Road, which is right in the centre of a very fine residential area. He felt that the Building Inspector could have used a little more discretion in issuing the permit.

He also suggested that when the building is erected at the corner of Cunard and Windsor Streets it be not painted the color as the one nearby.

#### APPOINTMENT POLICE SERGEANT

Alderman MacMillan stated he did not have very much respect for people who write letters and would not sign their names. He read a letter he had received respecting the last Sergeant appointed to the Police Department. He referred to the time when Mr. J. J. Conrad was Chief of Police where he made a recommendation and both the Chief and Committee were stubborn which resulted in applicants writing examinations. The man selected for the position was none other than the present Chief of Police. He felt that no group of citizens or Aldermen are better qualified to decide and make a recommendation for promotion within the Police

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Department than the Chief of Police who views the Department every day.

APPOINTMENT COUNTY ASSESSOR AS CITY ASSESSOR

Alderman MacMillan: "On the floor of the County Council at their last meeting Councillor Leverman made the statement that 3 or 4 Aldermen of the City Council had approached the County Assessor indicating their wishes that he should become City Assessor and an amount of \$7500.00 was suggested as a salary. On that basis the County Council passed a motion to increase the County Assessor's salary by \$1,000.00. It was also suggested that these Aldermen were the backbone of our City Council. I am wondering and they are wondering who and by what authority those Aldermen took it upon themselves or if such was the case. I don't believe it was. I think it should be cleared up."

Alderman Ahern: "I would not believe Mr. Leverman."

Alderman Dunlop: "Every Alderman knows the appointment of the City Assessor is in the hands of the City Manager. I think any Alderman can't promise any person the job of City Assessor. It is not worthwhile taking any notice of."

GARBAGE DISPOSAL

Alderman Vaughan: "In July or August last year I brought to the attention of Council the improper method of garbage disposal. That matter was handed to the Manager and I have not seen any report as to any other method of disposing of garbage. I have picked up statements and accounts of various people around the streets. They are being blown around town. They are not being disposed of. I have a package here of charred papers which came from the Incinerator which shows there must be something wrong with the operation of that plant. We know that our garbage disposal is not the best in the world. Tuesday morning there was an awful odor coming from the dump. The people of Ward 6 have a right to expect from this Council some action as to the removal of the dump nuisance. We hope that some other method may be adopted by the

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City to dispose of garbage. It was suggested that the Basin site would be used. Big rats are running through the streets in the north end. They come from the dump. It is a breeding place for rats. Surely it is not unfair for the people in Ward 6 to ask that some action be taken now and not 3 years hence. The only proper disposal is by incinerator or landfill. I would ask the Manager to speed up his efforts and place before the next meeting of Council plans for proper and sanitary methods of disposing of our garbage."

NOTICE OF MOTION BY ALDERMAN DUNLOP

Alderman Dunlop gave notice that at the next regular meeting of the City Council he would move the following resolution:

Notice of Motion

TAKE NOTICE that at the next Meeting of the Council I will move that a special Committee of five members of the Council, appointed by His Worship, be set up to consider and report to the Council on or before January 1st, 1955, its recommendations concerning:-

- (a) The term of office of the Mayor
- (b) The tenure of office of Aldermen
- (c) The time and place for holding elections
- (d) The salary of the Mayor and the indemnity of Aldermen
- (e) The division of the City into Wards, and the election of Aldermen from the Wards
- (f) The composition of Committees and Boards
- (g) Generally any other matter pertaining to the Government of the City by the Council.

Dated at Halifax, N. S., this 14th day of January 1954.

William C. Dunlop,  
Alderman.

NOTICE OF MOTION BY ALDERMAN DUNLOP

Alderman Dunlop gave notice that at the next regular meeting of the City Council he would move the following resolution:

January 14, 1954.

Notice of Motion

TAKE NOTICE that at the next meeting of the City Council I will move that legislation be sought to amend Chapter 49 of the Statutes of Nova Scotia, 1944 "An Act Relating to the Acquisition and Operation of Fairview Cemetery by the City of Halifax" by exempting that portion of the lands therein described and lying between the Brook and Bayers Road for the purposes of a cemetery and vesting the same in the City to be sold or otherwise disposed of as in said legislation provided.

Dated at Halifax, N. S. this 14th day of January, 1954.

William C. Dunlop,  
Alderman.

FAIRVIEW CEMETERY COMMITTEE

Alderman Lloyd: "With respect to charges on lots in Fairview Cemetery, I have on two occasions tried to make appointments for discussion of it with a member of the staff. I obtained some correspondence from the City Manager. In as much as you are coming to a budget period this question of fixing rates might have some bearing on our budgetary operations. I would like to suggest that instead of this Committee of 3 meeting separately, that the matter be referred to the Finance and Executive Committee with a specific recommendation as to charges. There has been another development of the school site and the disposal of land. If the Cemetery Committee were relieved of its responsibility and the matter of rates taken up by the Finance and Executive Committee, the principle purpose would be served."

COMMUNITY CHEST COMMITTEE

Alderman Lloyd: "The Community Chest Committee was charged with discussing the matter of a single grant in lieu of the numerous grants we make to agencies. We arranged a meeting a few days ago. It became quite clear that in our grant picture we are giving 3 kinds of grants. (1) Welfare Agencies who perform

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a great deal of case work (2) Hospitals and (3) Educational, cultural etc. There is an amount of \$41,000.00 apart from the hospitals. I have come to the conclusion that we could not achieve any major step before this year's budget. The City Manager indicated to me that he had come to some conclusion about grants but I do feel that ultimately we have to design a program of assistance to those agencies who engage in case work. If you are not hearing from us you will understand that we are not lying down on the job."

CHURCH PROPERTY FALKLAND & GOTTINGEN STS.

Alderman Lloyd referred to the above property and stated the church and manse properties are in an extremely dangerous condition as to fire hazard. He said young boys can get into the building and may start a fire. Who owns the building? It may cause a nasty situation some day."

His Worship the Mayor advised that the matter was coming up for hearing before the Committee on Works.

The City Manager was requested to raise the question with the proper authorities as to the disposal of the building.

Alderman Dunlop: "Both buildings are covered in the hearing."

PROGRESS CITY MANAGER SYSTEM OF GOVERNMENT

Alderman Lloyd: "There is the matter of what progress we are making under our present form of Government. You were to call a meeting sometime after February or March. There are some things that might involve legislation that we might want right away in time for legislation if any is required. It is not quite correct to say we are working under a City Manager system. There are a number of disadvantages in so doing. There was some reference made tonight about the Chief of Police making a recommendation. If certain things are delegated to the Chief then certainly safeguards should go with it. We may feel there is too much author-

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ity vested in one man. Our Charter provides for a two-third vote for the removal of the City Manager. In all systems it is a simple majority for a good reason. That carries the thought that the Council is the supreme authority. The Manager will take more care in carrying out the principal objectives of the City if it is a simple vote. I don't think it is right for us to say we are operating under a Manager system. The Notice of Motion given by Alderman Dunlop includes a number of these matters. In our compromise system, as I call it, is that adequate for the problem? If on the other hand that is as far as we intend to go then let us make some of the adjustments that are needed right away. I hope we might get such a meeting on our progress, deficiencies and advantages of our system before legislation time."

His Worship the Mayor: "I will consider it and see if it is possible."

ARTIFICIAL ICE PLANT SCHOOL CHILDREN

Alderman Ahern advised that he had all information respecting outdoor artificial ice plants which he felt should be built rather than paying large sums of money to the Forum for school children skating sessions. He said he would supply all Aldermen with his information.

WAREHOUSE ON MUMFORD ROAD MR. S. BUTLER

Read letter from W. C. Sawler as follows:

W. C. Sawler,  
General Contractor,  
12 Mayfield Avenue,  
Halifax, Nova Scotia.

Mr. Mayor and Members of the City Council.

Gentlemen:

I am requesting that a building under construction on Mumford Road being built by Butler Bros. for the purpose of a warehouse, mill and repair shop to be stopped until the people of this area can be voiced.

As you know this is one of the best residential districts in the west end of Halifax and knowing that this type of

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building is to be built will not help the valuation any.

Would you please consider this request and oblige.

Yours truly,

W. C. Sawler.

His Worship the Mayor read a letter from S. Butler concerning this matter.

He also read a letter from the Building Inspector and an extract from the Council minutes of May 1950.

His Worship the Mayor: "The decision was to rezone. It was rezoned as Commercial property and is being used as such."

Alderman Vaughan: "Has not the Building Inspector the power to say the building is not suitable to the locality? This is an industrial enterprise."

The City Solicitor read the section of the City Charter dealing with the suitability of buildings in a locality for the information of Council.

Alderman Dunlop: "What else could the Building Inspector do?"

His Worship the Mayor: "I don't think the Building Inspector is much to blame."

Alderman Vaughan: "What would be the position of the Building Inspector if a tanning mill, fish plant or glue factory were to be operated? Would he grant a permit then?"

His Worship the Mayor: "He would say it was not suitable. I know of no action Council can take in this matter. The act of the Building Inspector in granting the permit was proper in relation to the zoning."

Alderman Vaughan: "The Building Inspector is open to question. We employ such a person for what reason?"

His Worship the Mayor: "For what function? To exercise his discretion."

January 14, 1954.

Alderman Vaughan: "One function is to protect the people."

His Worship the Mayor: "There is no question to question the validity of his action."

Alderman Dunlop: "I think it is a weakness in the Act. There should be an appeal to the Council. There is an appeal from a refusal but no appeal the other way."

His Worship the Mayor: "As the Act stands the act of the Building Inspector is in order and this Council cannot question it."

Mr. Sawler then addressed the Council on the matter and said that the forms for the foundation were started on Wednesday, January 13th. In 1950 he proposed to build a very fine residential district and in the course of time he had built 20 homes in the area. He said that the residents were very much annoyed because of the property Mr. Butler was erecting there. He stated that lumber and machinery had been stored there for the last year which was there one day and gone the next. He further stated that the residents felt their properties would be next to the City Dump. It is a small plot of land placed in the centre of these homes and such a building would depreciate the value of the homes.

Alderman Dunlop: "Would you people be willing to buy this land for a reasonable price and repay him for the expenditure made to date?"

Mr. Sawler: "I don't believe a contractor would say no on the same basis per sq. ft. as we are paying for residential lots. If there was a store going up there, something to line up with the district, which we need, I don't think there is one man who owns a property would say 'no' to it but to have a warehouse, to have bulldozers and junk piled up is something for the Council to think about."

Alderman DeWolf: "How close?"

January 14, 1954.

Mr. Sawler: "It is back 75 feet and abuts Mrs. McLean's property which I would value at \$23,000.00."

His Worship the Mayor: "If the price was the going price for residential land in the area he would be prepared to buy it."

Alderman Dunlop: "And pay for the work already done?"

Mr. Sawler: "The work already done would not amount to very much."

His Worship the Mayor: "There is no action this Council can take by way of resolution. There is nothing we can do to stop construction of the building. The Building Code and Zoning Regulations do not permit us to do anything."

Moved by Alderman Dunlop, seconded by Alderman Lloyd that the Deputy Mayor and Alderman Vaughan convey to Mr. Butler the thoughts of this Council in regard to this matter and make an endeavour for him to meet the wishes of the people in the area. Motion passed.

COMMENTS ALDERMAN DeWOLF TRAFFIC SURVEY  
HALIFAX-DARTMOUTH BRIDGE

Alderman DeWolf stated he would advise Alderman Kitz privately on this matter.

PARKING ON NORTH COMMONS

To: His Worship the Mayor and Members of the City Council.  
From: Carl P. Bethune, Q. C., City Solicitor  
Date: January 13, 1954.  
Subject: Re: Proposed parking areas on the North Common.

Your Worship and Aldermen:

The Committee on Works has expressed itself in favour of providing public parking areas on the North Common to accommodate those people who are unable to find places to park their vehicles during the time the ban on parking on public streets is in effect. I have grave doubts as to whether the establishment of parking areas on the North Common is within the authority of the Committee on Works, although the Ordinance does give certain specific authority with respect to vehicles.

January 14, 1954.

In 1950 the City secured authority to establish public parking areas on the Common and this is to be done by the City Council. I have, therefore, prepared and attach hereto a resolution which, if passed by the Council, will establish these parking areas.

You will note in the resolution that I have made the period during which such parking areas are to be in effect coincide with the period of the parking regulations of the Traffic Authority, which is from November 15, 1953 to April 30, 1954. It may be that the period of parking on the Common should be shorter because of possible damage to the grounds. However, this can be determined by the Council when this resolution is considered.

Yours very truly,

Carl P. Bethune,  
CITY SOLICITOR.

Moved by Alderman Ahern, seconded by Alderman Lane that the report and resolution as submitted be approved. Motion passed.

Alderman Lane: "Who decides which residents use it and are we under any obligation to keep it plowed?"

His Worship the Mayor stated it was a matter of first come first served.

Alderman Dunlop: "Can cars be kept there all winter? I thought it was a temporary thing to allow a man to put his car there overnight."

Alderman O'Malley: "It is 12 hour parking. Nine to nine."

Alderman Lane suggested that the Traffic Authority be requested to check the parking and report from time to time on the use of it.

The suggestion was agreed to by Council.

The Deferred Items were then considered.

DELETION DIAGONAL STREET FROM MASTER PLAN

Moved by Alderman Vaughan, seconded by Alderman Allen that this matter be deferred until the Special Council meeting to be held on January 21, 1954. Motion passed.

January 14, 1954.

WANDERERS' GROUNDS AGREEMENT

As this matter was still being negotiated it was moved by Alderman Lloyd, seconded by Alderman Adams that the matter be deferred until the next regular meeting of the City Council. Motion passed.

UNDERSIZED SUBDIVISIONS

Alderman Dunlop: "I think each case was to be settled on its own merits. There are a number of applications. One of our Aldermen has been held up for months. I like to be consistent. If it is granted to one person it should be granted to another. We have another application pending which I understand is way undersized. We either should be for them or not allow any double properties to be subdivided. We can't refuse one one day and allow one another day. Mr. Snook is consistently against it."

Alderman DeWolf: "There are a number of older streets that have lots on which houses are erected. The lots may be 20 x 100. One single house on that lot can be sold as many times as you like. There is a double house on a lot 40 x 100 and it cannot be sold individually. Neither one conforms to the law as to the size of the property. You might have 20 houses in a lot, 4 would be double houses and the rest single, all on undersized lots. There are very great hardships especially on Estates that have to be settled."

Alderman Kitz: "From about 1950 to 1953 there were about 12 or 15 subdivisions passed and approved. You say a double house cannot be sold separately on a 25 foot lot. It means they will remain in a rented category. A purchaser will not be able to buy a single house."

Moved by Alderman Vaughan, seconded by Alderman Ahern that the matter be deferred until all members of Council have been supplied with a copy of the City Solicitor's report. Motion passed.

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Alderman Dunlop: "We should have the 15 cases that Alderman Kitz speaks about. We should have the last case where permission was granted to subdivide the property."

Alderman Kitz: "I am acting for a company. Others have been approved by the Town Planning Engineer for the past 3 years."

Alderman Vaughan suggested a meeting be held to discuss various aspects of the Zoning By-Law that questions the rights of the Council.

ZONING BY-LAW NON-CONFORMING USES

Moved by Alderman Vaughan, seconded by Alderman Lloyd that this matter be deferred and copies of the City Solicitor's report be furnished all members of Council. Motion passed.

The remaining 6 deferred items were deferred until the Special Meeting of Council to be held on January 21, 1954.

ACTIVE BORROWING RESOLUTIONS

A report was submitted from the Deputy Commissioner of Finance advising that Capital Expenditures amounted to \$2,563,369.00 of which \$959,585.23 has been expended leaving an authorized balance of \$1,603,783.77 as at December 31, 1953.

F I L E D

BORROWING APPROVAL

The following Borrowing Approval by the Department of Municipal Affairs was reported:  
\$100,000.00 for School Purposes on the condition that construction of the schools will be proceeded with, within 12 months.

F I L E D

POLL TAX REPORT

To: His Worship the Mayor & Members of the Finance & Executive Committee,  
From: P. L. M. Romkey, Deputy Commissioner of Finance.  
Date: January 9, 1954.  
Subject: Poll Tax Collections.

January 14, 1954.

To: His Worship, R. A. Donahoe, Q. C.,  
and Members of City Council,  
From: City Manager, A. A. De Bard, Jr.,  
Date: January 13, 1954  
Subject: Monthly Administrative Report for December, 1953

1. Bayers Road Housing Project.

This project was completed December 15, 1953 and all outstanding deficiencies cleaned up. It is 100% occupied with no rent arrearage.

2. Lighting and inspections.

50 street lights were replaced with new fixtures and 25 new fixtures were installed as well as new vapour lights at MacDonald Street and Chebucto Road and at Chebucto Road at Simpson's intersection.

3. Garbage and incinerator.

The incinerator operated 384 hours and burned 1560 tons of privately collected material and 860 tons of garbage, a total of 2520 tons for the month. In addition 1566 tons of debris and 392 tons of garbage were dumped at the Basin.

4. Streets & Sewers.

Sealcoating and stoning and oiling have ceased because of the weather. 26,000 yards of streets were graded and 12 tons of cold patch were used. 155 miles of streets were cleaned by hand and 204 with mechanical sweepers.

5. Snow removal.

Our first salting occurred December 14th and 2,475 bags were used on 208 miles of streets. It was necessary to plow only 30 miles during the month.

*A. A. De Bard*

City Manager.

January 14, 1954.

Gentlemen:

I enclose herewith a report from the City Collector covering Poll Tax Collections for the quarter ending December 31, 1953. This report shows a decrease over the same period in 1952 of \$2,913.62. It also shows a yearly increase over 1952 of \$4,879.40.

Respectfully submitted,

L. M. Romkey,  
DEPUTY COMMISSIONER OF FINANCE.

F I L E D

CITY MANAGER'S ADMINISTRATIVE REPORT FOR DECEMBER

A report was submitted from the City Manager for the month of December and same is attached to the original copy of these minutes.

Copies of the report were furnished the members of Council for their information.

F I L E D

Moved by Alderman Lloyd, seconded by Alderman Adams that this meeting do now adjourn. Motion passed.

Meeting adjourned.

11:20 P. M.

LIST OF HEADLINES

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*City Manager's Administrative Report*

January 14, 1954.

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*R. A. Donahoe*  
R. A. Donahoe, C. C.,  
MAYOR & CHAIRMAN.

*W. P. Publicover*  
W. P. PUBLICOVER,  
CITY CLERK.

EVENING SESSION  
SPECIAL MEETING

Council Chamber,  
City Hall,  
Halifax, N. S.,  
January 19, 1954,  
8:00 P. M.

A meeting of the City Council was held on the above date.

After the meeting was called to order by the Chairman and before considering the regular order of business, the members of Council attending, led by the City Clerk, joined in repeating the Lord's Prayer.

There were present His Worship the Mayor Chairman; Aldermen DeWolf, Moriarty, Dunlop, Lane, Macdonald, Adams, Lloyd, Ahern, Allen, Vaughan and Hatfield.

Also present were Messrs. A. A. DeBard, Jr., W. P. Publicover, R. H. Stoddard, J. F. Thompson, V. W. Mitchell, L. M. Romkey, T. C. Doyle, George F. West and Dr. A. R. Morton.

The meeting was called specially to consider the following items:

1. Report Job Evaluation Committee of December 17, 1953 re Salaries Police and Fire Departments and Administrative Employees.
2. Report Job Evaluation Committee re Nurses Salaries.
3. City Field Union Agreement.
4. City Hall Union Agreement.

Moved by Alderman Lloyd, seconded by Alderman Hatfield that Council adjourn and meet as a Committee of the Whole. Motion passed.

8:05 P. M. Council adjourned.

11:00 P. M. Council reconvened the following members being present: His Worship the Mayor Chairman; Aldermen DeWolf, Moriarty, Dunlop, Lane, Macdonald, Adams, Lloyd, Ahern, Allen, Vaughan and Hatfield.

POLICE AND FIRE DEPARTMENT SALARIES

Halifax, N. S.,  
January 19/54.

To His Worship the Mayor and  
Members of the City Council.

January 19, 1954.

At a meeting of a Committee of the Whole Council held on the above date, a report from the Job Evaluation Committee recommending that all members of the Police and Fire Departments below the rank of Deputy Chief, be granted an increase in salary of \$120.00 per annum effective as from January 1, 1954 was considered.

It was agreed to recommend that the matter be referred back to the Job Evaluation Committee for further consideration and report.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Dunlop, seconded by Alderman Hatfield that the report be approved.

Mr. E. F. Cragg: "I suggest to you that this has been a long hard struggle and I suggest to the Council that there might be some advantages in dealing with this tonight. The matter has been thoroughly discussed from all points. I think the majority of the Council see merit in the \$180.00."

Moved in amendment by Alderman Adams, seconded by Alderman Ahern that a salary increase of \$180.00 per annum be granted all members of the Police and Fire Departments below the rank of Deputy Chief effective as of January 1, 1954.

The amendment was put and passed 9 voting for the same and 3 against it as follows:

FOR THE AMENDMENT

Alderman DeWolf  
Moriarty  
Lane  
Macdonald  
Adams  
Lloyd  
Ahern  
Allen  
Vaughan

AGAINST IT

Alderman Dunlop  
Kitz  
Hatfield

- 9 -

- 3 -

SALARIES ADMINISTRATIVE EMPLOYEES

Halifax, N. S.,  
January 19/54.

To His Worship the Mayor and  
Members of the City Council.

A Committee of the Whole Council at a meeting held on the

January 19, 1954.

above date considered a report from the Job Evaluation Committee respecting salaries of certain classifications.

It was agreed to make the following recommendations:

Assessor's Clerks 2460 - 2580 - 2700 - 2820  
Supt. Camp Hill Cemetery 2800 - 3000 - 3120 - 3240  
Deputy Commissioner of Finance 4800 - 5100 - 5400 - 5700 - 6000  
Prefab Accountant 2880 - 3000 - 3120 - 3240  
Asst. Prefab Accountant 2640 - 2760 - 2880 - 3000  
Deputy City Clerk Maximum \$4200  
Clerk of the Courts " \$4200  
Deputy City Treasurer " \$3960  
Market Clerk Maximum increased by \$150.00  
Day Janitor " " " \$150.00

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Vaughan, seconded by Alderman Lloyd  
that the report be approved. Motion passed.

SALARIES HEALTH DEPARTMENT

Halifax, N. S.,  
January 19, 1954.

To His Worship the Mayor and  
Members of the City Council.

A Committee of the Whole Council at a meeting held on the above date considered the attached report from the Commissioner of Health dated January 19, 1954 respecting salaries and agreed to recommend that same be approved. Salary scales for Assistant Dietitian and Resident Physician to be effective as from November 15, 1953.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

January 19th. 1954.

His Worship the Mayor and  
Members of the City Council.

The new salary schedule for nurses in the City Hospitals and other City Institutions, requires clarification in reference to meals and charges for same.

I recommend the following changes in the scales as

January 19, 1954.

passed on November 15, 1953. These do not make any change in the actual gross pay that they are now receiving, but do in the amount reported for Income Tax and Superannuation deductions.

						H. & S.
Resident in Training,						
T.B. Hospital	- \$2520	- 2640	- 2760	- 2880	- 3000	less \$600.00
Matron -T.B.Hospital	- 3240	- 3360	- 3420			less 600.00
Asst. Matron-T.B.Hospital	- 2940	- 3060	- 3120			less 600.00
Matron- I.D.Hospital	- 3180	- 3300	- 3360			less 600.00
Charge Nurse - Both						<u>Meals</u>
Hospitals	- 2460	- 2520				less 180.00
O. R. Supervisor	- 2580	- 2640				less 180.00
Night Supervisor	- 2580	- 2640				less 180.00
Registered Nurse	- 2160	- 2280	- 2400			less 180.00
Graduate Nurse	- 2040	- 2160	- 2280			less 180.00
Practical Nurse	- 1920	- 2040				less 180.00
Instructress	- 2580	- 2640				less 180.00

Attendants and Matron, City Home, Maids in Hospitals, Cooks in all Institutions, Housekeeper etc. and all cases where H. & S. has been \$240.00 should now be \$300.00, and \$60.00 added to each scale in order to bring all in line. This will make no difference in the gross pay, nor affect the cost to the City.

The Governor, City Prison, receives heated, lighted quarters, plus staple groceries, and should be in the scale as \$3480 - \$3600 plus \$1000.00 H. & S. The Superintendent of the City Home should be \$3480 - \$3600 plus \$1200.00 H. & S.

The following scales were completely omitted in the new Salary Scale:

Assistant Dietitian - \$1560 - 1620 - less \$180.00 for meals  
Resident Physician - 4300 - 4800 - less 600.00 for H. & S.

The Director of Maternal and Child Hygiene is required to have the same qualifications as the Director of Communicable Diseases Control, and is so qualified, yet the scales are different. The present Director of Communicable Diseases Control also acts as Deputy Commissioner of Health and thus might receive slightly more salary. If this latter position was vacated and a new qualified man employed, he would start at almost the maximum of the other position. Therefore I recommend this scale should be,  
\$6300 - 6480 - 6660 - 6840 - 7020.

Respectfully submitted,

Allan R. Morton, M.D. C.M., M.P.H.,  
Commissioner of Health & Welfare.

The above recommendations were made in concurrence with the City Manager.

Moved by Alderman Vaughan, seconded by Alderman Hatfield that the report be approved. Motion passed.

January 19, 1954.

REQUEST FOR 40 HOUR WORK WEEK CITY FIELD WORKERS

Halifax, N. S.,  
January 18, 1954.

To His Worship the Mayor and  
Members of the City Council.

At a meeting of a Committee of the Whole Council held on the above date the matter of a request made on behalf of Civic Workers Federal Union Local 108 for a forty hour work week with the same take home pay was considered.

It was agreed to recommend that the City Manager and Deputy Commissioner of Works be requested to report as to what effect this will have in respect to the work shifts and costs involved.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Lane, seconded by Alderman Ahern that the report be approved. Motion passed.

BARGAINING COMMITTEE HALIFAX CIVIC EMPLOYEES FEDERAL UNION  
#143

Halifax, N. S.,  
January 19, 1954.

To His Worship the Mayor and  
Members of the City Council.

At a meeting of a Committee of the Whole Council held on the above date, it was agreed to recommend that Aldermen Dunlop, Macdonald, Kitz and MacMillan be appointed to act as a Bargaining Committee in the matter of negotiating a new contract with the Halifax Civic Employees' Federal Union #143.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Lloyd, seconded by Alderman Ahern that the report be approved. Motion passed.

Moved by Alderman Ahern, seconded by Alderman Hatfield that this meeting do now adjourn. Motion passed.

Meeting adjourned.

11:10 P. M.

LIST OF HEADLINES

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*W. P. Publicover*  
W. P. PUBLICOVER,  
CITY CLERK.

*R. A. Donahoe*  
R. A. Donahoe, Q. C.,  
MAYOR AND CHAIRMAN.

EVENING SESSION  
SPECIAL MEETING

Council Chamber,  
City Hall,  
Halifax, N. S.,  
January 21, 1954,  
8:00 P. M.

A meeting of the City Council was held on the above date.

After the meeting was called to order by the Chairman and before considering the regular order of business, the members of Council attending, led by the City Clerk, joined in repeating the Lord's Prayer.

There were present His Worship the Mayor Chairman; Aldermen DeWolf, Dunlop, Lane, Adams, Lloyd, Kitz, O'Malley, Ahern, Allen, Vaughan, Hatfield and MacMillan.

Also present were Messrs. A. A. DeBard, Jr., W. P. Publicover, R. H. Stoddard, A. P. Flynn, A. J. Yeadon, George F. West, V. W. Mitchell and C. P. Bethune, Q. C.

The meeting was called specially to consider the following items:

1. Public Hearing re Rezoning the area bounded by Charles, Gerrish Streets, rear of Gottingen and rear of Agricola Streets from C2 Zone to R3 Zone.
2. Deletion of Diagonal Street from Master Plan.
3. Financing Halifax-Dartmouth Bridge.
4. Revaluation.
5. Tenders for #34 St. Paul St. Property.
6. Motion by Alderman Ahern re Speed Limit.
7. Undersized Subdivisions.
8. Zoning By-Law Non-Conforming Uses.
9. City Field Union Agreement Membership.
10. Appointment to Recreation and Playgrounds Commission.
11. Composition Court of Tax Appeals.

January 21, 1954.

PUBLIC HEARING RE: REZONING THE AREA BOUNDED BY  
CHARLES, GERRISH STREETS, REAR OF GOTTINGEN AND  
REAR OF AGRICOLA STREETS FROM C2 ZONE TO C3 ZONE

A Public Hearing into the matter of Rezoning the above area from C2 Zone to R3 Zone was held at this time.

His Worship the Mayor: "Is there anyone appearing against this proposal for rezoning?"

Rev. W. P. Oliver, representing the Nova Scotia Association for the Advancement of Colored People, submitted and read the following brief:

Re: Rezoning of Maynard and Creighton St.

In general, this is a very praiseworthy project and should meet a recognized need. The Nova Scotia Association considered the project and recognizes the fact that there are many people living in the area who will not be able to build or purchase adequate housing. The Association is prepared to cooperate and go along with any project that will provide suitable housing for all citizens. Yet we do feel that in view of experiences in public housing to date, and certain aspects of the present plan more study should be given to the entire proposition.

Whereas;

- (a) The basis has been changed from Maynard St. to Creighton St.
- (b) We cannot conscientiously support anything that suggests segregation, which is alien to our way of life in a democratic country. Segregation serves only to create evil ghettos, resulting in segregated schools and other unfavorable situations that will handicap a wholesome development in the city as a whole.
- (c) A development of home ownership has developed in this area largely populated by Colored people since the war. Many homes have been purchased and redeveloped. We cannot see why these people should be penalized for people, mostly white who have purchased condemned properties and are exploiting Negro tenants.
- (d) We have building codes. Is it possible that they are being enforced more harshly when it comes to Colored landlords?
- (e) As a positive suggestion, why not accept some Colored tenants in the Bayers Road Public Housing project, or any other future project. Until the authorities who control public housing show some inclination to accept Colored tenants there is no hope for the large number of home owners in this area ever purchasing or renting homes in the city of Halifax. The

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majority of houses scattered around this area that could be rented by Colored people have been destroyed and the people either moved from the City or crowded into the Creighton Maynard area. It is now suggested that those who own their property surrender this right on the promise of being provided with adequate housing. Those who may wish to purchase a new home would barely have the down payment and those who look forward to housing near their places of employment and schools for their children have only the record of past experiences of Colored people in the matter of housing in our city.

8:05 P. M. Aldermen Macdonald and Moriarty arrive and take their seats in Council.

His Worship the Mayor asked Mr. Oliver if he had any figures on the number of colored persons owning their own homes and the number occupying homes in the area to which he replied 35% were colored home owners and that the area comprised about 80% of the colored people in Halifax.

Alderman Vaughan stated that in the Association meeting they had used a figure of 983 colored people living in the City and now it was suggested that 800 of them are living in this area.

Mr. Oliver said it could very well be so.

The City Clerk at this time read the following letter from Mr. John Hutton:

22 Blowers Street,  
Halifax, N. S.,  
January 18th, 1954.

City Clerk,  
City Hall,  
Halifax, N. S.

Dear Sir:-

I am acting for Margaret E. Meehan, 63 Agricola Street, Halifax, N. S. and on her behalf wish to express strong objection to the proposed passing on Thursday Jan. 21st of a Zoning By-Law to rezone from C2 to R3 the area in which her property is located. Miss Meehan is the owner of the property 63 Agricola Street extending from the east side of Agricola Street to the west side of James Street and I believe is the only owner in the block whose property extends from Street to Street. This property which was devised to her by her late father and which always has been her home consists of a dwelling at 63 Agricola Street and a garage on the rear of James Street portion. It is the rear portion which is proposed to be rezoned.

The garage houses a transfer business which has been owned by her family for many years. It means a great deal to this organization to be able to conduct its business on family property

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and rezoning of this area would mean that this business would have to move to a less convenient and less strategic area resulting in a financial loss which could not be regained.

In addition to the loss to the family transfer business rezoning from commercial to residential would result in a decrease in the value of the property to Miss Meehan. This area has been a commercial area for many years with the result that her property is now a valuable commercial site and its rezoning as proposed would mean a financial loss.

I would further point out that if rezoning is passed and expropriation carried out the balance of my client's property would be decreased in value.

I trust that council will consider carefully the objections held by my client.

Yours truly,

John M. Hutton.

His Worship the Mayor: "Anyone wishing to be heard in favor of this proposal?"

Mrs. Carl Hudson of the Community Planning Association submitted and read the following brief:

His Worship The Mayor and Members of the City Council:

The purpose of this brief from the Halifax Branch of the Community Planning Association is to urge the members of the City Council to take prompt action in approving the rezoning of the Creighton-Maynard St. area from Commercial to Third Density Residential. This would facilitate an early start on an absolutely necessary slum clearance program. We urge you to rezone this area so that the continued expansion of commercial establishments within this area may be halted and thereby the costs and problems of redevelopment will be lessened.

The report of slum conditions, which was presented before the Slum Clearance Committee on Oct. 24, 1951, has not altered - and it was stated at that time that a report to the Civic Planning Commission in 1944 designated this same area as one in most need of elimination. The 1951 report stated that the Creighton and Maynard Streets from Gerrish to Charles are decidedly bad, with lack of proper plumbing, bad toilets (or none), lack of sufficient water, serious overcrowding and potentially tragic fire hazards. The 1951 report stated that the Juvenile Court says that, almost without exception, juvenile delinquents come from sections where there is bad housing. Court officials have been impressed by the fact that when families have moved to better residential areas, with opportunity for play, nothing further has been heard about the children who were previously delinquent. We cannot afford the luxury of subsidizing the development of more and more juvenile delinquents. As it is necessary that this area be redeveloped - it must be rezoned immediately. Such areas cannot be allowed to continue as they are a source of great social and financial expense to the City Government and the people of Halifax as a whole.

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The rezoning of this area NOW can only profit the present residents, as it will curtail the present trend toward commercial development and insure its continued existence as a residential area with rental living quarters available and the opportunity for home ownership being maintained.

Finally, we must urge members of the City Council to consider the danger of racial segregation - or the possibility that such segregation may take place within this new development. In view of this, may we respectfully suggest that after taking the first step of rezoning, the redevelopment of the area be worked out by a committee representing City Council, the residents of the area, the Nova Scotia Assn. for the Advancement of Colored People and the Halifax Branch of the Community Planning Assn. This Committee to make its further recommendations to City Council at a later date.

Respectfully submitted,

Community Planning Association of Canada  
Halifax Branch.

Silvia Hudson.

Miss G. V. Shand: "I am here on behalf of Rev. A. G. Campbell. We do urge the rezoning of this district with the hope that there will be a slum clearance program and some housing. We don't have to go into the dangers of overcrowding and ill health. We urge for a re-housing in this area and that some study be given to the replacing of people who may live in that area now. We do urge against any policy of race discrimination."

Alderman O'Malley: "Why are they so anxious in urging this particular area rather than any other area in the City of Halifax?"

Miss Shand: "The reason is that we know it is an area where there is a good deal of bad housing. Our work goes on in that area. We have also seen the pictures that have been taken. It has been very carefully studied and selected."

Alderman O'Malley: "I take it that you know little about the other sections as compared to this section."

Miss Shand: "We do; there are other bad sections."

Alderman Lloyd: "It is a fact that in your work you come in touch with the social case work that is done throughout the City of Halifax and you are aware of that."

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Miss Shand: "We are. All the groups belong to the Welfare Council."

Alderman Lloyd: "Which area reflected the greatest incident of social costs; it would not be difficult for you to define it?"

Miss Shand: "I would not like to give an answer right away."

Alderman Lloyd: "You would be able to pin-point it from your records."

Miss Shand: "Yes."

Mr. J. W. Carter addressed Council as follows: "I am in favor of rezoning this territory up there from C2 to R3 providing firstly that the people in that neighborhood, especially the home owners, are rehabilitated if they have to move to make way for any project. The taxpayers in that quarter should be compensated for having to move. There are quite a number of home owners in that area who have lived there for over 100 years. If they had to move suddenly they would find it a hardship in finding a new home. Those home owners would like you to give them due consideration because it is not easy to pull up roots these days for those who are about to retire and those on old age pensions. If a housing project were to go up I would be very much for it providing it is a housing project that would meet the standard of pay that the colored people are getting so they could pay rent. It would be useless to put up houses where rents would be \$55.00 or \$60.00. If it were from \$30.00 to \$40.00 I would say that would be good and that the City of Halifax is doing something. The people of that area would be very much satisfied with a housing project whereby they could pay rent and get better housing. These are the two things that should be looked into. (1) The persons' ability to be rehabilitated and (2) Their ability to pay rent."

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Alderman Vaughan: "Some mention was made of a survey you people conducted. What area did it cover?"

Mr. Carter: "All the City of Halifax where the colored people live."

Alderman Vaughan asked if it were not true that in the Charles, Gerrish and Creighton Streets area, there were only 9 families who had bathrooms out of 100 to which Mr. Carter replied in the affirmative.

Mr. Carter stated they would be willing to supply the personnel survey the organization conducted.

Alderman Lloyd: "I wonder if he could tell me what rent he would charge for two bedrooms kitchen and living room in the area?"

Mr. Carter: "It would be from \$20.00 up to \$40.00 or \$50.00. Yes easy."

Alderman Lloyd: "I see in the plans of this development one type of accommodation contains 3 bedrooms, living room, bath room and kitchen, if the colored folk got that for around \$40.00, would you think that was reasonable?"

Mr. Carter: "Yes to those who could pay. It depends on their income."

Alderman Lloyd: "They are paying that for the same space of less desirable accommodation."

Rev. J. W. A. Nicholson: "Already a process of segregation has taken place and we have it because nothing is being done. Mr. Oliver is simply asking for a continuance of segregation whereas this is a policy where it will be removed. There is some opposition and the question has been asked 'why is this place chosen?' I am hoping that the City of Halifax will do something to make an improvement in the slum area which is a disgrace to the City."

His Worship the Mayor stated that any development that took place would have to be self-supporting.

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Mr. Nicholson: "I am sure the Council will think of the welfare of the Citizens of this City."

Mr. Gordon Black: "It is going to be beneficial not only to the colored citizens of that area, but also to the colored citizens of the community. If there is a worse section I would not like to hear about it. I do submit that in the long run the welfare of the citizens of Halifax and the City of Halifax will be greatly advanced by rezoning and rehabilitating some of the worse slums we have. Anything the Council can do towards this blighted area the citizens will approve regardless whether it will cost a little more money in taxes. I heartily endorse it. We should get a start in this City where we will get some measure of assistance from the Federal Government. I do commend this particular project to you."

Mr. Oliver: "I am thinking of the expulsion of the Acadians. I want to make it clear that the Association is absolutely interested in housing. We have promoted surveys to discover the types of housing. When we come to a proposition on this matter, we don't feel we should be forced into it without studying it. We are living in a changing age and there are indications they are not wholesome. I would not like the City to lead us into anything that would cause us to shed tears in the years to come. I am opposed to taking people out of their own homes and compelling them to live in apartments. God gave us the privilege of living as families. Men and women who have had the spirit of citizenship and spunk to save and build a home should be allowed to live as first class citizens."

His Worship the Mayor then asked if anyone else would like to be heard and as there was no response he declared the public hearing ended and the matter for Council's consideration.

Alderman Vaughan: "In moving the rezoning, I do so for many reasons. The reasons are clear. (1) The question of raising the standard of living of a great many of our citizens can only be

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done in this area and in Halifax by such a project. We are not like many other cities in Canada and Towns and Municipalities in Nova Scotia. We are not afraid to expand our boundaries, but we are bound geographically and hampered geologically because there is some land left in Halifax to build on yet, but it has such rock conditions that it would be impossible for a workingman to blast that rock and put in a foundation. We know today what it costs to build a home and how reluctant the lending institutions are to grant very generous terms. We are faced with the problem of how are we going to house our citizens. Let us say that 100,000 population is going to be our limit. I am more concerned with a better Halifax and not a bigger one. We in the Committee have selected this area because the members are aware of housing conditions in the City. I have gone into many homes in this area. There are homes in this area where I would not want to be caught in a fire. Mr. Oliver and Mr. Carter know which ones I refer to. It would result in a serious loss of life. We had an example of that only a few years ago on Creighton Street resulting in the loss of life of an adult and 2 children. To erect on this property single family dwellings we will really be expelling the present day citizens in the area bounded by Maynard, Gerrish, Charles and Creighton Streets. Mr. Oliver poses some problems and I think some of those problems have been with us since the first colored people landed on our shores. I would like to see those problems solved. You can't solve this problem by saying 'no we don't want it because you will disturb 2 or 3 people.' In this area there are colored landlords. It is not a question of racial discrimination. You have economic segregation in that area. It is only in this area that they can live. They can't afford to pay rents elsewhere. They can't go to the apartments in Dartmouth because they can't pay the rents as Mr. Carter said. Mr. Oliver states that 80% of the colored people live in that area. In Africville alone there are around 450 people according to the last Provincial

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Election list. 450 from 1000 leaves 550 which is considerably less than 80% of 1000. There are families scattered around. We cannot say that 80% of the colored population live in this area unless my calculations are wrong. This point was brought up at a meeting of the colored Organization which I attended last year. One man stated that colored children were going to the high school, vocational school and coming out of homes that are substandard and go to fine buildings and come home to a building where you have one bedroom and a sink. Some people are going to suffer some hardship in this that they will have to vacate the homes they bought. Maybe 10 or 12 have paid for them; they will be paid for them by grants from the Federal Government. They will be able to relocate. Should a handful of people who own some property be allowed to stand in the way of a development such as this would be, for two or three hundred families? Their wishes should not stand in the way for us to redevelop this area. The area is a blighted area. As Nathan Strauss said, this is the seed from which blight grows. This is the cancer which spreads throughout the entire City. Go to Dartmouth with the erection of the Bridge you will see an even greater trend than in the last few years. Land that was formerly part of the Keeler Farm, today there are 3 or 4 streets going in there with fine homes. The drift is continuing to Dartmouth and the surrounding suburbs. The Federal Government will pay 50% of the cost of acquisition and rehabilitation of this site. We have not gone into the matter finally and completely. We are only asking that the Council rezone the area, so the committee will proceed with plans for a re-housing. Matters which Mr. Oliver brought forward can be discussed in the committee after the rezoning has been passed. I do urge upon Council to give careful consideration to the rezoning and pass it if it meets with their favor so the committee may proceed with final plans for the re-development."

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Moved by Alderman Vaughan, seconded by Alderman Hatfield that the area be rezoned from C-2 to R-3.

Alderman Hatfield: "We have now completed the Bayers Road Housing Project. The Housing Authority is doing a good job. I don't know if there are any colored people in there or not. If this rezoning went through the colored people would have a chance to benefit from public housing. I know Alderman Lane will agree with me that that was one area that should be rezoned. She was a member of the Master Plan Committee in 1945 and they agreed on that. I have gone through these various areas in Halifax and in answer to Alderman O'Malley I have been through the poorer areas to try to pinpoint the one that should be removed first. When the buildings go down certainly the Assessor cannot increase the assessments. I would suggest that since Alderman Vaughan had done 99.9% of the work in this project, that his suggestions should be followed more than mine.

Mr. Oliver and Mr. Carter are talking about costs. In the Bayers Road Housing Project the average rental will be \$40.00 based on income. If a man is earning \$1500.00 his rent should be around \$30.00. If it is \$3,000.00 the rent would be from \$50.00 to \$55.00. The average which the authority must collect is \$40.00. That is within the income range of most of our citizens. I hope we can improve the sanitary facilities by another method which is coming out soon. I hope we can stop the decay in one area and increase the value around there."

Alderman Macdonald: "Whether this is the right area to start with I am not quite sure. I do have this report in front of me and I have made a little study of it. I find the figures are a little conflicting with Alderman Vaughan's as far as home ownership is concerned. According to the report there are 38 addresses listed here and there are 18 home owners out of 38. That is nearly 50%. Who are we trying to rehabilitate home owners or

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tenants, which are living in worse conditions than perhaps home owners? During 1951 I think there was a survey made and this area could stand a lot of improvement. I think the report at that time proved the area downtown was the most blighted area in the City. North and South of Jacob Street, as far as the fire hazard that was mentioned, I think the fire hazard in the downtown area is much greater because the buildings are attached to each other."

Alderman Lane stated she spent time in London, England and Brussels in Belgium on work such as this. She congratulated Aldermen Vaughan and Hatfield for the work they had done on this matter. She referred to previous speakers mentioning juvenile delinquency. She said that juvenile delinquency also came out of homes that had two bathrooms, but she agreed a start had to be made and this area was picked out by the Civic Planning Commission when Alderman Lloyd was Mayor. She stated she was quite prepared to vote for the rezoning when she was assured that this particular group would have a place to live when their homes would be torn down. She told Aldermen Vaughan and Hatfield that she would go along with the project if they could give her the assurance she was looking for as she would like to know where those people were going to live."

Alderman Ahern: "I was amazed when I heard about this. I don't think we were advised or invited to sit in. Where will the people go. The Minister, Mr. Winters, would not agree to put a five cent piece in this unless we could show first where the people will be housed. There are other people on Agricola Street and we have not heard anything about them. I don't think they want to move into that monstrosity (pointing to a model apartment building prepared by the Town Planning Engineer) that looks like a fire trap without even opening the door. In Washington some time ago the planners said 'tear down certain homes' and the owners said 'never.' There was a rehabilitation program. Those who did not have bathrooms up and down, got them. There was new wiring, new

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flooring and everything else."

His Worship the Mayor: "Who paid for it?"

Alderman Ahern: "The Federal Government. You are going to ask the people to get out of their homes and pay rent. There are certain people who cannot pay more than \$25.00."

His Worship the Mayor: "Are you suggesting that we can get Federal money?"

Alderman Ahern: "I would suggest that Mr. Winters will help you. I don't see how the City Plan can justify the removal of all the buildings. I can say this that the people resent that part of the City being called 'slums.' I don't think it would be fair to ask them to move out of their homes and get into a rented home. The point brought out by Alderman Lane is a very fine question 'where will they live?' That is a very vital question. The Aldermen of Ward 5 resented not getting an invitation to sit in. As far as Agricola Street is concerned, there are many good substantial homes. There are certain places that should be removed."

His Worship the Mayor: "As I understand the plan Agricola Street will not be affected except where the line runs through from another street. Mrs. Meehan said she would lose her backyard."

Alderman Ahern: "I think we should delay this and I am going to move shortly that we give this a two months hoist so that a concrete plan will be brought in here. There are many buildings on Gerrish Street that are in good shape and it would be a crime to remove them. We should allow the people of Ward Five to meet with this Council and state what they want and what they can stand financially. I don't think they can afford to pay \$40.00 a month. Mr. Oliver brought it out. We do agree that we should have high class housing for all our citizens and we should have better facilities in those homes now that could be rehabilitated by installing bathrooms."

Moved in amendment by Alderman Ahern, seconded by Alder-

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man Lane that no action be taken for two months or until such time as the City Council meets with the people concerned and those who own property there.

Alderman Hatfield: "I am quite confused about statements made by Alderman Ahern. It seems that he said he was against it and for it. He wants good homes there, but he doesn't want it rezoned. As far as not being invited to the Slum Clearance and Public Housing Committee meetings, he should know that all citizens and Aldermen are permitted to attend any meetings of the Committee. Alderman Lane made some reference to the effect that some juvenile delinquents come from homes with two bathrooms. The majority come from this type of home, with one bathroom. I will re-state the matter of rents. It is 22 or 23% of their income. If they are earning less they will not have to pay quite that high. If it is around \$1500.00 the rent is \$30.00."

Alderman O'Malley asked for an interpretation of the Section in the advertisement which said the "Council will consider and determine all written objections to the By-Law which said objections must be delivered to the hands of the City Clerk at least two clear days before the time of the meeting."

City Solicitor: "Section 16 of the Act provides for amendments to the By-Law." He then read the Section of the Town Planning Act and stated, "I do not think that such a petition or protest is here tonight Your Worship. You can also hear persons in person whose property would be affected by such amendment."

His Worship the Mayor: "We have listened to petitions from persons whose properties are outside the area."

City Solicitor: "You can hear whoever you like on it but it gives those persons who are affected a right to speak."

Alderman O'Malley: "Thank you."

Alderman O'Malley said he was in receipt of a report on slum clearance in the Maynard-West Streets area that was undated and unsigned.

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His Worship the Mayor: "How did it get into your possession?"

Alderman O'Malley: "I think it is the one Alderman Macdonald is referring to."

Mr. Snook: "That is my report to the Slum Clearance and Public Housing Committee."

Alderman Lloyd: "There is a memo to the Committee to help them in their deliberations."

Alderman O'Malley: "On what basis did he come to the conclusion that this area was the area which should be undertaken to erect this new housing project?"

Mr. Snook: "First and foremost basing my thinking on the Master Plan and on my own personal survey which I carried out."

Alderman O'Malley: "It came up again in 1951?"

Mr. Snook: "I think it did. It would be contained in the 10 year development plan."

Alderman O'Malley: "Was it in the same category in 1945?"

Mr. Snook: "I believe so."

Alderman O'Malley: "This Council approved of it as a commercial area. There must have been sound justification for making it a commercial area. Three years later they come in with a proposal to make it R-3. Commercial areas are shortening up all the time. If the houses don't meet the health regulations, there must be something wrong with the management of this City. We are supporting an Engineering Department; Town Planning Department and a Building Department. There is something wrong Your Worship. This is the first time to uproot people in their own homes for rental quarters. It is not sound. I don't think there is one citizen who does not realize the necessity of providing houses. I don't think this meets with the demands of the Ministerial Association. It came about from the fire we had at North and

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Barrington Streets. Alderman Vaughan referred to Creighton Street. I know more about Creighton Street than anyone in this Council. Reference was made to this area as a blighted area. I would like to know how long it has been blighted? The area is the same as when I was a kid going to St. Patrick's school. It has not deteriorated any more since that time. Mr. Oliver mentioned the families who lived there 100 years ago. I do wish to say this that some previous speakers before this Council made some criticism of my questioning as to why this particular area was picked out and naturally when you criticize you must offer something in its place. I do wish to say tonight that as a member of the Board for the School for the Deaf, they contemplate very shortly abandoning the site and they will make available that large area. This Council should approach the Board of the School for the Deaf possibly with the idea of an exchange of land between the Board and the City Prison farm area. I think we would be doing something. Alderman Vaughan said he was not going to speak on the financial aspects of this project. All we got from Alderman Hatfield was the rental basis. I think the financial cost of this project is of paramount concern. The report says the assessed value of the property is \$17,550.00 with a total return of \$830.00 per year. Using these figures as a basis it would be a fair estimate to say that the cost of acquiring the land would be \$30,000.00 is ridiculous. If they can get it for less than \$100,000.00 I miss my guess. The whole approach to this thing is too juvenile. I think it should have the attention and consideration of a real experienced Town Planning Engineer. I respect Town Planning Engineer Mr. Snook, but a project for the remaking of this City is too big an undertaking for one or two individuals. It comes from the Town Planning Engineer, Aldermen Vaughan and Hatfield. I understand Alderman Dunlop is a member of that Committee. I doubt very much if he would go along with it."

Alderman Dunlop: "I must apologize to Council and the Committee that I knew nothing about it until it was brought

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in. I would like to give the matter considerable thought before voting for it. I don't know what it is. If it is just for rezoning, I am against it. I would like to know the reason for bringing it back to R-3. I suppose if we rezone this we are destroying the value of properties. I did have something to do with the removal of some colored families from the Rockhead Hospital during the war and it took me 8 years. I saw those people who were perfectly satisfied in their homes. They got very generously treated. They got at least double the value for their properties. Colored people with low wages is not true. They are making just as much as white men. I saw an able-bodied colored man who had to go to the Cobequid Road. He drives 13 miles to work 8 hours a day. Alderman Allen has one that comes 30 miles to work. I will go along with this project if I knew what we were going to do with it. If we put buildings on it like that (the model) I would not be afraid to say that it would be a slum area within 30 years. I think Alderman Hatfield instead of being classified as a real estate agent should be commended for providing low-rental housing. If these people could own them, I would be for them. I don't think we should rezone this just for the purpose of rezoning. If the Council is committed to building buildings like this, then if that is the intention, we should know about it before we change the zone. Until I know what is going on here I will be against the re-zoning."

Alderman DeWolf: "Will these apartments cost the same as in the Bayers Road Project? Are they the same size?"

Alderman Hatfield: "These apartments are not as large. Standard Construction are quite prepared to continue the Bayers Road houses at the same cost."

Alderman DeWolf: "Do I understand the Government pays 50% of the costs?"

Alderman Hatfield: "The Government pays 50% of the net cost. If the land is worth \$50,000.00 and the whole thing costs

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\$1,000,000.00, the Government will split the \$950,000.00."

Alderman DeWolf: "These lots will probably cost on an average of \$3000.00."

Alderman Hatfield: "We will still have the City services on these lots."

Alderman DeWolf: "At any rate the land will cost more. Is it assumed that the City will work it out on the 25% basis?"

Alderman Hatfield: "Yes."

Alderman DeWolf: "Is it not a fact that the Bayers Road Project was open to citizens as a whole? These buildings did not displace other buildings. Is it assumed that the buildings would be for the displaced persons in the area?"

Alderman Hatfield: "I would assume that if we appoint a Housing Authority on it."

Alderman DeWolf: "If we don't it would work a great hardship. I assume that these people are going in there. I do suggest that you can get a group in a given area who can pay an average rental of \$40.00. It is easier to get it when you have people from all over the City. I think the City will be faced with a higher cost than the Bayers Road project."

Alderman Hatfield: "The City services are already provided there. We provided extra schools in the Bayers Road area."

His Worship the Mayor: "The schools don't enter the project."

Alderman DeWolf: "It is very hard to get an average rental of \$40.00 from one or two blocks."

Alderman Hatfield: "In order to produce \$40.00 a month the income should be about \$2,000.00 a year. I don't think there is an area where the wage earner is not earning \$2,000.00."

Alderman Kitz: "I am not completely satisfied that we have the financial basis of this proposed plan. I am in favor of this proposal basically and I intend to vote in favor of it. I do think you have to consider the question that was brought up about

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your initial financing. We must know where we are going. We hope this will not be a colored belt alone. In that regard the economic lot of the colored people of this City has shown some improvement over the years. It is idle to suggest that their economic conditions approach that of others over the City. I said I am prepared to vote for this matter yet there has been one issue raised by Alderman O'Malley, which is surely worthy of investigation. That is the Alderman's suggestion that the School for the Deaf is going to give up that land and we could look with favor on relocating part of the Prison property. That is cause for further study. I am going to go along with the amendment for the time being hoping that that thought will be thoroughly aired to see if there is any advantage that can be drawn from it."

Alderman Lloyd: "I have listened to the pros and cons here tonight. Here we have a committee. It is our job to become well informed on the job they are doing and listen to what they are doing. In this case I would say the two young men who have undertaken this job and carried on a work which people in this town have advocated and striven to attain for many years. They don't claim to be the originators of slum clearance by a long shot. They are very modest about the splendid contribution they have made. There is one factor that has been over emphasized. It is the category of fear. I see nothing to fear whatever. Those who now own commercial properties in the area when it is rezoned will continue to enjoy a non-conforming use. Until this Council examines plans for houses and decides the types of houses to be erected, how they will be arranged and costs, I therefore feel that we are merely putting ourselves in the position to examine fully what the Federal Government has to offer to us by way of assistance. It indirectly affects welfare problems and employment. I understand we have 400 carpenters alone in the building trade. It would do us no harm to have a backlog of public projects facing us in the future. They can't continue to build defence projects

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indefinitely. It is wise for us to look ahead and to take care that we are taking full advantage of the expenditures of National Government money. This project certainly makes that attractive. All they are asking us to do is a matter of rezoning. In the estimates next month you will find an item 'public welfare' and you will find it is 9% of the total budget. The welfare agencies are emphasizing case work. It is to help people help themselves. While this project will not help a good many people who need to help themselves. The matter of racial segregation has been mentioned tonight. We don't decide for or against it until the Housing Authority is given by this Council as to how they are going to put people in this development. Then and then only will the question be decided. Alderman Dunlop has told you that Councils and Courts usually give you full value for the properties. There is nothing to stop anyone from going up there and buying in that area. How many would be willing to sell in the commercial area and re-locate in Dartmouth, we don't know. From the point of view of rental accommodation I think we have made it quite clear that the people who go into these accommodations, and this applies to people who are in need of assistance, that under the plan of an economic rent, individuals will be able to acquire much better accommodation for the same rent than they can acquire today in the City of Halifax. I think that statement cannot be refuted. Conditions of tenancy will be determined by the Council and the displaced tenants' position and the question of colored folk will be discussed then. I will want to be assured as to what will be done. All the weight of the argument is in favor that we take one step forward tonight to put ourselves in position to do something about the causes of welfare costs which eat the taxpayers to the tune of three quarters of a million dollars. All this Committee asks tonight is to agree to a rezoning so we may examine the problem further. Certainly it meets all the criticisms. The only thing

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we can't meet is the re-development for commercial purposes. All these matters will be decided after the Committee has gone to the Federal Authorities and examined all the implications of the matters discussed here tonight and bring back their report financially or otherwise and then only will this Council decide to proceed further with the project."

Alderman Moriarty: "I have been keeping my eyes on this building. It is to be built to house 6 families. Six families are going to be put into this building that is 40' x 26'? Is that correct?"

Mr. Snook: "61' x 31' outside dimensions."

Alderman Moriarty: "They will be built along the same area as Creighton Street. Has any thought been given by the Committee on the planning of this section to the sewerage and water conditions? How long have the pipes been in the ground and how long has the water been in the area? After the apartments are completed a condition develops that there is no water and won't reach the top family; what I would like to know is, has that been given consideration?"

Alderman Hatfield: "I think so."

Alderman Moriarty: "For 6 families?"

Alderman Hatfield: "No doubt it will tax them (the facilities) a little more. I imagine there will be a larger pipe going to the mainline. Are you asking me if the pipe is 50 or 100 years old?"

His Worship the Mayor: "There is an existing sewer there now. Have you estimated that that same sewer will be adequate to serve the people?"

Alderman Hatfield: "No. We will ask the Works Department for a report on that."

Alderman O'Malley: "Alderman Lloyd in his summing up made the remark because of the complexities why we should approve of it. I say that is the very reason we should defer it."

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Alderman Lane referred to the statement made by Alderman Lloyd on the welfare costs and said she did not agree with him as the welfare cost figures included maintenance of the T. B. Hospital. She felt it should not be spread around that it cost the City a certain figure because of bad housing. She said the City had been operating a group of Emergency Shelters and no place has been found for these people yet.

Alderman Lloyd: "I think I made it clear that \$793,000.00 was substantially attributable to the conditions of living in this City. I can go by 25 to 30 welfare agencies all who engage in social welfare case work."

He then gave the breakdown of the \$793,000.00 figure as follows:

Welfare Department	\$ 52,000
Children's Welfare Organizations	113,000
City Home	240,000
Grants for Welfare Work	36,000
Indigent Sick	150,000
Hospital Grants	24,500
T. B. Hospital	138,000

He said these figures did not include the capital cost of the buildings and that was shown elsewhere on his statement.

Alderman Dunlop: "Alderman Lloyd said the only thing we were doing was to rezone the area and if we rezone, it must be for a purpose. While the purpose is not before us the purpose must be what the Committee has suggested."

His Worship the Mayor: "The rezoning is sought for a purpose to make land available on which a project may be erected. It is sought because you can't approach the Federal Government until you show the Government you have land available for your project. If you don't rezone this you will not get any Federal aid for the clearing of the areas. We can't know what the project is

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to be unless we rezone. That is the situation Council is faced with. I think that is the position in which Council finds itself at this moment. Two months from now you will not have any more information."

Alderman Ahern: "I have a telegram from Mr. Winters. He is sending me information that I will be able to pass on."

His Worship the Mayor: "Read it."

Alderman Ahern: "No. We were not asked to attend the meeting therefore I am going to ask the Council to delay this and we will give valuable information. I would not sleep at night if I knew people were in something like that (the model). In all courtesy we should have an opportunity to come before you with a proposition. Alderman O'Malley gave you information with respect to the School for the Deaf. It is like the Diagonal Street, the properties are tied up for years. Give us an opportunity to bring in a plan."

Alderman Lloyd: "I spoke once on this and asked some questions. I don't want to prolong the meeting, but I think it is unfair to ridicule what is intended to be an indication of one of the types of those buildings. All these things have to be gone into: construction, type of heating, types of fixtures and all those things before a fair statement can be made."

Alderman Vaughan: "We have had a very good airing of the proposal to rezone a section of the City for redevelopment. I want to come to Mr. Snook's defence for what has been called a 'monstrosity.' In my desire to make the Council aware of what we are doing, I went to him and asked him to make a building. He said he had no experience, but he would make an attempt. I had hoped that members of Council who were not familiar with construction, might be made aware of the fact that we were trying to build something like this. As far as it being a fire trap the Fire Chief's Department has looked these plans over and they have approved of

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them. There is a fireproof stairway. There are only 3 families in each side. I think the matter of safety has been cleared through the Fire Department. I would like to see this go through before I reach the time when I can draw my old age pension."

Moved in amendment by Alderman Vaughan, seconded by Alderman Hatfield that this matter be referred back to the Slum Clearance and Public Housing Committee and that they be instructed to bring in a report for the March meeting of Council.

Alderman Hatfield: "Do we have to re-advertise for the March meeting?"

City Solicitor: "No. It is for Council."

Alderman Hatfield: "We will invite Aldermen Ahern and O'Malley to our meeting."

The amendment was put and passed 12 voting for the same and 2 against it as follows:

FOR THE AMENDMENT

Alderman Moriarty  
Dunlop  
Lane  
Macdonald  
Adams  
Lloyd  
Kitz  
Allen  
Vaughan  
Hatfield  
MacMillan  
DeWolf

AGAINST IT

Alderman O'Malley  
Ahern

- 12 -

- 2 -

10:25 P. M. Council adjourned for a 10 minute recess.

10:35 P. M. Council reconvened the following members being present His Worship the Mayor Chairman: Aldermen DeWolf, Moriarty, Dunlop, Lane, Macdonald, Adams, Lloyd, Kitz, O'Malley, Ahern, Allen, Vaughan, Hatfield and MacMillan.

DELETION OF DIAGONAL STREET FROM MASTER PLAN

Halifax, N. S.,  
December 3, 1953.

To His Worship the Mayor and  
Members of the City Council.

January 21, 1954.

The Slum Clearance and Public Housing Committee at a meeting held on the above date agreed to recommend that the proposed diagonal street from Duke and Argyle Streets to Brunswick Street at Jacob Street, be deleted from the Master Plan and this Committee will not recommend a housing development for this area.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

Moved by Alderman Dunlop, seconded by Alderman Vaughan that the report be approved.

Alderman Dunlop: "I understand this is actually blocking some changes that might be made. There are people with buildings who don't know what to do."

Moved in amendment by Alderman Lane, seconded by Alderman Vaughan that the matter be referred to the Town Planning Board for a report back to Council. Amendment passed.

10:45 P. M. The Deputy Mayor assumes the Chair.

TENDERS PROPERTY 34 ST. PAUL STREET

Halifax, N. S.,  
January 21, 1954.

To His Worship the Mayor and  
Members of the City Council.

The Finance and Executive Committee at a meeting held on the above date considered the matter of tenders received for 34 St. Paul Street.

It was decided to recommend that the tender received after the deadline advertised for receiving tenders be not considered and the previous recommendation of this Committee confirmed.

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

To: His Worship, R. A. Donahoe, C. C.,  
and Members of City Council,

From: City Manager, A. A. DeBard, Jr.,

Date: January 12, 1954

Subject: Tabulation of Bids for 34 St. Paul Street

<u>Bidder</u>	<u>Amount</u>
Charles H. Boudreau	\$ 4,000.00
Nap J. Langlois	4,500.00

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Eric D. Murray	\$ 2,500.00
Ralph Gould	3,000.00
Thomas Clark	3,900.00
*Albert M. Parker	4,500.00

\*Recommended bid by Finance & Executive Committee.

A. A. DeBard, Jr.,  
City Manager.

Moved by Alderman DeWolf, seconded by Alderman Kitz that the report be approved.

Moved in amendment by Alderman Dunlop, seconded by Alderman Allen that the sale of this property be re-advertised and that in the advertisement it specifically state that the tenders must be in the hands of the City Manager by a certain time whether delivered in person or by mail.

Alderman Dunlop: "I heard that \$4500.00 was not the going price for prefabs. I think we should re-tender. I would make the suggestion that in the call for tenders that no offer under \$5000.00 be accepted. Alderman DeWolf knows more about this. I have seen them going through at \$7,000.00. I have heard that \$4500.00 was not a fair price for it. Two men offered \$4500.00 and I cannot see how you can pick on one man."

Alderman Lloyd: "I am a little bit upset about it now. I thought that the envelope came through the mails and had arrived the day we dealt with it after the time closed but, I find it arrived after we opened the tenders."

City Manager: "It arrived at 9:15 on the morning of the 12th and we opened them on the evening of the 11th."

Alderman Lloyd: "The letter was mailed from a Naval Depot office. Unless we have some reasonable explanation as to the delay, I think I will have to support the original recommendation."

The City Manager gave an outline of what had taken place with respect to this matter for the benefit of Alderman Macdonald who was in hospital when same was considered.

10:50 P. M. His Worship the Mayor resumes the Chair.

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Alderman DeWolf: "The general practice with respect to tenders is to advertise for a certain time and date and if any tenders come in late they are returned to the persons and marked 'tender too late.' This is done by the Government of Canada. The same thing happened with the School Board."

His Worship the Mayor: "Council instructed the Manager to open it so we can't blame anyone, but ourselves."

Alderman Adams stated in his long period of service as an Alderman this was the first time a tender had been opened after the closing date had passed and that many tenders had been returned.

The amendment was put and lost 6 voting for the same and 8 against it as follows:

FOR THE AMENDMENT

Alderman Dunlop  
O'Malley  
Allen  
Vaughan  
Hatfield  
Moriarty

AGAINST IT

Alderman Lane  
Macdonald  
Adams  
Lloyd  
Kitz  
Ahern  
MacMillan  
DeWolf

- 6 -

- 8 -

The motion was then put and passed.

FINANCING HALIFAX-DARTMOUTH BRIDGE

His Worship the Mayor: "The Minister of Municipal Affairs asked the City to assume responsibility for its share of an additional borrowing of \$3,500,000.00. Shortly before Christmas there appeared an article in the Press, written as a statement from the Secretary of the Bridge Commission stating that the Province had guaranteed the entire bond issue of \$3,500,000.00. I wrote to the Minister as follows:

January 4, 1954.

Hon. R. M. Fielding,  
Minister of Municipal Affairs,  
Halifax, Nova Scotia.

Dear Mr. Minister:

January 21, 1954.

I have for acknowledgment your letter of December 14, 1953 requesting the City of Halifax to accept its share of the responsibility by way of guarantee of the new issue of three and a half million dollars of bonds of the Halifax-Dartmouth Bridge Commission.

This letter was referred to the meeting of the Finance Committee of the Council, and by it referred to a special meeting of Council to be held on January 21st. In a newspaper report dated December 23rd, I note that it was announced that the Province had guaranteed the entire issue. No reference was made to the fact that the Municipalities had been asked to assume a proportion of responsibility under the guarantee. I have not seen any statement from the Province indicating that such guarantees were being requested, and I therefore would like to enquire if the request made in your letter of December 14th no longer requires action by City Council.

Would you be kind enough to advise me in time for the meeting of January 21st.

Yours very truly,

R. A. Donahoe,  
M A Y O R.

On January 5, 1954 the Minister wrote me as follows:

Halifax, N. S.,  
January 5, 1954.

Mayor R. A. Donahoe,  
City Hall,  
Halifax, N. S.

Dear Mr. Mayor:

This will acknowledge your letter of the 4th instant referring to my letter of December 14th last requesting the City of Halifax to enter into an agreement guaranteeing its share of the responsibility for the financing of the Halifax-Dartmouth Bridge Commission.

No announcement was made by the Government in the press concerning the guarantee requested by the Commission. I did note some newspaper comment. That in no way affected the request made to the City of Halifax, the Town of Dartmouth and the Municipality of the County of Halifax.

Because the Bridge Commission considered it important to have an early guarantee by the Government and because the Government had confidence in the good faith of the City, Town of Dartmouth and the Municipality of the County of Halifax, there was given a Government guarantee to the bonds issued. That is the normal first step under the statute. The second step is the execution of the agreements between the Government of Nova Scotia and the units of local government concerned.

Contrary to some comments there was no agreement in advance that the Government would shoulder the entire cost of the bridge above the estimates given by the Bridge Commission. The Government of Nova Scotia, as well as the units of local government, has representation on the Bridge Commission and feels that the Commission has met the changing circumstances and that, all units of government being represented on the Commission, there is an equal responsibility for all to complete the structure although

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it will involve greater financial responsibility than was at first contemplated.

Let me add however my personal conviction that the bridge will within a short time have revenues adequate to meet its annual requirements and the venture will be self-liquidating.

Yours very truly,

R. M. Fielding  
Minister.

I wrote a reply to that on January 6th. as follows:

January 6, 1954.

Hon. R. M. Fielding,  
Minister of Municipal Affairs,  
Halifax, Nova Scotia

Dear Mr. Minister:

I have for acknowledgement your letter of January 5th with reference to the requested guarantee of the City for a share of the responsibility of the financing of the Halifax-Dartmouth Bridge Commission. I will be pleased to advise you of Council's decision following the special meeting to be held on January 21st.

I do not understand your reference to the Government relying on the good faith of the municipalities concerned since the City of Halifax was careful when giving its approval to the original guarantee of seven million dollars to limit its financial obligation to a fixed amount.

I have no way of knowing what Council's decision may be, but I am unable to see why, in the circumstances, the Government should have assumed that the municipalities would necessarily assume part of the responsibility.

Yours very truly,

R. A. Donahoe,  
M A Y O R.

We are still asked to guarantee. I did point out that the original authority under which money was to be borrowed provided for the sum of \$7,000,000.00. Before any money was borrowed it was discovered that the cost of the bridge would be in the vicinity of \$8,000,000.00. When it was found \$8,000,000.00 would be required, new legislation was passed authorizing the borrowing of that \$8,000,000.00 and that is the \$8,000,000.00 which has been borrowed for the bridge. The \$3,500,000.00 is being borrowed under the original \$7,000,000.00 authority. The original authority was not repealed and allowed to stand. This new money is borrowed under the new Act. There is a distinction between the two. Under

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one Act all we guarantee is the deficit and the other is the bonds."

He then read the original resolution that was passed by Council and advised that the legislation was sought but no agreement was entered into. There is no outstanding agreement executed on behalf of the City of Halifax to assume any expenses whatever on the financing of the Halifax-Dartmouth Bridge."

Alderman Kitz: "It is amazing."

His Worship the Mayor: "Under the \$7,000,000.00 we would be guaranteeing 25% of the bonds. Under the \$8,000,000.00 we are required to guarantee 25% of any operating deficiency that might be incurred."

Alderman Kitz: "We never said any more than to guarantee 25% of the original cost."

His Worship the Mayor: "We have not officially guaranteed anything."

Alderman Lloyd: "I think the Government wants us to come in on it to put them in a position of like sharing."

His Worship the Mayor: "We are in this position that this Council has never considered the question of whether it was prepared to guarantee a deficiency of 25% of a borrowing of \$8,000,000.00."

Moved by Alderman DeWolf, seconded by Alderman Hatfield that this Council agree to guarantee bonds to the extent of 25% of \$3,500,000.00.

Alderman DeWolf: "It is not likely to be required. Before the bonds were sold it was demanded by the prospective buyers that a firm of experts come here to make a traffic survey to determine whether this would be a self-liquidating project. As a result they did issue a statement as to the proper earnings and they were greatly in excess of the amount needed to liquidate the bonds."

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Alderman Hatfield: "I think the thing is going to be a self-liquidating venture and will really result in no expenditure to us. Possibly we can help ourselves at a later date."

Alderman Kitz: "The motion I phrased is not open to any serious argument. If next week we are asked to agree to a second such resolution I would find myself in agreement with it. I read Hansard on the debate on the tolls of the Jacques Cartier Bridge to Montreal. The Minister pointed out a long list of deficits. I contemplate there will be no deficits. Our credit standing when we go to borrow money is surely a factor that is taken into consideration. Our credit facts must inevitably be weakened when we pledge ourselves to unknown commitments."

Alderman Vaughan: "Is there not some disagreement between the various parties as to the cost of bridge approaches? Is it not now the proper time to raise the issue. Are bridge approaches for the Bridge Commission or not? It is certainly of concern to this Council. If we are going to guarantee the bond issue this should be included as cost of the bridge."

His Worship the Mayor: "The attitude of the Commission is that it is strictly a matter between the City and the Province. The Commission takes no interest in it."

Alderman DeWolf: "This \$3,500,000.00 bond issue is really not a bond issue. They are issued as required to the banks as collateral and not sold to the public. It is felt the whole amount might not be required."

Alderman Dunlop: "Are we asked to underwrite any possible loss?"

His Worship the Mayor: "Under the legislation for \$8,000,000.00 that is all we could be asked to. The authority now is the original authority and under that we are asked to guarantee the bonds. We are asked to guarantee a deficit on the \$3,500,000.00 in bonds."

Alderman Dunlop: "I think if that is all we are going

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to be asked for to guarantee one quarter or \$875,000.00 we should do it but I am afraid we are going to be asked for more. We should not do anything tonight providing an equal guarantee is obtained from the County of Halifax in its proportion and also the Town of Dartmouth. I understand their portion is very small. I presume they have been asked to do it. I would suggest that the mover of the resolution put in "provided the other two look after their responsibility."

His Worship the Mayor: "This Council is not on record in 1950 as approving the guarantee of a deficiency on one quarter of a borrowing of \$8,000,000.00."

Alderman Lloyd: "I am suggesting that it is possible that they did not wish to proceed under the borrowing authority for some reason or other. The Province borrowed the money for the project. The City does not get into the borrowing at all. We guarantee to the Province of Nova Scotia. I am looking for the clarification as to the agreements. This Council wants to know under what authority it is proceeding. When the legal matters are cleared we should proceed with our share."

His Worship the Mayor: "The thing I am interested in is the thing Alderman Vaughan raised. I don't see why the citizens of Halifax should have to bear the capital costs for the improvements of streets to the approaches. The Province should see that the Bridge Commission looks after it."

Alderman Vaughan: "I do not think we should guarantee anything until we get the matter of payment for the approaches on the Halifax side settled."

Alderman DeWolf: "The Commission is not agreed to improve the approaches in Dartmouth or Halifax."

Moved in amendment by Alderman Lloyd, seconded by Alderman Vaughan that the matter be deferred until the regular Council meeting in February and when considering that matter His Worship the Mayor submit a report together with such recommendations as he cares to make with respect to bridge approaches and costs thereof

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as well as the legal authorities to guarantee this 25%.

The amendment was put and passed with Alderman Ahern wishing to be recorded against.

REVALUATION

A report was submitted by the City Manager on the matter of re-assessment. Copies of the report were furnished the members of Council previous to the meeting.

Moved by Alderman Lloyd, seconded by Alderman Vaughan that the matter be referred to the Taxation and Assessment Committee for a report back to Council. Motion passed.

MOTION ALDERMAN AHERN RE: SPEED LIMIT

Alderman Ahern: "I have discussed this with the Chief of Police. I would suggest 30 miles in the City and 20 miles in school areas and at intersections."

The Chief of Police gave an outline of the various sections of the Motor Vehicle Act with respect to speed limits.

It was moved by Alderman Ahern that the Chief of Police be authorized to discuss the matter with the Minister of Highways with a view to having the speed limit reduced to 20 miles in the school areas.

There was no seconder to this motion.

Chief of Police: "We have a remedy for this. It requires enforcement. Section 83 will take care of that for speeding in school areas."

Alderman Dunlop: "Speed limits today are matters of standardization. I don't know what the problem Alderman Ahern is trying to remedy. I would like to know if it is a problem that requires legislation to cure?"

Alderman Ahern: "Anyone knows that speeding through intersections is terrific. My complaint is in Ward 1 at Queen and South Streets. The Chief did place officers there at one time."

Moved by Alderman Vaughan, seconded by Alderman Ahern that the matter be referred to the Chief of Police to report to the

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next regular meeting of the Safety Committee. Motion passed.

UNDERSIZED SUBDIVISIONS

The matter of the approval or disapproval of undersized subdivisions was again considered.

Alderman Kitz stated that in the last few years an even dozen such subdivisions were approved by the Town Planning Board and one had been passed only a week ago. He said he failed to follow the logic. He advised he would make a motion that would leave with the Town Planning Board the right to use its discretion on the passing of applications. Where the Town Planning Board had passed on applications for 2 years running, persons taking property after that time were not put on their guard.

Moved by Alderman Kitz, seconded by Alderman Allen that the City Council request the Town Planning Board to permit the subdivision of undersized lots of land where separately assessed houses occupy the respective lots of land to be subdivided.

Alderman MacMillan: "I would like to have a list of what Alderman Kitz refers to."

City Manager: "We can get that list."

Alderman Kitz: "Discretion still remains in the Board. You must come to the question of policy as well. I assure you that there are scores of large houses which I suggest the Council should not bind itself to refuse ownership of a worthwhile property. I point out to you that the house that is privately owned is better painted and in better condition."

Alderman Macdonald: "In the two cases considered this afternoon I don't think it is right and proper to cut the land into small bits 17 and 21 foot frontages and cut a building in the middle to do it. I don't think it is good town planning. It ruins property values in the area. It has many adverse effects."

Alderman Moriarty referred to the attached houses south of Sackville Street. He said houses had been altered on Morris and Fawson Streets and that that has been going on in the City for

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years. He also said he did not see how the City could deprive a man from owning his own house.

Alderman DeWolf: "There is the matter of a person buying who can afford one half of a double house. I feel he should not be deprived of that privilege."

Alderman Lloyd: "It is a fact that we have put a number through."

His Worship the Mayor: "There have been cases. The Town Planning Board will not be bound by this resolution and will be free to exercise what it wishes. The City Solicitor says it is nothing more than a pious wish."

The motion was then put and passed with Aldermen Macdonald, Lane and Dunlop wishing to be recorded against.

ZONING BY-LAW NON-CONFORMING USES

To: His Worship the Mayor and Members of the City Council.

From: Carl P. Bethune, C. C., City Solicitor

Date: October 13, 1953.

Subject: Re: Amendment, Zoning By-law - "Non-Conforming Use."

Your Worship and Aldermen:

I am advised that at the September meeting of Council a resolution was passed requesting me to "prepare the necessary changes to the By-law which will permit the replacement of a building of a non-conforming use with another building."

Subsection (6) of Section 18 of the Town Planning Act provides that when any building constituting a non-conforming use has been destroyed beyond 50 percent of its value above its foundations, that the non-conforming use shall not be continued in respect of such building when reconstructed without the approval of the Council. It does not, therefore, seem to me that any amendment to the Zoning By-law is necessary, since the provisions of the Statute are clear and I am not aware of any provisions in the By-law which conflict.

Section 6 of Part II of the By-law contains some references to repair but this can be read along with Section 18 (6) of the Act.

If, however, the building is not used for a non-conforming use for 3 years, the right to continue to so use it ceases, unless the Council grants an extension of the time of non-user, which it can for successive periods of three years.

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I would like to observe, however, that, as is well known by the Council, the whole purpose of zoning is to eventually eliminate "non-conforming uses" and I suggest that each case should stand on its own feet.

Moreover, I think that in a case where a building is proposed to be virtually reconstructed and continued to be used for a non-conforming use that before the building permit is issued the Council should signify its views as to whether it will permit the non-conforming use to continue in the reconstructed building.

Yours very truly,

Carl P. Bethune,  
CITY SOLICITOR.

Moved by Alderman Vaughan, seconded by Alderman Dunlop that the report be approved. Motion passed.

CITY FIELD FOREMEN UNION MEMBERSHIP

To: His Worship, R. A. Donahoe, W. C.,  
and Members of City Council,

From: City Manager, A. A. DeBard, Jr.,

Date: May 12, 1953

Subject: Union Membership for Foremen.

Several times in the past I have talked with the City Field Union concerning membership of foremen in the Union. The Union acknowledge they have no right to bargain for foremen but feel that foremen have a right to belong to the Union even though they can receive no benefits other than Union membership in case they are demoted to a classification covered by the Union Agreement. Their position is based on the argument that a person should be free to join the Union if he so desires and the Union is willing to accept him. While this argument seems to put Union membership on a democratic basis, it overlooks the fact that a Union is supposedly composed of people who have uniform interests, and while there are many points upon which the City Administration and the Union have a community of interest, those points upon which the Union bargains are of the nature that the City would tend to keep at a minimum, whereas the Union asks for a maximum. What has just been said does not overlook the fact that both the City and the Union ultimately want to arrive at what is fair to both sides.

In our deliberation as to policies at lower levels, and in the every-day administration of the work, we cannot secure best results with foremen who are not absolutely free of any Union connection. I would like to ask Council's permission, should the Union not agree that foremen are ineligible for Union membership on any basis, to take this matter up with the Nova Scotia Labour Board and secure a ruling from them as to whether it is proper for us to ask foremen not to be Union members, and proper for us to ask the Union not to accept them.

A. A. DeBard, Jr., City Manager.

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Moved by Alderman Dunlop, seconded by Alderman Vaughan that the report of the City Manager be approved. Motion passed.

APPOINTMENT RECREATION & PLAYGROUNDS COMMISSION

The matter of appointing a member to the above Commission to replace Alderman Moriarty who was disqualified as a member through lack of attendance at meetings, was considered.

Alderman Ahern nominated Alderman Moriarty who declined.

It was then moved by Alderman Ahern, seconded by Alderman Vaughan that Alderman O'Malley be appointed as a member of the Recreation and Playgrounds Commission to fill the unexpired term of Alderman Moriarty. Motion passed.

COMPOSITION COURT OF TAX APPEALS

A report on this subject from the City Manager was circulated to members of Council.

Moved by Alderman Dunlop, seconded by Alderman Vaughan that the report be referred to the Taxation and Assessment Committee. Motion passed.

Moved by Alderman Ahern, seconded by Alderman Hatfield that this meeting do now adjourn. Motion passed.

Meeting adjourned.

11:50 P. M.

LIST OF HEADLINES

Public Hearing Re: Rezoning the Area bounded by Charles, Gerrish Streets, rear of Gottingen and Rear of Agricola Streets from C2 Zone to C3 Zone	58
Deletion of Diagonal Street from Master Plan	80
Tenders Property 34 St. Paul Street	81
Financing Halifax-Dartmouth Bridge	83
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*R. A. Donahoe*  
R. A. Donahoe, C.,  
MAYOR & CHAIRMAN.

*W. P. Publicover*  
W. P. PUBLICOVER,  
CITY CLERK.

CITY COUNCIL MEETING  
THURSDAY,  
FEBRUARY 11/54

A G E N D A

- Prayer.  
Minutes.  
Presentation to Mr. Caswell.
1. Motion by Alderman Vaughan rescinding resolution of Council re Titles of Officers.
  2. " " Ahern re Memorial Drive.
  3. " " Dunlop re Fairview Cemetery.
  4. " " " Term of Office of Mayor etc.
  5. Accounts over \$500.00.
  6. Account for Medical Service to W. Murphy \$5.00.
  7. Adoption of Daylight Saving Time.
  8. Tag Days.
  9. Application Atlantic Packers Limited for site N/W end.
  10. Sale of Land Memorial Drive to Halifax Relief Commission.
  11. Permanent Stock 1880.
  12. Bids for Land Cunard & Windsor Sts.
  13. School Properties Assessment for Improvements.
  14. Payment Bayers Road Housing Project \$31,254.30.
  15. Consideration of Assessment Notices.
  16. Confirmatory Deed to S. Shane Jubilee Road.
  17. Termination of Lease Dartmouth Airport Hangar.
  18. Seat Mileage Tax Fleetlines Ltd.
  19. Agreement Halifax County Vocational High School.
  20. Retiring Allowances & Old Age Pensions.
  21. Reorganization City Electrician's Department.
  22. Emergency Shelters Rent Increases.
  23. Payment to Widow of Late Constable Brown.
  24. Resolution re Offensive Literature.
  25. Tax Write-offs \$631.32.
  26. Write-off Local Improvement Charges Jewish Cemetery \$688.75.
  27. Damage Claims Blasting for Sewer Installations Gottingen St. \$564.96.
  28. " " Police Car \$15.90; Parking Meter \$5.00; Tree \$5.00.
  29. Legislation re Trailer Camps.
  30. " Plumbing Regulations.
  31. Salaries Matrons & Nurses.
  32. Fluoridation of Water Supply.
  33. Tender Demolition Quinpool Road School Building.
  34. Compensation for Agricultural Workers.
  35. Buckingham St. Parking Lot.
  36. Band Concerts.
  37. Section 6D Official City Plan Robie St., Leeds St., and Memorial Drive.
  38. Bayers Road Widening.
  39. Overhanging Signs.
  40. Canopy Oxford Theatre.
  41. Closing Section of Forrester Street.
  42. Quotations Hickory and Steel Broom Fibre.
  43. Relocation Geo. Dauphinee Ave. Sewer.
  44. Blair Street Sewer.
  45. Alterations & Removal Official Street Lines Maitland St., Falkland St., Alexandra Place and portion of Brunswick Court.
  46. Rezoning Strawberry Hill Date for Hearing.
  47. " Windsor St. " " "
  48. " MacLean St. " " "
  49. Application to Rezone 166 Windsor St. (To T. P. Board)
  50. " " 315 Dutch Village Rd. " "
  51. Request J. F. Thomson re Modification of Lot Area Dublin St.
  52. Resolution re Sale of Quinpool Rd. School Property.
  53. Street Name Cul-de-Sac Bayers Road.
  54. Questions.
  55. Application to rebuild 286 Tower Road.

57. Approval of Renewal of Lease to Cossor Canada Ltd.
58. Tenders for Clothing.
59. Report on 40 hour week City Field Workers.
60. Approval of Construction of new entrance to Industrial Building.

INFORMATION ONLY

Financial Statement Forum Commission.  
City Manager's Administrative Report.  
Tax Collections for month of January.