

EVENING SESSION  
SPECIAL MEETING

Council Chamber,  
City Hall  
Halifax, N.S.,  
May 23, 1957  
8:00 P.M.

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

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

There were present His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Dunlop, Lane, Macdonald, O'Malley, Wyman, Vaughan, O'Brien and Greenwood.

Also, present were Dr. A.R. Morton, Acting City Manager, Messrs. C.P. Bethune, Q.C., R.H. Stoddard, W.J. Clancey, G.F. West, L.M. Romkey, J.F. Thomson, V.W. Mitchell, J.L. Leitch and A. Barry.

The meeting was called specially to consider the following items:

1. Capital Budget.
2. Extension of Tower Terrace
3. Incinerator Site.
4. Financial Statement - Forum Commission.
5. Stephenson Report
6. Cost of Forum Heating - Cossor

WELCOME TO VISITING ALDERMAN ✓

His Worship the Mayor extended a welcome to visiting Alderman Alphonse MacDonald of the Sydney City Council, who he said is a leading Citizen and Legionnaire.

FINANCIAL STATEMENT - FORUM COMMISSION ✓

His Worship the Mayor said that the Financial Statement of the Halifax Forum Commission for the year ending December 31, 1956, was being considered at the request of the Deputy Mayor and suggested that any questions concerning same could be directed at Alderman J.G. DeWolf who has served so ably as Chairman of the Commission for a great many years.

Alderman Dunlop: "Is there any possibility of selling it and getting it into private hands?"

His Worship the Mayor: "I don't think the Commission has considered that. Representations have been made and heard by the Industrial Commission with a

May 23, 1957.

view of knowing the attitude of the Forum Commission in the event part of it was wanted for industrial purposes. The Forum Commission said that they would entertain it favourably if it proved to be a profitable venture. I think it would be unfortunate if the property were sold. I think the primary duty of the Forum Commission is to provide recreational facilities and spectator events and not necessarily the making of money."

Alderman Dunlop contended that tax revenue would be derived from the property if it were in private hands.

Alderman Vaughn asked for information on what is owing by the Forum Commission and how much is outstanding on a loan which the City made to the Commission; also, what are the outstanding charges against the property, what was the operating profit or deficit, net, as of December 31, 1956?"

Alderman DeWolf stated that he had prepared a memorandum some months ago with the Auditors and spoke as follows: "Since April 30, 1949 the Forum Commission has charged against profit Debt Service Charges amounting to \$146,973.00. In addition, the Forum Commission has paid all of the interest owing on its bonds. Since 1930 the Commission has funded a total of \$56,000.00. About \$100,000.00 was spent on the property as capital charges which was taken out of earnings. In addition to the assets acquired by funding, the Commission has acquired further assets by making major improvements amounting to \$111,000.00. The total funded debt is \$297,000.00. If we have paid off \$146,000.00, it means that the cost totalled about \$443,000.00. The debt is now \$297,000.00. This is mainly in ten or twenty year loans which will expire in 1958 and 1968. Better than 70% of the assets acquired by the Commission will have been funded by 1958. Senior hockey was quite lucrative but it has fallen off very materially. In 1953 the receipts were \$23,000.00. In 1954 they dropped to \$10,000.00 - 1955, \$2,400.00 and in 1956 were back to \$5,900.00. The increase in 1956 was due largely to the efforts of Mr. J.C. Mullane. He got a team of local talent which was well received by the public and made a profit. In spite of low revenue, the Commission will show a loss of \$10,000.00 after providing for all interest, depreciation and debt charges."

His Worship the Mayor: "How much is set up for depreciation."

May 23, 1957.

Alderman DeWolf: "About \$10,000.00 a year. We reduce the \$111,000.00 by \$10,000.00 a year which is classified as 'depreciation'. That is the amount that we reduce that sum by. It shows a net operating revenue of \$38,000.00-- a profit, after interest, of \$25,000.00, and a loss only after deducting \$36,400.00 for debt service charges--so that we had a profit of \$38,000.00. In spite of the loss, the cash position is roughly the same as at the end of 1955. Also, the current deficit is almost the same as in 1955. Was there any other question?"

Alderman Vaughan: "With respect to the loan of \$15,000.00 made some years ago, described as 'operating capital', has that been paid?"

Alderman DeWolf: "That is still outstanding and we pay interest to the City on that sum of money at the current rate."

Alderman Vaughan: "In addition to the various amounts outstanding upon which the Chairman states they have paid \$146,000.00 reducing the mortgage, there is also outstanding a long term sinking fund loan of  $4\frac{1}{2}\%$  which the City has been carrying as regular city debt, which expires in 1963."

Commissioner of Finance: "That goes back to 1928-- the old Exhibition liability to the City. The net amount is \$200,000.00. It is in the sinking fund loan which matures in 1963. It is a  $4\frac{1}{2}\%$  loan. It came into being when the Province and City re-instated the old Exhibition Grounds."

Alderman Vaughan: "Over the years, through the efforts of the Commission, we have reduced the outstanding debt on the present property but according to the amount paid off and the amount outstanding, it amounts to \$144,000.00. On top of that you have the original \$200,000.00 which the City paid for the property, as part of the cost of the property ---."

Alderman DeWolf: "The \$200,000.00 you speak of is no longer Ferus property."

Alderman Vaughan: "---- to acquire the assets of the Windsor and Alton Street property, the re-establishment of which was agreed equally between the City and the Province. The City paid \$200,000.00 of that amount and funded it. Also, the preceeding year, they paid one-half of the cost of the plants which

May 23, 1957.

cost \$18,300.00 which has been paid off. This Forum property at the corner of Windsor and Almon Streets has cost the City of Halifax over \$800,000.00. I include the amounts of deficits of \$166,000.00, less the amount paid to the City of Halifax by the proceeds of the sale to the Federal Government in 1941 which was \$118,600.00. The actual picture as far as the acquisition of the assets we hold amounts to something like over \$800,000.00."

His Worship the Mayor: "You are including the amount we paid for debt service charges?"

Alderman Vaughan: "No, just the face amount of the debentures and not the other charges, but I have included the amount of the deficits of the Commission, and it is interesting to note that there was always a deficit. Here, we have a very valuable property and I think that if we are going to go on and carry on this big piece of property some thought should be given to the final disposition of the property or parcel it out so that some benefit could accrue to the City of Halifax."

His Worship the Mayor: "A large tract of the land has come out of the Forum operations to provide living facilities which, in a sense, would be chargeable against City costs. The Forum obviously can't make a profit on the land used for dwellings and if they weren't so used, I have no doubt that it could have been a very good profit making piece of ground."

Alderman DeWolf: "In reply to Alderman Vaughan's statement that the Forum cost \$800,000.00--in theory that is right; but, actually, the City took a loss when they sold the property to the Federal Government for \$225,000.00, that is the City and the Province sold the old Exhibition property for \$225,000.00. When the City bought it back, they paid \$225,000.00 plus \$40,000.00 for the buildings used as Emergency Shelters. The Forum Commission does not operate these houses nor do we get any revenue from that property. There is no charge made against the Emergency Shelter for those properties which had we wanted to do the bookkeeping separately, we would have charged the City and credited the Forum Commission property."

Alderman Vaughan: "My purpose in seeking this information is that it has been the tendency of ourselves (Council) to accept the Forum Commission

May 23, 1957.

statement each year without comment and I think the public is entitled to more than that and I do not intend to criticize the members of the Forum Commission. This large asset is there and, perhaps, we might give consideration in future to get better use of the property."

His Worship the Mayor: "I think there is little doubt that when the day comes when the whole land is available that your land sale value of the eastern section would be a very real figure. Discussion is worthwhile and I am sure the Forum Commission is eager to have any ideas or any sentiments expressed by the Aldermen how best to administer the property. The grandstand is a most difficult type of building from which to make a profit. The seat occupancy over the last ten years was negligible."

Alderman O'Malley: "At the time of the sale was any action taken to write off our loss on our investment in the establishment?"

His Worship the Mayor: "It would probably give a more technically accurate position of the present day obligations and value of the Forum as an entity. I think it is more proper to make that your starting point. If for argument's sake, we had lost a million dollars in the past 20 or 30 years—"

Alderman DeWolf: "The property was sold in the meantime. We no longer owned the property and it is not proper to go back to those years in setting up an account."

Alderman Dunlop: "Is there any danger of losing the rentals?"

His Worship the Mayor: "There is. The Federal Government will be moving out and going into the new Ralston Building soon. Personally, I think it is a most desirable building and do not anticipate trouble in finding other tenants."

Alderman Dunlop: "We get no taxes now and it doesn't come under Federal grants."

His Worship the Mayor: "We get about eighty cents per foot."

Alderman Dunlop: "As I see the report, there is about \$600,000.00 due the City."

Alderman DeWolf: "We owe about \$75,000.00 current account. Half of it will be paid this month. That is the money I spoke of as capital expenditures performed by the Forum out of its own money, but is out of the money we owe the

May 23, 1957.

City. There is sufficient cash on hand. This is the time we pay. We pay off one year in arrears until 1958 when the debt will be reduced."

His Worship the Mayor: "Does the Assessor have a figure on the value of our holdings?"

Commissioner of Finance: "Yes, but I don't know the exact amount."

His Worship the Mayor: "Alderman DeWolf, do you want to give a 'snap' figure on appraisal?"

Alderman DeWolf: "I never give a 'snap' figure on an appraisal."

Alderman Dunlop: "It might not be worth much more than the land."

Alderman Lane referred to the item in the Statement of assets re heating account and asked if that is the amount under dispute.

Alderman DeWolf: "Actually, we don't care whether Cossor pay or not because that account is between the City and Cossor, so the amount is owing to the Forum Commission."

His Worship the Mayor: "The Solicitor points out that under the heading 'City of Halifax - Wellington Court (Old Exhibition Property)' there is a land value of half a million, plus buildings of less than two million, making a total of \$2,676,000.00."

Alderman DeWolf: "That takes in a certain value for the houses which will be destroyed, undoubtedly. While they are there they destroy the value of the land."

COST OF FORUM HEATING - COSSOR ✓

His Worship the Mayor: "This business of the heat that Cossor is supposed to pay the City has been in dispute for a long time. I have had several meetings with Mr. Carter, General Manager for Cossor. To make a long story short we are going to recommend that the matter be considered by arbitration, with Engineers to be appointed on either side. This pre-dates my time but, roughly, Cossor were to pay a rate on the steam they used as measured through a meter. They said the figures did not make common sense. The Forum Commission's Solicitor has had many arguments with the Company solicitor. The lease in question is one drawn between the City of Halifax and Cossor and the Forum Commission is in between. At one time it looked as if Court action would be the only way but

COPY

May 13th, 1957.

FORUM BUILDING - HEATING COSTS

WHEREAS there exists a contract between the City of Halifax and Cossor (Canada) Limited (hereinafter known respectively as the City and the Company) which provides for the supply of heat to Cossor (Canada); and

WHEREAS this heat is supplied by the heating plant in the Forum building which also supplies heat to Simpsons Warehouse and to certain parts of the Forum; and

WHEREAS the Contract was initially written on the 30th of September 1948 and the relevant part reads:

"The cost of the quantity of steam supplied shall be determined by measuring the quantity of condensate returned to the boiler by means of a meter of a type approved by the parties hereto and the rate charged for the same (for the first year) shall be based on a survey of the costs of similar services provided within the City, such survey to be made by the City's Town Planning Engineer and the Company's architect.

"It is further mutually agreed that if during any heating season, the cost of materials, supplies and labour used in providing such heat increases beyond that in effect at the date of the fixing of the said rate, the Company will pay the City such increased rate in respect of such year as will compensate for the City for such increase;" and

WHEREAS the rate initially fixed was \$1.50 per thousand pounds of steam; and

WHEREAS the City has invoiced the Company at the rate of \$3.00 per thousand pounds of steam from October 1st, 1954; and

WHEREAS the Company has requested and the City has agreed that the precise increase in charges should be determined by technical study of the proper costs of producing heat within the Forum for the years in question; and

WHEREAS, although the amount of steam used by the Company is known by meter, there is no exact knowledge of the total amount of steam raised by the Forum heating plant or its allocation to the different users within the Forum.

NOW THEREFORE the City and the Company have agreed as follows:

- 1) That a Commission be appointed with the terms of reference as attached.

- 2) That the Commission be composed of one expert to be appointed by the City and one expert to be appointed by the Company.
- 3) That the two members of the Commission have the power to appoint a third person if they wish.
- 4) That the Commission report to the City and to the Company upon the proper charges to be paid by the Company since October 1st, 1954.
- 5) That the City and the Company will abide by the findings of the Commission for the years in question.
- 6) That if the Commission reports that the amounts that have been paid to the City by the Company for those years are greater than the proper proportion of the total costs, the City will refund such balance with simple interest at the rate of 5%.
- 7) That if the Commission reports that the Company owes the City money for the years in question, additional to that already paid, the Company will pay the City such balance with simple interest at the rate of 5%.
- 8) The City and the Company are furthermore agreed that the Commission make recommendations on the most equitable means of allocating charges for heating to the Company for future years.

The terms of reference of the Commission are:

- 1) To examine the Forum Buildings and heating plant;
- 2) to inquire into the total amount of heat produced during the period from October 1st, 1954 to the present time and from available data determine the reasonable, proper and legally chargeable costs for the production of such total amount of heat;
- 3) to determine the proportion of the total amount of heat which should be charged to the account of the Company for each of the years in question;
- 4) to make such recommendations as it thinks fit concerning the allocation of future heating charges to the Company;
- 5) to report its findings to the City and to the Company.



May 23, 1957.

now there has been a draft agreement prepared and Mr. Fraser (Commission Solicitor) has been asked to have his comments on it. (A copy of the draft agreement is attached to the original copy of these minutes). I suggested certain minor changes but the agreement, if it meets your judgment is that a copy of which you have on your desks; and that is how the matter may be solved."

Alderman Dunlop: "How much is the City claiming?"

Acting City Manager: "\$11,391.10 is on the memo."

Alderman Dunlop: "What does Cossor admit to owing?"

His Worship the Mayor: "That is a very difficult answer to obtain."

Alderman Dunlop: "I prefer to see the matter go to Court in the ordinary way. Actually, I am certain you are not going to save any money by arbitration and if it goes to Court we will not have to pay high rates to the engineers. I think in the end the City will pay all the cost of the arbitration and it will run more than the cost of an action."

His Worship the Mayor: "I am sure that won't happen. I recommend it in order to keep peace in the family. After advice from the Solicitor I recommended action in the Court. Following that we had representations made from Cossor and we arrived at this settlement."

Alderman Macdonald: "Some time ago there was a recommendation that a different type of meter be installed to measure something, I don't know the technical term for it, and I thought that was supposed to overcome any further difficulties in this measurement of heat."

His Worship the Mayor: "The City Manager recommended a different type of meter which would look after disputes in the future" and he contended that spending several thousand dollars merely to achieve that end would be a luxurious way of doing it. "This (agreement) was designed to find out how much is owing and to put the thing on a better basis in the future."

Alderman Macdonald: "Will we run into the same difficulties again?"

His Worship the Mayor: "It is an unfortunate thing, and I would hope not."

Alderman Macdonald: "Where there is a lease with conditions that should be upheld by both parties, it is a strange thing that one group---."

May 23, 1957.

His Worship the Mayor: "Mr. West, can you give a brief run-down of our claim? Say what Cossor's points are."

Mr. West: "I sat in on a number of meetings with Cossor. To be perfectly frank with you, I am not sure what their claims are. One thing, regardless of arbitration, in order to get an accurate account, you would still need a steam flow meter. The present meter is not accurate and a certain amount of hot water is wasted."

His Worship the Mayor: "I hoped that the discussions will provide a basis for future computations."

Mr. West stated that at one of the meetings when Mr. Jost, Company solicitor, was present one of their main arguments was that Simpsons who occupy part of the building as a warehouse with large doors which were open a good deal of the time, were using and wasting more heat than Cossor.

His Worship the Mayor: "They have another point, too-- that of heating costs of equivalent buildings which do not compare with the figures we claim. They have a subsidiary point that we are charging firemen's time on a 24-hour basis which we need for the Forum plant and they say it is not a fair charge to allocate against heating; and, also, we changed from coal to oil and different types of fuel."

Mr. West stated that he had pointed out in a report to the Committee on Works dated March 1, 1957 that the agreement with the Company dated February 1954 contained a clause enabling the City to increase its charges in the event of a rise in the cost of relevant materials or labor so that the project would not result in a loss. "We checked other sellers and we found that during 1955, when we originally reported on the matter, that the current rate in the City was \$4.00 per thousand pounds of return condensate whereas we were charging Cossor only \$1.50 per thousand, and it was suggested by the Committee that we bill them at the rate of \$3.00."

His Worship the Mayor: "It is a question of whether the meter was right."

Mr. West again read from his report pointing out that the City Manager was instructed by the Committee to negotiate with the Company and he wrote them suggesting an annual charge of \$7,500.00 or \$1,500.00 per month for the five

May 23, 1957.

winter months to which Cossor made the repairs. The existing method of measuring the heat makes it difficult to determine the amount used and conditions exist which could result in misleading information. The only solution is to install a proper Steam Flow meter which would give all parties an accurate recording of the amount of steam used.

Alderman Dunlop: "How long has the lease to run?"

Alderman DeWolf: "About three years."

His Worship the Mayor: "I would make two points (a) We gave the property to Cossor at no rental charge except enough to amortize the cost of the improvements over a ten year term; (b) We gave them a lot of land nine or ten years. I think it is open to consideration whether that agreement was skillfully drafted and passed by the Council of the day which gave them the land to use for an enlargement of their plant ten years ago. The land itself is being used as a second-hand car lot. Two other points: Cossor will probably be coming to Council to consider the enlargement of their plant and might be looking for certain terms. Whether the action will affect this or not is a consideration. Finally, there are some two hundred persons employed getting a relatively high rate of pay in that factory."

Alderman DeWolf: "I would like to mention a couple of items. This heating business by the condensate return method was originally charged for at \$1.40 per thousand, then the Commission suggested 83.0%. Then the Cossor people went to a couple of experts from around the City to determine what the cost of heating should be for their portion of the building and I do not know what the amount was but I think it was a little less than the original. The amount of DeSara to get the amount of fuel used and other data. I secured the wrong information by a considerable amount and they told that was a little embarrassing, but there were two people that gave them the information and they will base their arguments to a certain extent on that. They will pay whatever the two experts estimate they should pay. They will pay more than we charged them. If it is less they expect a refund."

His Worship the Mayor: "We also have to consider they should pay for the fuel."

May 23, 1957.

Alderman DeWolf: "In this agreement the experts are also to suggest whether the present method is the proper one. They may agree to instal a new heating system for their own premises. The present furnace, if it carries on providing them with heat, will probably be good for only another season, whereas it could carry on for some years heating the lesser amount of space. I might say that this has been going on for a few years, and it is too bad Mr. DeBard is not here tonight but I would blame him for being a little slow in effecting this settlement. It should have been done sooner. One year should have been the maximum term for it. I suggest that this arbitration method, perhaps, is the fairest in view of the delay that was occasioned by ourselves and it will give us the data as to what is the proper method to carry on, and I think it would be advantageous to have this arbitration."

His Worship the Mayor: "The City Solicitor advises that the lease expires in October, 1958."

Acting City Manager: "Mr. DeBard informed me before he left that he still felt that arbitration was the way and that it should not go to Court as there might be bad publicity, which might adversely affect the industrial development program."

Alderman Lane: "May I have the information as to the total amount owing to the City?"

His Worship the Mayor: "About \$11,000.00."

Alderman Lane: "--and that in dispute?"

His Worship the Mayor: "All of it."

Alderman Lane stated that since the Company disputes the actual cost and the amount of steam and they suggest that we instal a meter that will give correct measurement, and that is the suggestion of Mr. DeBard, are they prepared to accept that?"

His Worship the Mayor: "It is not that simple."

Alderman Lane: "If they agree that there is a meter which can measure the amount of steam and it was installed for a year and it was established that they used that amount and we know what it costs to produce that steam, are they then prepared to accept the result and use that as a criterion?"

May 23, 1957.

His Worship the Mayor: "I suggested that to Mr. DeBard and he came back with the answer, 'No', but the officials of the Company have not put that aside."

Mr. West: "That is what the Steam Flow Meter would do."

His Worship the Mayor: "You will still have a dispute."

Alderman Lane: "Could you not then have an exact measurement?"

Alderman Wyman: "In a dispute such as this, to establish the amount only is still going to leave us where we are."

Alderman Lane: "How can they dispute it, if we know the cost of producing steam and it is accurately measured?"

His Worship the Mayor: "It is not just a matter of measuring the amount of oil we burn."

Alderman Wyman: "I understand that they questioned some of the items we included as part of that cost, whether we have the right to include them."

His Worship the Mayor: "What is your pleasure on the proposed agreement?"

Deputy Mayor Vaughan: "Will the City be bound to that arbitration board's decision?"

Alderman Dunlop: "I will agree to it if they accept future measurements to 1958. It is not worthwhile spending any money to instal a new meter until 1958."

His Worship the Mayor: "Item No. 4 of the Terms of Reference reads as follows: 'To make such recommendation as it thinks fit concerning the allocation of future heating charges to the Company', so we can only hope."

Moved by Alderman Dunlop that two alternatives be offered to the Company  
(1) Settle our claim at one-half the amount or (2) Arbitration.

There was no seconder to this motion.

His Worship the Mayor: "They say, 'Give us a breakdown--show us how your costs are made up?'."

Alderman DeWolf: "We have more men working on the furnace than might be normally required for heat. We have to do that for safety measures--for the safety of the building. I really believe that this is the best method and there is some doubt of going on beyond this year as the furnace may not carry

May 23, 1957.

on supplying the present amount of heat for more than one more season."

Alderman Wyman: "Does this Agreement have any term to it? How long will the arbitration take?"

His Worship the Mayor: "The only practical answer is that we will try to see that there is no unwarranted delay in arriving at the decision."

Moved by Alderman DeWolf, seconded by Alderman Greenwood, that the agreement be approved subject to the City Solicitor agreeing on the form in consultation with the Forum Solicitor and the Mayor and City Clerk be authorized to execute same on behalf of the City. Motion passed.

STEPHENSON REPORT ✓

A report was submitted from the City Manager recommending the purchase of 1500 copies of the Stephenson Report from the University of Toronto Press at a total cost of \$2,855.00 and that copies be sold at \$2.50 each.

Moved by Alderman DeWolf, seconded by Alderman O'Brien that the report be approved. Motion passed.

INVITATION TO FRANCO-CANADIAN CELEBRATIONS - ROYAN ✓

His Worship the Mayor advised that he had received a telegram from the Under-Secretary of State for External Affairs extending an invitation to attend as a guest of the Municipality of Royan, France, the Franco-Canadian Celebrations being held on June 22 and 23 to commemorate the founding of Port Royal by Le Sieur De Monts who was born near Royan, he stated he would be unable to accept the invitation and if any Member of Council was planning an European visit he might like to include Royan in his itinerary and represent City Council at the celebrations.

INCINERATOR SITE ✓

The City Solicitor read the following report:

Re: Incinerator Site

Property of Herbert L. Cooper

Area of land 39,100 square feet.  
Contains Building, Bath-house, Pool and fencing.

Property of Irving Oil Co.

Area of land 71,205 square feet

May 23, 1957.

I have been unable to obtain a selling price from the Irving Oil Company. I suggest that a rate of \$1.00 per square foot be taken as this is the rate used by the City's appraisers for the Cooper land.

This would result in a value of \$71,805.00

Mr. Cooper has stated, without prejudice, that he will accept \$88,000.00 for his property - as follows:

Land, 39,100 square feet at \$1.50 per sq.ft.	\$60,000.00
Buildings	20,000.00
Allowance for compulsory taking	<u>8,000.00</u>
	\$88,000.00

Total \$159,805.00, plus possible compulsory taking for the Irving Oil Co. property.

City's appraisers figures:

Cooper land:

Land at \$1.00 per square foot	\$39,100.00
Building 900 sq. ft. (11,300 cu.ft.)	3,762.00
Bath-house 1500 sq. ft. (12,000 cu.ft.)	1,080.00
Pool - no value	
Fencing 190 lin. feet.	<u>114.00</u>
	\$44,056.00

Plus possible allowance for compulsory taking.

Irving Oil Co. Ltd.

71,805 square feet at \$1.00 per sq.ft. \$71,805.00  
Plus possible allowance for compulsory taking.

Total \$115,861.00, plus possible compulsory taking, for approximately 2½ acres.

Strawberry Hill:

The owner of this property has signified his willingness to sell this property of ten acres to the City for \$200,000.00, or approximately 50¢ per square foot.

Acting City Manager: "Mr. Gray of Kearney Lake Road who owns thirty acres of land and was asking \$2,000.00 per acre told me he would sell the lot at \$800.00 an acres. It is four miles from the City limits to that site."

Alderman Vaughan: "Is it absolutely necessary that we have any other land besides the Cooper land? Do we have to have the Irving land? The incinerator might fit on the Cooper land. Can some changes be made in the plans to avoid the taking of other land?"

The Commissioner of Works displayed a plan of the area and stated that the building as presently designed would not fit on the Cooper land by itself and still get in and out to the dumping floors in a convenient manner.

May 23, 1957.

Alderman DeWolf asked if any study had been made of the property known as the 'Tully' land which had a frontage of 900 feet on Barrington Street.

Commissioner of Works: "We haven't made a study on the Tully property itself. The only site we thought was feasible on the Basin Shore was the piece we purchased from Irving Oil. The Tully property is further to the South East."

His Worship the Mayor: "I believe you considered the Irving land and gave it a sort of priority and figured it could be usable. Is it sloping ground?"

Commissioner of Works: "No, it is perfectly flat. In placing the building as presently designed on that site, we find that the site would not be as acceptable. There is a new location on Barrington Street proposed which would be further out in the Basin and the only way we could place the incinerator there would mean that we are pushing the new road out into the Basin and increasing the cost."

His Worship the Mayor: "Would that still be your answer? Would your roadway have to go to the extreme eastward as the development of the land were proceeded with?"

Commissioner of Works: "I think that as the land develops out to the six fathom line there is still going to be need for a roadway on the water side of the tracks. Actually, some of that property belongs to the Railway. I was going to propose that we could probably get back some of the land which was sold to the abattoir people."

His Worship the Mayor: "Have you been in consultation with the abattoir engineer lately?"

Commissioner of Works: "Yes. The land they want belongs to the Railway at the present time and is under lease."

His Worship the Mayor: "Have the drawings of the incinerator been drafted in final form?"

Commissioner of Works: "Yes."

Alderman Dunlop: "Have the detail drawings of the building been finished?"

Commissioner of Works: "No. I mentioned at the last meeting that a certain piece of land may be more valuable. I was referring to the Imperial Oil land. This land that we are assembling for industrial purposes, we would consider



May 23, 1957.

some sections of that very land for an incinerator site and we agreed that the cost and difficulty in getting in and out would probably be the draw back."

His Worship the Mayor: "Do you have any other objections to that site?"

Commissioner of Works: "No, outside of the engineering aspects of it. It is not the place for an incinerator."

His Worship the Mayor stated that as reported in the Press, there was the possibility of a claim for damages being made against the City if the expropriation of the Cooper land was not proceeded with and contended that they would be negligible. "For the moment, I would ask for your suggestion on the use of the Strawberry Hill site."

Alderman Greenwood said he was opposed to the site because of the fact there would be a considerable amount of residual material produced by the plant which could be used as fill for reclamation of land out to the six fathom line if the incinerator was located on the Basin shore.

Alderman Wyman stated he was at a loss to understand how it now seemed that most of the land in the Lady Hammond Road site belonged to Irving Oil as it was his impression when the matter was first discussed that the bigger piece of land was the Cooper property and the Irving Oil land was just a small additional piece. Referring to the matter of residue, he contended that it is only a fraction of the material carried in to the incinerator and asked that consideration be given to a location in the downtown area.

His Worship the Mayor referred to the City of Paris where the incinerator is located in the downtown area and is used to create steam for heating municipal buildings."

Alderman Vaughan: "As I understand the plan for the incinerator site takes in the Cooper land and Irving land for a distance of 364 feet on Lady Hammond Road running West, north west from MacIntosh Street, and the Engineer in his plans submitted to Council on March 19 show a longer ramp extending out to the west of the building and curving out to Lady Hammond Road. Is there any way of cutting that ramp down? Is it necessary for reasons of height?"

Commissioner of Works: "It is the grade."

May 23, 1957.

Alderman Vaughan: "Is there any other plan that would not take in as much of the Irving property as planned?"

His Worship the Mayor: "Is your question directed to the feelings expressed by the solicitor for Irving Oil Company that they wanted the property for their own purposes, or for cutting down the cost of the land?"

Alderman Vaughan: "Cutting down the cost."

His Worship the Mayor: "It would appear that Irving Oil are being reactionary in not holding the incinerator on or near their property."

Alderman Vaughan: "The same solicitor came before Council some years ago when Mr. Kinley was Mayor and told Council that the company wanted certain land for the purpose of erecting commercial buildings. Council sold that land at the corner of Cogswell and Gottingen Streets to Irving Oil. Some six years have passed and no building is erected on that property." He referred to other cases of land sales, such as Cossor, where companies had failed to carry out their announced intentions.

Alderman DeWolf: "This is quite an important item. It is important in this respect. If we proceed with the expropriation on the values suggested by Mr. Bethune, it is a very large number of dollars and the City does own a suitable lot of land, and before making a decision on this I would like to see the Council as a whole visit all the sites with Mr. West to show us why we cannot or could build on these various sites."

His Worship the Mayor: "I rather favour that approach. Would you be agreeable? I would like to go and I would suggest that we meet around noon time and, maybe, have lunch."

Alderman Greenwood: "This grade of eight percent--if it were cut to sixteen percent, which is very negotiable by a truck, (the matter of ice and snow could be eliminated by running warm water through pipes under the ramp) how much of the Irving land could we eliminate from the purchase?"

Commissioner of Works: "That has a lot of merit. Are we losing sight of the fact that you have to have some room around it for manoeuvring trucks and storing, etc."

His Worship the Mayor: "How much does the equipment cost?"

May 23, 1957.

Commissioner of Works: "\$600,000.00."

His Worship the Mayor: "We are going to spend \$600,000.00 for equipment -- we are spending over a million and a quarter dollars in toto for the incinerator so let us not limit ourselves."

Commissioner of Works: "If you are thinking of cutting down the Irving land we can take a rectangular piece of land there."

Alderman Dunlop: "I would say that the Strawberry Hill site is ideal for combining the Incinerator and City Field operations. I would like to see the Strawberry Hill site chosen and have that old garage on the corner taken down. I understand that we still own some land on Kempt Road out there."

The Commissioner of Works displayed a map showing the Strawberry Hill site and suggested that if the site were selected there are two parcels of land on Kempt Road owned by the City which would give access to the incinerator which is on higher land. The site is a little bigger than the Cooper land, he said.

His Worship the Mayor (to Mr. West): "What would you think of that location for a City Field?"

Commissioner of Works: "It would be a suitable site for the City Field when it is moved."

His Worship the Mayor: "How many acres in City Field?"

Commissioner of Works: "About four and a half."

It was agreed that the members of Council meet at City Hall at 12:15 P.M. on Monday, May 27, 1957 and from there proceed to visit the sites available which would be suitable for the incinerator.

#### CAPITAL BUDGET ✓

The Capital Expenditure Budget proposed for 1957 was submitted.

Alderman Dunlop: "What affect had the \$2,000,000.00 on the tax rate based on the present interest rate?"

Commissioner of Finance: "About ten percent at  $5\frac{1}{2}\%$  money."

His Worship the Mayor: "How does it affect the rate?"

Alderman DeWolf: "I would be twenty cents on the Business Rate, about thirteen cents on the Residential Rate."

Alderman Dunlop: "The residents can't stand it."

May 23, 1957,

His Worship the Mayor: "It is well, before we embark on it, to remember that in 1957 we will be looking for further capital expenditures when the Stephenson Report is implemented."

Alderman Greenwood: "We will recover some of it."

His Worship the Mayor: "When I went over it with the City Manager some weeks ago, the only items which could be cut were those which are self-liquidating. There is some recovery direct and indirect insofar as it affects increased assessments. I think we will take a moment to read the City Manager's comments at the beginning of the Report."

Referring to the proposed increased rates of assessment for local improvements, he said "Land values are increased when sewers are put in" and he referred to the E.L. MacDonald property where the City put in the sewer and the value had increased many times over, and continued: "Personally, I would like to see the sewer charge brought up to meet our costs. Mr. West, is that per abutter on both sides of the Street? If so, that brings it up to \$20.00."

Alderman Lloyd arrives 9:30 P.M.

Alderman Vaughan questioned whether this is the proper time to discuss increased betterment charges as a change was made last year and asked why the City Manager is not consistent in asking for full costs on some items and less on others.

His Worship the Mayor: "I suppose that some items like paving are a general advantage to all of the citizens" and he contended that other improvements such as sidewalks, sodding, and others are more of an advantage to the individual abutter.

His Worship the Mayor: "The City Solicitor advised that this would not be a proper time to pass a motion."

Alderman Lloyd: "I would like to observe that I had always hoped that an assessment that was reasonable would not get shattered when it comes to the Tax Appeal Court. It seems to me there is a tremendous difference, what is a prudent and fair value and what happens to an assessor's value when it gets into Court. If this question of land value which you refer to is \$1.25 per foot surely that rise in value is due in part to the installation of City services

May 23, 1957.

and, surely, from then on we can obtain taxes according to its valuation if our assessments are correctly made. If they are not correctly made, we lose more than in one-shot contributions. I was never too much impressed by these abutters' charges. It is beneficial taxation. I feel quite keen about this because I was talking to the Minister of Education and he said, "What do you think of your beneficial taxation, now? I said I can understand why it is so difficult for this City to obtain a measure of income for its use from Income Taxes which you so generously collect, and I do not excuse the Provincial Government from the charge of completely ignoring the municipalities for a fair share of Income Taxes. I hope the 'new look' might bring about a change. This is the kind of thing we get stuck with."

SCHEDULE "A" - STREET PAVING PROGRAM ✓

His Worship the Mayor: "I suppose you compiled that list with the City Manager, Mr. West?"

Mr. West: "Yes."

His Worship the Mayor: "I suppose that abutters from both sides of the street are applicable?"

Mr. West: "That is right."

His Worship the Mayor: "I understand that the Assessor tends to increase values where new sidewalks are laid. Is that the practice of the present Assessor?"

As the City Assessor was momentarily absent from the meeting the Commissioner of Finance stated that he was not in a position to answer the question.

Alderman O'Brien: "I would like to ask two or three questions of the Commissioner of Works, with respect to his program for paving: (1) In view of the high interest rates at the present time and the total figures for the Capital Budget which are shown for this year and next year, would it be reasonable to postpone any of the paving on strictly residential streets or can the Commissioner assure us that he is saving in the upkeep costs by proceeding with the paving this year on these particular streets? I think it necessary to give consideration to arterials but I wonder about paving on the strictly residential streets. (2) Can he tell us what his plan would be for the eventual paving of

May 23, 1957.

Howe Avenue? Has he a program in mind? It is a street that causes great difficulty and must be paved sometime with so many new industries locating there."

His Worship the Mayor: "I suppose the first question is directed partly to the Commissioner of Works but more properly directed to the Commissioner of Finance. The Commissioner of Works would have to know how much money is involved to give an answer. Mr. West, have you considered the high cost of money as opposed to the higher cost of maintenance?"

Mr. West: "We have taken that into consideration. You might notice that the ones recommended are very old streets and in most cases are the ones we have had difficulty in maintaining and we are recommending various treatments of asphalt surfacing to cut down that maintenance over the years. As far as Howe Avenue is concerned we feel that possibly next year we might start on Howe Avenue but our thinking was that until all construction work is completed it seems useless to try to pave. We know Howe Avenue plays an important part in the re-construction of the 'Bottleneck' and will be used for detouring during construction and will be subject to heavy traffic and I would advise that we go slow."

Alderman DeWolf asked if the streets on the list are stone and oil.

Mr. West: "We have two programs. These streets are stone and oil at the present time. Then, we have a program of re-paving."

Alderman DeWolf asked how many miles of streets are there in the City and how many are paved; and he suggested that the program be spread over a ten or fifteen year period, rather than rush them all in one year; or perhaps it could be done in five years.

Mr. West said that there were approximately 122 miles of streets of which 69 or 70 were paved.

Alderman DeWolf: "That leaves fifty-two miles unpaved which, if spread over twenty years, works out to about 2½ miles per year which is the basis on which you are working. Perhaps, this rate is a shade too fast. I would suggest that some of the less used ones be deferred."

Alderman Dunlop: "Do you pave the different streets according to the amount of traffic?"

May 23, 1957.

Mr. West: "Yes."

Alderman Dunlop asked if it was possible to put a light coat of asphalt on streets such as Cambridge or Waegwoltic Avenue and if a permanent surface could be placed over all streets.

Mr. West replied that where permanent paving is done, an excavation is first made.

Alderman O'Brien: "Could the Commissioner tell us if in the case of any street if any calculation was made which would show the interest or capital charge for one year as against repair charges?"

Mr. West: "I would have to check the figures on that."

Alderman O'Malley: "I feel that in this matter of permanent paving there is one important fact that should be kept before us before making a decision. Certain streets are more difficult to properly keep up or sustain the surface. Talking about relative costs against current up-keep in a City such as Halifax most people generally use motor vehicles and I think what we can do is lessen the cost of the vehicle to the taxpayer. It is all very well to curtail our expenditures but on the other hand pass a very heavy burden to the taxpayers in the way of repairs. Some of our streets are in a horrible condition which causes damage to cars, a point which should not be overlooked."

Alderman Lloyd: "Alderman O'Brien has asked a question which has been asked on many occasions. Surely, we can spell out some figures on costs of 100 feet or a mile of repairs as against permanent paving. There must be some easy way of calculating a unit factor of cost. Then we can decide whether permanent paving is feasible."

Mr. West: "Maybe I misunderstood Alderman O'Brien. We can tell the unit cost of repairs and paving."

Alderman Lloyd: "Take one example of a street on the list."

Commissioner of Finance: "Before we get too deeply into this Capital Budget, I probably should say that I would like to see you delete everything you can from the Budget at this time as most of you are aware of the high cost of money at the present time. If you defer capital costs now, in another

May 23, 1957.

six or eight months we might be able to buy cheaper money. This is the time in our financing when I think you should delete everything you possibly can from your capital budget. I realize you have to have capital expenditures in order to run your City. If we went to the market at the present time we would have to have a coupon rate of  $5\frac{1}{2}\%$ ."

Alderman Lloyd: "Following up the question that was raised the remarks are very well stated and to the point but it doesn't answer the question. Would somebody answer the question. We will decide the policy if we get factual information."

Mr. West: "We find that patching these streets costs about four dollars a yard. Some of the streets proposed for paving, for example Norwood Street, will be done at a cost of \$2.27 per square yard without an elaborate base, just scarifying."

Alderman Lloyd: "The question is simple. What are your unit costs to do a repair job and what will be your annual cost if you do a permanent job and we borrow the money?"

Mr. West: "There are different treatments -- different types of pavement put on different streets. Actually, we can do it as low as \$2.00 per square yard. It can go as high as \$15.00 per square yard. It will go, normally, to \$12.00 or \$13.00 per square yard."

Alderman Lloyd: "What are the factors that contribute to the wide variance in the costs?"

Mr. West stated that it was due to the types of subsoil encountered and referred to Tobin Street where, because of the type of clay it was necessary to place nine inches of gravel and three inches of 'highway mix' which cost \$4.14 a square yard or \$12.80 a lineal foot, and he said, "They are all different. We can give average cost but you will not get actual costs."

Alderman Lloyd: "With the statistics that the Commissioner has given it should not be too difficult to say, considering the condition of any one street, that it will cost so much per square yard to put it in good condition with a prudent type of treatment."



May 23, 1957.

Mr. West: "In asking me what it would cost to maintain a street, it is hard to give a figure unless I have figures to back it up. He referred to Kane Street which has a base which is hard to maintain and should cost \$4.15 to \$4.25 a square yard, and continued, "You can't foresee what the maintenance is going to be. If you want a stone and oil job, we can do it for \$1.50 a square yard or we can give you a paving job for \$4.00. Just how long a stone and oil job will last in comparison with proper surfacing, it will be about two years before it has to be done. We have every operation performed by the Works Department down to unit cost."

Alderman Wyman: "The question to which we seek the answer is this. We have before us a recommended paving program. If you pick it out for any street the cost of doing it is on the sheet but the figure that most of us would like is what it would cost to maintain that street in reasonable condition if we don't do this paving."

Alderman Lane: "Take any one street which has been stoned and oiled over the past ten years and find out the cost of keeping it in fair condition. If we had the cost over a ten year period and we found that it was more than the cost of paving, we would be money in if we had paved it ten years ago."

His Worship the Mayor disagreed and suggested to Mr. West that he divide the streets into four or five different categories and place it within a range as reasonable as possible.

Alderman O'Brien: "A little earlier Alderman DeWolf suggested that if we averaged it over 20 years at 2½ miles per year, we might consider that in years when interest rates are lower we might go over the average and when interest rates are high, we might go below. I would like to see some more figures. I would like to see the figures which would show the cost of postponing the paving of any street for one year. What is the cost of paving that is required for any one street to make it do for any one year? Compare it to the capital cost of paving for one year earlier."

His Worship the Mayor: "This may be obvious but the Commissioner of Finance observes about high money. It is not only for this year. If we spent two and a half million dollars at 5½ percent it is \$20,000.00 for the next twenty years."

May 23, 1957.

Alderman Lloyd: "It may be that your net cost in the next ten years may be less and I was trying to pinpoint it by taking the example of one street."

Alderman Greenwood suggested that Schedule "A" be deferred and the Commissioner of Works requested to submit a report showing the cost of maintaining the streets for a year.

Alderman Dunlop: "The cost per lineal foot of the paving is nearly \$17.00 rather than \$11.64, the average cost set out, and these are lightly travelled streets in my opinion. It would cost us \$17.00 a running foot for a lightly travelled street. It might cost \$20.00 for heavily travelled streets."

His Worship the Mayor stated that in answer to his earlier question the City Assessor advises that he does not increase assessments where new sidewalks are laid.

The City Assessor referred to Howe Avenue which is a dirt street and said that if stoning and oiling or paving is done the valuation would be increased because he felt that if the street is not in a reasonably good condition, the land may not increase in value to a willing purchaser.

Alderman Dunlop contended that the Assessor should not be juggling figures because of the addition of services.

Moved by Alderman Dunlop that Cambridge Street be paved.

Alderman O'Halley: "Welsford Street should be paved early because it has been dug up to a considerable degree."

Alderman Dunlop: "I would say the Commissioner of Works should be directed to go ahead with a portion of his program."

It was agreed that the Commissioner of Works be directed to proceed with twenty-five percent of the paving as per Schedule "A" of the Capital Budget for 1957, pending submission by him of a report showing comparative costs of repairs and permanent paving.

SCHEDULE "B" - SIDEWALK, CURB AND GUTTER PROGRAM

Moved by Alderman Wyman, seconded by Alderman O'Brien that Item No. 2 of Schedule "B", Albert Street, be deleted from the Capital Budget, and the same reduced by \$7 000.00. Motion passed.

May 23, 1957.

Alderman Greenwood: "There is a small portion of Howe Avenue on the East side -- it is the houses just before you come to the Telephone Company property. They are the only houses on Howe Avenue which have no sidewalk and I would like to see that small portion included."

Alderman Dunlop stated that this program is entirely different from the paving program as most of the items were self-liquidating.

His Worship the Mayor: "It varies greatly."

Alderman Dunlop: "I don't think that sidewalks should be put down because two people want it or don't want it. Sidewalks are not for the benefit only of abutters. They are for the benefit of everyone."

Alderman Greenwood contended that the continuation of this portion of Howe Avenue was a very necessary addition as due to large companies such as General Electric, Northern Electric, the Telephone Company and others locating there, there is a considerable amount of pedestrian traffic on Howe Avenue.

Moved by Alderman Greenwood, seconded by Alderman O'Brien, that this be added to Schedule "B" of the Capital Budget, and the same increased by \$1600.

Motion passed.

Alderman Vaughan: "At the risk of appearing naive, in this connection we are issuing debentures to cover the cost of these improvements which run over twenty years. If we are going to have full recovery from the abutters over five years, why do we issue debentures for twenty years?"

Commissioner of Finance: "The money we get back is included in your estimates each year."

His Worship the Mayor: "Are you not loading the taxpayers for fifteen years when you recover the cost in the first five years?"

Commissioner of Finance: "That is true but that is the way in your system of accounting approved by the Minister of Municipal Affairs, it has been done. Previous to five years ago we credited this to our Capital Borrowing and reduced our bond issues by that much--by the amount recovered from the abutters. Now, we don't do it that way."

Alderman Lloyd: "The essence of it is, how long do you borrow for these types of improvements, for 20 years? Whereas, under our old system we borrowed

May 23, 1957.

for twenty years for our own portion of the cost and we carried as Accounts Receivable the amount owing by the abutters."

His Worship the Mayor: "Where we recover practically all of it, it doesn't make sense."

Alderman Vaughan: "Could we issue a five-year debenture which would give a better interest rate?"

Alderman DeWolf suggested that the debentures be issued for ten years and the abutters given ten years to pay for it. Referring to the changes in the rates as proposed by Mr. DeBard he stated that it is going to cost \$1300.00 or \$1400.00 per lot to put in these improvements which is going to make it very expensive on top of the cost of the land.

The Commissioner of Finance was requested to submit a report on this matter at the next meeting of City Council.

EXTENSION OF TOWER TERRACE ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: May 7th, 1957.  
Subject: Tower Terrace.

At a meeting of the Committee on Works held on the above date, the attached report from the City Manager relative to the extension of Tower Terrace, through to Wellington Street was considered.

The Committee approved the City Manager's recommendation that this extension not be made because it is too costly.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per...J.B.Sabeen,  
Clerk of Works.

Moved by Alderman DeWolf, seconded by Alderman Abbott, that Tower Terrace be extended through to Wellington Street and that the sum of \$9,000.00 be allocated for this purpose.

Alderman DeWolf referred to the letter from the City Manager recommending against it because of the cost and contended that the cost was not too great considering the benefit to the people on the street.

May 23, 1957.

Alderman O'Malley: "The City Manager pointed out in his memorandum that it is too costly. When he so advised us my mind reflected to the grants we make and since we have received his letter we have given grants amounting to \$30,000.00 of no general benefit, but this benefits the travelling public as well as the people in the area."

The motion was put and passed.

SCHEDULE "B" - SIDEWALK, CURB AND GUTTER

The Commissioner of Works stated that there were two additions he would like to make to Schedule "B" - Barrington Street at a cost of \$1,000.00, and Salter St. at a cost of \$1,000.00.

Moved by Alderman Abbott, seconded by Alderman Wyman, that Schedule "B" of the Capital Budget, with the additions and deletions as requested, be approved. Motion passed.

SCHEDULE "C" - SEWER PROGRAM

Alderman Lloyd referred to Item 6 (Seaboard Investors Subdivision) in the Balance from 1956 Program and asked about the high cost of \$135,000.00, to which the Commissioner of Works replied that there is an expensive outlet for that subdivision.

Alderman Vaughan referred to Item 3 in the 1957 Program, (Union Street) and asked why a sewer was being placed there.

Commissioner of Works: "We have a request. There is a subdivision in the making by the Halifax Relief Commission."

Alderman Vaughan: "I understood that land was to be kept open to provide a better vista for the area" and he questioned whether the Commission was so pressed for funds that it must dispose of this land.

Alderman O'Brien: "On this Capital program for Works, I wonder if Mr. West can tell us if he had in mind for next year's budget the major sewer problems in the northwest end of the City; namely, the storm sewer which has to go around the C.N.R. tracks near Howe Avenue, and near the north end of Connaught Avenue towards the Basin. Is there any plan in mind as to when this will be tackled?"

May 23, 1957.

Mr. West: "I, personally, feel that these problems are very urgent but the City should not go alone on this problem. We had a meeting with the Province and County to try and get them to co-operate on this problem so that there will be no duplication. The County is going to request a right-of-way to install a sanitary sewer, but let us talk about all sewers and I think it is time to face the drainage problem which we have in that section of the City every Fall and Winter."

Alderman O'Brien referred to the report of the British Engineering consultants and asked when the matter was to be on the agenda so that the problems can be discussed and if the County is not going to work with us, then we will have to propose other solutions which will involve the co-operation of the Province.

His Worship the Mayor: "It is in the hands of a Committee which is very active."

Alderman O'Brien: "I think we ought to have a report from the Committee to the Council."

Alderman Lloyd: "On that matter I have a Notice of Motion which deals with that in part and it is scheduled for a June meeting and it was at the latter meeting in June that I intended to deal with the Notice of Motion, and if Alderman O'Brien will move that we get an interim report from the Metropolitan Commission, I think we will have the matter discussed."

His Worship the Mayor: "I am more concerned with Items 9 and 10. They are for the purpose of developing the drainage from the northwest end and will serve the industrial land to be developed."

Alderman Dunlop: "Does it have to be done this year?"

His Worship the Mayor: "I would hope so."

Alderman Dunlop: "It is going to take time to assemble that land."

Alderman Vaughan: "It is going to be used in connection with the Abuttair."

Moved by Alderman Vaughan, seconded by Alderman Wyman, that Item #3 Part 2 of Schedule "C" (Union Street) be deleted from the Capital Budget, and same reduced by \$11,000.00. Motion passed.

May 23, 1957.

SCHEDULE "D" - SEWER REHABILITATION ✓

Alderman Vaughan: "On the question of sewer rehabilitation is thought being given to making the outlets on the harbour larger than presently needed to take care of storm and sanitary sewers for future large populations and the resultant increased use of water? What is the plan?"

The Commissioner of Works replied that any new sewers that are put in would certainly be designed to take care of the increased volume, and are four feet in diameter.

His Worship the Mayor suggested that future installations be increased and asked if the cost is much greater.

Commissioner of Works: "Just the cost of the pipe. The size and adequacy is dependent upon the grade."

Moved by Alderman O'Brien, seconded by Alderman Greenwood that Schedule "D" of the Capital Budget as submitted be approved. Motion passed.

SCHEDULE "E" - PROPOSED STREET WIDENING ✓

The Commissioner of Works explained that it is proposed to cut off the bend near the Public Baths and widen the street on both sides.

Alderman Dunlop: "What is the advantage?"

Alderman DeWolf: "It is very dangerous there."

Alderman Dunlop: "I would like to have the Chief of Police tell us how many accidents occurred there. I would venture to say that there are no more accidents there than in any other place."

Alderman Lloyd: "It would cut off that Park land."

Commissioner of Works: "It would not cut off very much."

Alderman Dunlop: "Quinpool Road is still a one lane highway."

Alderman Lloyd: "I know that area and I can recall about the time that Mr. Johnson was Engineer, there were quite a number of bad accidents there, particularly when the trolley cars were in use. You tend to veer off when making that turn."

Moved by Alderman Dunlop, seconded by Alderman Abbott that Item 1 of Schedule "E" of the Capital Budget be deferred for consideration in 1958.

Motion passed.

May 23, 1957.

Alderman Macdonald suggested that the lighting be extended to conform with the Rotary lighting; also, that the widening should not be deferred because of the number of bad accidents that occurred at that bend.

His Worship the Mayor agreed but said that the Province takes hundreds of thousands of dollars out of our cars but gives nothing in return to help with these traffic problems.

Alderman Macdonald said he had been queried as to when it was contemplated to widen Mumford Road.

His Worship the Mayor: "The City Manager told me that he was negotiating with the Church for land."

Alderman Macdonald referred to the drainage problem on Leppert Street where surface water keeps the contour of the land in an uneven state.

His Worship the Mayor requested the Commissioner of Works to report the matter to the Board of Works for consideration.

SCHEDULE "F" - FIRE DEPARTMENT ✓

The matter of a Pumper for the Fire Department was referred to the next meeting of the Safety Committee for discussion.

SCHEDULE "G" - SCHOOL BOARD ✓

Moved by Alderman Lane, seconded by Alderman DeWolf, that Schedule "G" of the Capital Budget be approved as submitted. Motion passed.

SCHEDULE "H" - PROPOSED TRAFFIC IMPROVEMENTS ✓

Moved by Alderman Greenwood, seconded by Alderman Vaughan that Item 1 of Schedule "H" (Coburg Road & Robie Street) be deleted and the Budget reduced by \$20,000.00. Motion passed.

Alderman O'Brien asked, in connection with Item #2 (Chebucto & Mumford Roads) what was the nature of the work planned?"

The Commissioner of Works said that it was intended to widen the curve on the northeast corner.

His Worship the Mayor: "I take it that this is to buy land from the Church?"

Commissioner of Works: "That is right--roughly, \$2,500.00 for land."

It was agreed that Schedule "H" of the Capital Budget, with Item #1 deleted, be approved.



May 23, 1957.

SCHEDULE "I" PROPOSED PARKING IMPROVEMENTS ✓

His Worship the Mayor: "This has been included only because we have authority to do from George Street to Duke Street. \$125,000.00, how many stalls do you anticipate that will provide?"

Commissioner of Works: "That is all the way along from the Town Clock southerly --- roughly, eighty stalls."

His Worship the Mayor: "Chief (Police), what is your annual return from a meter?"

Chief of Police: "Roughly \$80.00 per year."

It was agreed that Schedule "I" of the Capital Budget be approved as submitted.

SCHEDULE "J" - STREET PAVING - RENEWALS ✓

Deferred until the next meeting of City Council, pending submission of a report by the Commissioner of Works on comparative costs.

RECREATION & PLAYGROUNDS COMMISSION - CAPITAL BUDGET ✓

His Worship the Mayor referred to the City Manager's comments in the Budget concerning the Recreation Commission and asked Alderman Greenwood, as a member of the Commission if he wished to make some comment.

Alderman Greenwood: "In spite of the City Manager's comment that the Commissions are not projecting their needs, the Recreation Commission has. I would ask the Council to hear the Chairman of the Recreation Commission, Mr. Greg Donovan, on the subject of Artificial Outdoor Rinks. I am convinced that they are needed."

It was agreed to hear Mr. Donovan.

Mr. Greg Donovan addressed the Council as follows: "I have been here on one or two other occasions and feel the same as then, that I am handicapped by the limits of your funds. I think I should speak very strongly from my own viewpoint and, particularly, that of the young people, if it is at all possible to find money for artificial rinks that you do so" and he contended that in addition to the negative approach to the prevention of juvenile delinquency, the positive side of developing skills in skating and formation of hockey teams is more important. "Minor hockey has suffered because of the lack of ice time and increase in the facilities will see an increase in the number of players."

May 23, 1957

His Worship the Mayor asked what the size of the outdoor rinks would be.

Mr. Donovan: "80' x 100'."

His Worship the Mayor: "Where would you put them?"

Mr. Donovan: "On the Central Commons. A portion could be used for free skating and a larger portion for scheduled hockey."

His Worship the Mayor: "Would it be self-liquidating?"

Mr. Donovan: "Partly. It would be rented to groups wanting to rent it for private skating parties."

In reply to a question Mr. Donovan said it would cost in the vicinity of \$60,000.00.

His Worship the Mayor: "Would it be roofed?"

Mr. Donovan: "No, an open rink."

Alderman Lloyd: "What is your experience as to the amount of time it would be used, considering our weather conditions?"

Mr. Donovan replied that it could be used for seven months and the school children would benefit and said that Minor hockey is a small but an important part in the development of school children.

Alderman Greenwood stated that he had received a letter from the President of the International Skating Association who mentioned that 1400 children were now waiting to get on the list for recreational skating and hockey. He continued by saying that Toronto operates its rinks up to 45 degrees without any trouble.

Moved by Alderman Greenwood, seconded by Alderman Lloyd, that the sum of \$60,000.00 be included in the Capital Budget for 1957 for the provision of artificial rinks.

Alderman Dunlop: "I am pleased to learn that the citizens of Halifax want this but as an Alderman I can't say that. I am very happy to hear it but I am not so convinced that they want it. I suggest that we should consider the deep sense of responsibility we owe to the home owners who are faced with the prospect of paying increased taxes. There is no one rink that could perform all the services that the Chairman stated. We will have to provide three or five rinks in the end. We know very little about these rinks. I have heard

May 15, 1967.

a great deal about recreation and juvenile delinquency, and these things are not linked together at all. They have gotten away from the idea that recreation cures juvenile delinquency." He referred to the lights in the Wanderers' Grounds and said that the money spent will never be recovered. "These things are very easy to get into but they are very expensive to run. The temperature and climate of Halifax are entirely different from other cities." He referred to the open air rink at King's College and said that there was only one winter that the rink was used to any extent. "The first thing we will want if we get the artificial rink is that we will want it covered."

Alderman Greenwood: "The \$60,000.00 will provide two outdoor rinks in a pair, serviced by one refrigerating unit, making two 'pads' or rinks, each 80' x 180', which is the common practice."

Alderman Lloyd: "I think that the parents of many of these children would appreciate this kind of tangible service which the public can see and feel as part of the City expenditures."

Alderman Macdonald: "I certainly feel that all of these recreational facilities are worthwhile, particularly the skating rinks and I think we are certainly lacking in facilities for that type of recreation in Halifax, but looking at other needs such as a play area in downtown Halifax where most of the children have to play on the street, is a real need. Another thing is the need for additional facilities for the aged at our City Home. They are crowded. These elderly people are there with nothing to do and I think it probably means that we have not been able to get any of these people rehabilitated and get them back into society and if we had something to offer them to work with, it would be advantageous to the City. Knowing the situation out there, something should be done to remedy the situation and when you go out there and see the people standing around in the corridors, it is obvious that they are not being cared for as they should be as elderly people."

Alderman O'Brien: "Alderman Macdonald has pointed out the need for greater facilities for children in the downtown area and it seems to me that the next step in providing recreational facilities for these children is the provision of an outdoor rink. It is a good, healthy, participation sport, skating and hockey. People from all over the City can come to the Commons. Since the

May 23, 1957.

outdoors rinks have passed out of the picture and the weather does not make them worthwhile, this is the step in adding facilities. This can be adapted for Volley Ball and other sports in the summer time and they can accommodate quite a number of people. There are a variety of other sports which are good for children of all ages that can be played on the same surface that we would have for ice hockey in the winter."

Alderman Lane: "The easiest thing would be to vote for this motion but I have no intention of doing so. As far as the rink is concerned, I would like to see five or six but we have been labouring to cut down our capital expenditures and this is not the year for it. We cannot afford it and I am voting against it."

Alderman Lloyd: "I am quite sure the revenue possibilities have been understated. If we provide the land, that is it. The Commons' land should be used for recreation and not left as an open vista for the people living around it."

Alderman O'Malley: "Along with the thinking of Alderman Lane, I could find it easy to support the motion tonight." He referred to a newspaper report on the operation of the new rink at New Waterford and observed that it was probably run successfully because it was operated by a church group and continued, "I have no fear that revenue could be derived to successfully operate this rink and it is purely based on the way it is managed. What concerns me is the proposed cost. There is no comparison given of like rinks in other cities, and it has been suggested that it can be put to other uses in the summer. I notice that this summer it will get a concrete slab for use in tennis, roller skating and summer sports. This will cost \$5,000.00. About fifty flood lights ring the rink which has ample space for the dressing rooms. I don't think we have gone thoroughly deep enough into the cost. I have no hesitancy in supporting the provision of a rink because these facilities are needed but I think we should have more actual facts pertaining to the costs."

Alderman Greenwood: "The estimated cost of the plant is \$35,000.00. The rest of the cost is for asphalt coating, dressing rooms, and I feel that \$60,000.00 will see us home free without any additional capital expenditures."

In location. It is an excellent location because there are sewer and water services crossing the Commons. "

Alderman DeWolf: "I have great sympathy towards such a program but after looking at over a million dollars--I would like to have it deferred for a month. There would still be plenty of time and they might come in with a definite location, also a definite cost. Perhaps, the lights from the Tenderers' Grounds could be used."

Moved in amendment by Alderman DeWolf, seconded by Alderman O'Malley that the matter be deferred until the meeting of City Council to be held on June 27, 1957.

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

FOR THE AMENDMENT - Aldermen DeWolf, Abbott, Dunlop, Lane, Macdonald, O'Malley and Wyman - 7 -

AGAINST IT - Aldermen Vaughan, O'Brien, Greenwood and Lloyd - 4 -

MENTAL HOSPITAL ✓

His Worship the Mayor stated that funds for the new mental hospital would be taken care of by the National Health Plan.

POINT PLEASANT PARK - CAPITAL BUDGET ✓

It was agreed that the sum of \$10,000.00 be provided in the Capital Budget for the purpose of constructing Rest Rooms at Black Rock in Point Pleasant Park. The request for \$1,500.00 for Tower Road entrance was denied.

BRANCH LIBRARY - CAPITAL BUDGET ✓ - This matter was deferred.

Moved by Alderman Vaughan, seconded by Alderman O'Brien that this meeting do now adjourn. Motion passed.

Meeting adjourned. 11:55 P.M.

LIST OF HEADLINES

Welcome to Visiting Alderman	353
Financial Statement - Forum Commission	353
Cost of Forum Meeting - Cassor	358
Stephenson Report	364
Invitation to France-Canadian Celebrations - Royan	364
Incinerator Site	364
Capital Budget	369
Extension of Tower Terrace	372
Mental Hospital	377

L.A. KITE,  
MAYOR AND CHAIRMAN.

R.H. STODDARD,  
DEPUTY CITY CLERK.

RECORDED & INDEXED  
MAY 30 1957

Council Chamber,  
City Hall,  
Halifax, N.S.,  
May 30, 1957,  
8:00 P.M.

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

As His Worship the Mayor and the Deputy Mayor were both absent, and the Deputy City Clerk advised that there was a quorum present, it was agreed that Alderman Lane act as Chairman.

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 Deputy City Clerk, joined in repeating the Lord's Prayer.

There were present Alderman Lane, acting Chairman, Aldermen DeWolf, and Mr. Dunlop, Macdonald, Fox, Gidley, Lloyd, Nyan, O'Brien and Greenwood.

Also present were Dr. A.H. Horton, Acting City Manager, J.P. Bothune, Q.C., R.H. Stoddard, W.J. Clancey, L.H. Mackay, G.F. West, J.F. Thomson, V.W. Mitchell, J.L. Leitch, W.A. C. Smith, and A. Barry.

The meeting was called specially to consider the following items:

Presentation Teenagers Rodeo Competition.  
Presentation of Blood Donor Medals.

1. Public Hearing re: Extension of D. Myers Road.
2. " " re: Building of ...
3. Motion by Alderman Gidley re: Municipal Franchise.
4. " " " " re: Broadening of Qualifications for Mayor and Alderman.
5. Proposed Highway System.
6. Land Return Drive.
7. Senior Essential Mixed Property.
8. Loan of Certain Rights to Army for use on Garrison Grounds.
9. Application Progressive Conservative Party for ...
10. Capital Budget.
11. Metropolitan ...
12. Halifax Harbour Board ...
13. Incinerator Site.

#### PRESENTATION OF PRIZES TO TEEN-AGE RODEO WINNERS

Alderman Lane, Chairman, presented prizes on behalf of the City to Miss Cynthia Altrose and Messrs. Frank Mitchell and Ian Oland, winners of the Teenage Rodeo Competition held recently, congratulating them for winning an outstanding award for teenagers in this day when so many of their colleagues are receiving so much unfavorable publicity.

May 30, 1957.

PRESENTATION OF BLOOD DONOR CERTIFICATES

Mr. Hugh Mills, President of the Halifax Branch of the Canadian Red Cross Society, addressed the Council publicly thanking those persons who had given twenty or more blood donations and as he called out the names of the donors, Alderman Lane presented each with a Certificate.

PUBLIC HEARING RE: REZONING SOUTH SIDE BAYERS ROAD v

The City Solicitor explained that the hearing was being held to consider the adoption of a By-Law for the re-zoning of the land on the south side of Bayers Road between Connolly Street and Connaught Avenue, from R-2 (General Residential) Zone to C-2 (General Business) Zone. This had been advertised previously but due to an error, the hearing had to be re-advertised for this date.

No persons appeared either for or against the application.

A formal By-Law as prepared by the City Solicitor was submitted.

Moved by Alderman Lloyd, seconded by Alderman Abbott, that the By-Law be passed and forwarded to the Minister of Municipal Affairs for approval.

Motion passed.

PUBLIC HEARING RE: ZONING BY-LAW v

A Public Hearing into the matter of the Revision of the Zoning By-Law Part V, was held at this time.

A proposed amendment to Part V of the Zoning By-Law, as prepared by the City Solicitor, was submitted.

The Chairman asked if any person wished to appear against the proposed revision of the By-Law.

Mr. E.D. Murray, President of the Pinhurst Civic Improvement Association submitted and read a brief in protest against the proposed change to the Zoning By-Law, and same is attached to the original copy of these minutes.

The Chairman: "For the benefit of all present I would ask the City Solicitor to clarify what vote is required to pass this."

The City Solicitor read section 16 (3) of the Town Planning Act which provides that a protest must be signed by the assessed owners of at least 20% of the properties affected and the amendment or repeal shall not be passed

IN THE MATTER OF

The Proposed Changes in the R<sub>2</sub> Zoning Regulations for the City of Halifax.

- and -

IN THE MATTER OF

The Retention of the Present R<sub>2</sub> Zoning Regulations insofar as the Pinehurst Area, so-called is concerned.

On behalf of the Pinehurst Civic Improvement Association, an organization of home-owners in Ward 7 of the City of Halifax comprising the area bounded on the South by the North side of Mumford Road, on the West by the East side of Dutch Village Road and Howe Avenue, on the North by the South side of Bayers Road and on the East by the mainline C.N.R. Right-of-Way, and composed of over Two Hundred (200) members, it is submitted:

That insofar as the older districts of the City are concerned there is probably some merit in encouraging a more intensive use of the land area through greater population density. This would be brought about or at least be encouraged by the proposed relaxation or extension of the regulations in these areas relating to multiple dwelling houses. This would no doubt be beneficial if it resulted in the older type homes being torn down and replaced by new construction of multiple dwelling units.

This would, or could result in low assessment properties being replaced by higher assessment type properties with resulting higher tax yields for the City.

Moreover, individual property owners in the older sections of the City would benefit as the general level of property values would necessarily tend to rise as more of the older type of buildings were replaced by new construction.



There are other benefits both tangible and intangible which would follow if the older buildings were replaced, such as improved living conditions for the occupiers of the new dwelling units, better and more modern sanitary facilities with more healthful living conditions for those who would be fortunate enough to be able to afford to live in the new accommodations. In addition there would be resulting improvement in the overall appearance of older districts generally if an extensive programme of replacement of old units by new were to result from the proposed extension or relaxation of the R<sub>2</sub> Regulations.

All the foregoing are important and cogent reasons or arguments for the extension or relaxation of the R<sub>2</sub> Regulations but it is pointed out that these reasons or arguments apply only to the older or so-called depressed areas of the City. The same reasons or arguments do not hold good insofar as the new sections of the City are concerned. By the newer sections of the City I refer to the residential areas in the North and North-West areas of the City which have been developed since 1945 and which are classed as R<sub>2</sub> Zones.

As far as the newer sections of the City there are many just as important and just as cogent arguments against the proposed extension or relaxation of the R<sub>2</sub> Regulations.

For the most part the newer sections of the City are high assessment areas with resulting large tax yields to the City Treasury. In the main these areas comprise single family dwellings with very few multiple dwelling units, in no case at present is there supposed to be more than four units allowed, and then only on lots of a minimum size of 60' x 100'. If, as proposed, the regulations are changed to allow six units on a lot of a minimum size of 60' x 100' and four units on a lot 50' x 100' then wherever such units are constructed there will be a decrease in property values in the vicinity

which will affect the home-owners concerned and will inevitably lead to lower assessments, which in turn will lower the tax yield to the City.

Moreover, as you increase the population density in the new areas of the City, the City will be faced with additional expense and burden of providing playground or recreational facilities and increased educational facilities. The expense of such will fall on all citizens of the City and not alone on the owners or occupiers of the multiple dwelling units which would be constructed in the R<sub>2</sub> Zones if the present Regulations are relaxed or extended.

In addition the greater the population density of any given area, the greater the Civic Services which must be provided for that area such as Fire and Police protection, garbage collections etc. All of which means a burden of expense to the City far exceeding any possible tax gains on multiple dwelling units which would be constructed in the area. There is also the very great nuisance and health hazard created by the lack of suitable garbage facilities provided by most of the builders of multiple dwelling units. This results in a multitude of unsightly garbage cans prominently displayed around these buildings and the inevitable escape of quantities of garbage and other waste to be blown over the neighbouring properties in the vicinity to say nothing of the streets as well.

Then there is the overall loss of living space in areas devoted to multiple dwelling units, such as result from increased traffic due to the greater number of people who would be car-owners in the area. This in turn creates hazards to health of the residents and hazards to life and limb of children in the area. Also, there is the lack of

adequate parking facilities with the resultant use, or misuse, of the land area immediately in front of such areas, which constitute a nuisance to all the neighbouring home-owners, who are deprived of parking facilities in front of their own properties by the overflow parking from multiple dwelling units. This today, with the great number of automobiles in use, constitutes in itself a greivous problem and is a very sound reason for limiting the number of multiple dwelling units in any given area.

Again there is the immeasurable loss caused by the dimunition of living space to the overall physical aspect of the present R<sub>2</sub> Zones in the newer areas. At present you have individually owned homes which are well kept and in which the owners take great pride. The properties are neat with well kept lawns, walks and in most cases attractive display of flowers and plants. To see the result when lots are occupied by multiple dwelling units one has only to visit and inspect such as are now devoted to this type of use in the areas which I represent, namely the Pinehurst area. For the most part these multiple dwelling units are far from being objects of asthetic beauty. They are owned by absentee landlords and little or no effort is made to beautify the grounds surrounding them. They are purely and simply an investment for revenue purposes and consequently as little as possible is spent on improving the appearance of the lots.

This situation would be much worsened if six dwelling units on a lot were permitted as proposed in R<sub>2</sub> Zones instead of the present 4 units.

There are moreover, certain reasons why the present regulations should remain unchanged insofar as the newer districts of the City are concerned and most particularly insofar as the Pinehurst Area is concerned. The present

home-owners bought or built their homes in this district under the regulations as are now in force. For the most part the homes are in the 15 to 20 Thousand Dollar class and the district is evidence of the pride of the home-owners in their property. The investment in their home constitutes the sum total of their assets in most cases. In other words, they have in most cases invested their life's savings in their home and did so under the present regulation. It would constitute a grave breach of faith on the part of the City Council Members to do anything affecting their properties contrary to the expressed wishes and desires of these home-owners.

Moreover, it is felt that the relaxation or extension of the R<sub>2</sub> Regulations in the face of our opposition would be a careless and expressed disregard of our rights as citizens and property owners. That is, we feel that we the residents and property owners in the Pinehurst Area have the right to be consulted and to have our wishes given effect to in the adoption of any Zoning Regulations affecting the Area in which we own our homes and in which we reside.


There is another aspect of the proposed changes in the R<sub>2</sub> Regulations which is a most retrogressive step and which is contrary to all the authorities on modern town planning. That is the proposed regulation which would allow a single family dwelling on a lot with a minimum width of 33' and a depth of 100'. There is not a lawyer or a Real Estate Dealer, or any person who has had experience in building who can seriously advocate the adoption of this regulation. A lot with a width of anything less than 40' is entirely impractical in modern day living. It allows no room for driveway and taking away 3' side yard requirements barely allows for a building to be erected. In years gone by, 33' lots were permitted in the City and the result has been a rapid and inevitable progression of such districts to the stage where today they comprise mainly of so-called depressed areas, not quite slums but certainly far from desirable districts in

which to reside. Thirty-three foot lots lead to overcrowding of small cheap houses which would certainly not meet the standard of the homes to be found today in the newer R<sub>2</sub> districts of the City.

Finally, since the subject is the changing or amending of the R<sub>2</sub> Zoning Regulations, it is submitted that this can only be done by a two-third majority vote of all the City Council Members where 20% of the persons affected by the change in any given area oppose such change. Our Petition dated the 9th day of April, A.D. 1956 opposing the changing of these Regulations and filed on the occasion of the first hearing of this matter, was signed by 60% or more of the property owners in our area affected by the change of these regulations and accordingly, insofar as the above provision applies, the R<sub>2</sub> Regulations pertaining to this area can only be changed by a two-third majority vote of all the City Council Members.

As an alternative to amending the Regulations insofar as all R<sub>2</sub> Areas are concerned, we have previously suggested and we again urge that every consideration be given to leaving the Regulations as they now stand insofar as the Pinehurst Area is concerned. If it is the will of the Council that the R<sub>2</sub> Regulations generally should be relaxed or extended, a special classification such as R<sub>2a</sub> could well be created by the amending By-law and the present R<sub>2</sub> Regulations could be made applicable to such areas; then the Pinehurst Area could be designated as an R<sub>2a</sub> Area. This would solve the problem for the property owners in the Pinehurst Area and would still permit the relaxation or extension of the R<sub>2</sub> Regulations in other areas of the City.

Dated at Halifax, this 29th day of May, A.D. 1957.

  
ERIC D. MURRAY - President  
Pinehurst Civic Improvement  
Association.

May 30, 1957.

except by an affirmative vote of not less than two thirds of the members of Council, and said: "This amendment affects not only the area referred to (Pinehurst) but all of the other areas in the City that are classified as R-2. In my opinion, the properties affected by this amendment are not only the properties in all of the present R-2 zones but also the properties abutting on the R-2 zones. I think you have to take a wider view of the group affected than that suggested by Mr. Murray. I would like to say that if it is the feeling of the Council that an exception should be made for any particular area, that is another matter entirely than that before you. Such a matter would have to be advertised as a different amendment to the Zoning By-Law and another Public Hearing would have to be held."

The Chairman: "Without the amount appealing to require a two-thirds vote of council, what is required?"

City Solicitor: "A majority vote."

Mr. Martin Haley, speaking as an owner and occupant in the Pinehurst, stated that he disagreed with the interpretation of the City Solicitor and asked that the matter be referred to a County Court Judge.

The Chairman: "You are objecting to the majority vote?"

Mr. Haley: "I am opposed to the ruling."

City Solicitor: "I have no reason for changing the opinion I have given."

Alderman Lloyd: "I wonder if Mr. Bothune would bear with you and give his opinion?"

City Solicitor: "I would explain it as I did before. The Town Planning Act provides that if a protest against an amendment or repeal is presented to Council duly signed by the assessed owners of at least 20% of the properties affected by the amendment, then the amendment cannot be passed except by an affirmative vote of two-thirds of the Council. Mr. Murray would be entirely right if the area we are dealing with was only the area comprising the Pinehurst Subdivision. Then, if 20% of the owners that would be affected by that particular amendment protested, then the Council would have to have a majority of two-thirds; but the areas affected are all of the other R-2 zones in the City and the properties affected are, also, those that abut on R-2 zones; and

May 30, 1957.

it is a question of fact all the way through rather than a question of law and I have no reason for changing the opinion that I have given."

Alderman O'Brien: "Supposing, in the course of the debate, that I would move an amendment that these new R-2 proposals be made effective for all the present R-2 areas in the City except the area which Mr. Murray has described and when the vote comes on the amendment, we are then voting on that particular area alone, would we not then require a two-thirds majority?"

The City Solicitor stated that the motion could not be considered because it would be a different by-law, as the public have been given notice that all the R-2 zones would be under this proposed by-law. "If it were proposed that there should be extensions from this it is quite possible that there might be other areas in the City that would want the same treatment meted out to them. You might very well consider another By-Law excluding this particular area from the By-Law."

Alderman O'Brien: "There is one other point in respect to the vote. I would like to ask for an opinion, if it would be proper for any member of Council who owns property in an R-2 area whose property might be affected, to vote?"

The Chairman: "I think that question is out of order. I am presently hearing petitions against the re-zoning."

Alderman Dunlop: "Is the only By-Law before Council, the one that is on our desks?"

City Solicitor: "That is the only one."

8:45 P.M. His Worship the Mayor arrives and assumes the Chair.

Read letter from the Chairman of the Halifax Council of the B.E.S.L. (Canadian Legion) protesting against the proposed changes in the Zoning By-Law contending that it would be a breach of faith with the citizens who built single family dwellings in those areas affected, would inevitably result in the lowering of property values, and that the older, blighted areas of the City should be the only ones affected.

Alderman Lloyd: "Could we have a brief outline of the area represented by the Pinehurst Subdivision?"

May 30, 1957.

Mr. Snook: "The subdivision would be that land north of Mumford Road, East of Dutch Village Road, South of Bayers Road and West of the Ocean Terminal railway line."

Alderman Lloyd: "That would be the area bounded by Mumford, Dutch Village and Bayers Roads?"

Mr. Snook: "That is right."

His Worship the Mayor asked if there was anybody else who wished to speak against the revision of the By-Law.

Mr. D.A. Day, 59 Dutch Village Road spoke in opposition to the change in the By-Law saying that he had built in that area over 21 years ago because it was a respectable area but that it had changed in the last 18 months and he referred to the fact that no suitable play areas are provided for the occupants of the apartment buildings with the result that the children use the neighbouring lawns and properties for this purpose. Also, adequate parking areas are not available which causes congestion and sometimes obstruction to the property owners in the area.

Mrs. F. Carl Hudson of 73 Dutch Village Road asked if this changing of Part V of the Zoning By-Law is passed by Council, would a public hearing be held to consider the petition signed by over 150 members of the Pinehurst Association, already submitted to City Council, requesting that the area zoning be retained as it is at present, R-2.

City Solicitor: "That petition will come before Council in the normal way. It should be advertised and another hearing held on that."

Mrs. Hudson: "We assume that no further building permits will be issued until the regulations are revised."

City Solicitor: "The Council has to pass a resolution stopping further building permits." He stated that he did not know the status of the petition and that this meeting is for the special purposes of repealing Part V of the Zoning By-Law and substituting an amended Part V, but that the petition will come before Council subsequently.

His Worship the Mayor: "I have before me a letter signed by Mr. E.D. Murray addressed to the Mayor and Council dated May 22, 1957 which refers to a



May 30, 1957.

signed petition praying that the area be maintained as is. I would interpret that as being the signed representation against the changing of the Zoning By-Law as presently enacted. Your point seems to me to anticipate what you could do in the event the rezoning was passed according to the proposed By-Law, and I think a quick answer would be that any person can petition to the Town Planning Board for consideration for the rezoning of their area and I think such an application would be brought forward to Council, advertised and considered in the same way as we have considered this one tonight."

Mrs. Hudson: "Would we have to file a further petition?"

City Solicitor: "I think that might well be taken as a request to zone this portion of the City which is now R-2, this Pinehurst Area, in a different way than the Council is considering rezoning all of the other R-2 zones. If that is the case I think that what you should do is to decide to arrange for a public hearing on that particular phase of the matter." With regard to the withholding of the Building Permits, he said that was covered by Section 19 of the Town Planning Act which he read as follows: "Prior to the passage of a zoning by-law, or prior to the passage of an amendment of a zoning by-law if application therefor has been made, the Council may for a period not exceeding two months withhold a building permit for any building, or the Council may impose such conditions on the granting of the building permit as may appear to the Council to be in the public interest."

His Worship the Mayor: "In other words, while the matter is under consideration the power rests in Council to have a stay of proceedings, or Council may withhold further building permits while the matter is being determined."

Mr. Haley: "Will your Worship listen to that proposal from Mrs. Hudson?"

His Worship the Mayor: "I achieve the same end by the matter being before Council and I think that if it comes before Council we could pass a motion."

Mr. Haley: "I request that a motion be made to withhold further building permits."

His Worship the Mayor asked if anybody further wished to be heard.

May 30, 1957.

Mr. Tobin of 61 Dutch Village Road said that he had bought his property with the assurance that the zoning would remain R-2 but that an apartment house had been erected immediately adjacent to his property and he referred to the improper manner in which garbage is handled and contended that if the population is increased by fifty percent conditions will worsen.

Alderman Lloyd: "I have a question to direct to those who are against it. I understand that there are four or five apartments that are built now that are being rented to only four occupants. These same buildings have a potential use as six apartments. Is it the extra use of these buildings that these people are objecting to."

His Worship the Mayor: "Mr. Murray, can you answer Alderman Lloyd's question?"

Mr. Murray: "In reply to Alderman Lloyd's question, it is not the use of the present buildings alone that we are objecting to. There are at the present time according to the assessment rolls of the City of Halifax four cases in the Pinehurst area which are occupied in violation of the present R-2 regulations. There are four buildings in the Pinehurst area according to the assessment rolls in which at least five families are assessed and are paying taxes. There are at least six or eight apartment buildings in the Pinehurst area presently occupied by up to four families in number which would appear to be buildings intended for more than six dwelling units from an outside inspection. There is vacant land in the Pinehurst area which could well be developed and built on by the present owners with multiple family dwellings and we are objecting to the use of that land for any more units than regulations call for now. We most strongly object to the blatant violation of the regulations which is presently going on in the area now. We have, also, strenuously and ineffectually protested the building of multiple dwelling in the area which would appear to be intended for use by more than four families. That is our objection. There is, also, the possible future course of events whereby it would, perhaps, become, if the present regulations were amended, an economical practicability for a person to buy an existing home in the area and turn it into a six-family dwelling unit. That is being done in some of the

May 30, 1957.

older sections. The present land area of Halifax is becoming more and more valuable and it is also the future course of events which we fear."

His Worship the Mayor: "The Council has been told on previous occasions by our officials that through an error permits were given to build certain types of houses that may not be in conformity with the regulations and we have been advised that they have not issued permits for more than four units. If you say that is not the case, I would ask you to notify the Acting City Manager of the cases tomorrow morning."

Mr. Murray: "We have correspondence from the City Manager in which he knows of buildings that are occupied in violation."

His Worship the Mayor: "My information is that when this very point was raised previously that the buildings may have been designed in such a manner but they were not occupied illegally. If they are, it should be brought forward to our official notice."

Alderman O'Brien: "On or about the 16th of April, Mr. West informed this Council there were still three buildings that were illegally occupied because leases were running to 1958."

Mr. Haley: "Speaking on the legality of the matter, I wish to go on record that I oppose any ex post facto legislation."

His Worship the Mayor: "Your representations are to guide the opinion of the Aldermen. If there is a violation that is a matter to be processed by our officials."

Alderman Lloyd: "Mr. Haley objects to this Council passing a By-Law which legalizes some violations."

Alderman Dunlop: "I don't think this Council could pass such a By-Law. I know of a case in Ontario where there was a violation and the man had to take the house down."

Mr. Tobin: "In these particular apartments there are no resident caretakers and I have not seen any, and there is no attempt to beautify the area."

Alderman Dunlop: "No doubt, this matter had been fully advertised. It seems to me there must be a lot of people interested in this matter who are not here. We know that Oakland Road is an R-2 district and they might be aghast to find out that there might be a change."

May 30, 1957.

His Worship the Mayor asked if any person wished to appear in favour of the revised Zoning By-Law.

Alderman Dunlop: "Could the Assessor or Town Planning Engineer tell us the average size of the lots in the Pinehurst area?"

The Town Planning Engineer said that he would check his records and advise the Council.

Mr. E.F. Cragg: "I am speaking on behalf of Robie Kaizer. I listened with interest to Mr. Murray's able submission and I think it points up the fact that it is not without problems. They have a point that appears to be serious with which the Council will have to grapple and decide in their wisdom. MY remarks are directed to one specific interest, the partially erected building on 53 Devonshire Avenue. It is one of the buildings that was mentioned a little while ago. When he applied for the permit he got a permit for occupancy for four apartments and janitor's quarters and, on that basis, proceeded to construct his building. It was found out later that that was due to a misunderstanding and the permit was not issued. My understanding is that he has conducted his building in accordance with the law. He did not construct a larger building than should have been built and it is a decent looking building. As far as Devonshire Avenue is concerned, nobody has spoken against rezoning it. On the general overall aspects of the rezoning it does appear that one fact is obvious; that is, that the City is a peninsula and there is no more land left here. It may be that the population should not grow. On the other hand, it does strike one as having some merit that if the land can be put to better use by allowing six-apartment buildings instead of four with exceptions that that might be in the better overall interest of the City. It provides more accommodation of the type that is desired and required. It will add value to the tax rolls and increase tax revenues to the City, and in some areas it would be a good thing. I must say that after listening to the arguments tonight I think it might be that to rezone 'holus bolus' might not be a good thing and I think the aldermen will have to consider the interests of the persons in the areas concerned. There are points to be said on both sides. I am directing my remarks, particularly, to the Devonshire area and suggesting

May 30, 1957.

to Council that the proposed rezoning of a great many areas appears to have considerable merit to me."

His Worship the Mayor: "I would have thought that our law would have allowed us to have passed a rezoning of the City, excluding such parts as the Aldermen might have wished to do but the Solicitor advises me that it is all or nothing, and we can only rezone in accordance with the advertisement."

Alderman Wyman: "It seems to me with regard to the matter that you just raised that what we have advertised is that we are going to re-define a certain type of zoning and there is no part of that that we can consider. It is all or none."

City Solicitor: "The theory is that there is a definite By-Law submitted to Council which considers it."

Alderman O'Brien: "Does that mean that any amendment to the motion would be out of order?"

City Solicitor: "It is a matter of accepting this or defeating it."

Alderman O'Brien: "Before we pass motions involving things of this nature in the Council, the Council itself should discuss them."

Alderman Wyman: "With regard to amendments to this By-Law, I would like to ask the Solicitor's opinion as to passing this By-Law with a delaying clause for, say two months which would give us an opportunity to deal with requests for exception."

City Solicitor: "You can defer finalization of this By-Law" and he read Section 16 of the Town Planning Act which outlines the procedure to be followed in order to secure an amendment or repeal of a zoning By-Law.

Alderman Lloyd: "Suppose we run another advertisement and we described all the streets marked R-2. Would it not be a proper statement of our intentions? He referred to a zoning map of the City and continued, "The areas marked R-2 are very extensive throughout the City and I think you might find you would have an objection from twenty percent or more of the people in the areas affected. I think there is a lot of merit in the proposed change in the By-Law."

His Worship the Mayor stated he felt that we could only discuss the matter before the Council, and asked if any other person wished to appear in favor.

May 30, 1957.

Mr. R.A. Kanigsberg, Q.C.: "I speak for myself as an owner of apartments and as one interested in the civic welfare. The point just raised by Alderman Lloyd is one that strikes me forcibly, too. If there is a hue and cry from people in the areas affected, then Council will know their position in the matter. We have a representation from one segment which does not represent five percent of the people in the R-2 areas. I am concerned with the amendment in its broader aspects. I feel in this City of Halifax as building costs are today, it is next to impossible to find a sixty-foot lot in an R-2 area; and if you do find one, you have to pay so much for it that you cannot build a four-plex on that lot and do it commercially or economically so that you will get a fair return; and, unless you extend R-2 areas to six-plex, you will be reducing the availability of accommodation in the nicer areas to people, so that they will be forced to convert old houses. I also take issue with those who say that as soon as you build a six-plex or four-plex that the value of properties are lowered and deterioration results. I found that with the nice apartment buildings in the City that a general improvement is quite noticeable to all houses in that area and instead of land and houses going down in value, we find that they go up. If there are not enough playgrounds for children that is another matter for the City to deal with in its own aspect. Most of the people who object own homes on small lots that could never be converted to six apartment use at all and if they have gardens and they look after them, they will be still nice and attractive. If the value goes down, the taxes will go down and the occupier should be satisfied that he had less tax to pay. I have a four-plex on Robie Street opposite St. Mary's University which has not reduced the value of adjacent homes one iota. Since Mr. West has absolute control to pass on buildings before issuing the permit, that it should conform to the area, it is sufficient control to see that we have nice apartments put up throughout the City. I have no axe to grind but I feel that we will only go backwards if we continue to hold steadily to lines when we are bursting at the seams and the need is so tremendous for modern apartment buildings and if you allow a six-apartment building in an R-2 zone, it will not be adversely affected."

May 30, 1957.

Mr. Leonard L. Pace, Counsel for W.L Stevens, appeared in favour of the proposed New By-Law and said that his client had built an apartment house at 5 Stanford Street after having been advised by the City's legal department that he could obtain an occupancy for four apartments and janitor's quarters. This was later denied and he contended that it was unfair treatment to a person who had contributed greatly to the City by way of establishing better housing and accommodations. He further stated that a greater tax yield would be derived from the six-apartment units which would also help to supply the demand for sorely needed housing which should be encouraged rather than discouraged.

Mr. B.M. Hatfield: "I am here on behalf of John D'Entremont, 4 Quinn Street. My client intended to ask for rezoning of his property on Quinn Street but did not wish to ask for spot rezoning so decided to ask for a change in R-2 zoning for all the City. The City has good control over basement apartments I know that we are considering two or three cases of unauthorized use of premises. If all cases were prosecuted the Solicitor's staff would have to be enlarged. Before my client built these apartments he contacted all the neighbors in the immediate area and, with one exception, had their approval for proceeding to build his apartments which are a great improvement over the previous property. I am here generally to speak for the people in that particular area and I have no objections from these people and I am, therefore, in favour of the change as recommended to City Council by the Town Planning Engineer."

H.M. Paton, representing Morris H. Aronoff, owner of two apartment buildings on Stanford Street, stated that his client had started construction of the buildings which were to contain four apartments and janitors' quarters, in May and on September 13 was refused occupancy permits for the janitors' quarters. At the present time both buildings have four units occupied and if occupancy permits were granted a full time janitor would be employed and the premises could be kept up. Children are a problem in any area. There is sufficient parking space for six occupants. The Buildings are of first class construction and are an asset to the area. If the Zoning By-Law revision is passed, it will benefit all citizens of the City.

May 30, 1957.

Commissioner of Works: "I would like to clarify some facts concerning the issuing of permits and occupying of these buildings. Whatever the rules and regulations are, we are in favor of following them. There were permits issued for four apartments plus janitor's quarters, one on Devonshire Avenue, Agricola Street and Joseph Street which was the result of a ruling given in error, during Mr. Bethune's absence and we complied with it. The ruling points out that it was clearly defined what we could and could not do, and the fact that a big issue was made by one of the speakers that there are six-apartment buildings being built holus bolus in the Pinehurst area, I suggest that it is absolutely unfounded. One of the buildings mentioned is not a six-apartment building. A permit was issued for four apartments and only two are occupied. I would like to clarify that we are acting according to the laws of the City in the best interests of all of its citizens. I would like to add, and it is a good point to bring out to the people in the Pinehurst area, that we are interested in their welfare. We recently ordered the demolition of a building in the Pinehurst area which was against the Health Regulations, without any request from them. In many cases, for big concerns and small individuals, we rejected applications for permits because we felt that they are not in keeping with the neighbourhood or were not in the interests of the citizens. In one instance. I think one of the speakers may have advised a little inaccurately that two apartments were finished before he was told not to occupy them. I would say that one individual was told before those apartments were finished that he was wasting money in finishing those apartments."

Mr. R. Simon, 282 Jubilee Road, speaking as a property owner on Stanford Street contended that one section should not be changed without changing all sections.

Mr. Snock, in reply to an earlier question, stated that the average size of the lots in the Pinehurst Subdivision was 50' x 100'. Some are larger, twelve to sixteen being 60' x 100'.

Mr. Murray requested permission to speak in rebuttal to the arguments in favour of the proposed revision of the By-Law and was advised that this was not permitted.



May 30, 1957.

His Worship the Mayor advised the Members of Council that the matter was now before them and called for a motion five times without response. "Not having a motion, no action will be taken. The item is lost."

NOTION ALDERMAN O'BRIEN RE: UNIVERSAL FRANCHISE ✓

Alderman O'Brien: "This is a matter which I feel this Council should decide --at least give further consideration to before another session of the Legislature rolls around so that if Council is of a mind to broaden the franchise that we can do so in time to have legislation before the next session. At the moment there is a Federal Election going on and no one is advocating that the franchise should be limited to any particular group in the community. Everybody of course, pays taxes to the Federal Government either through Income or Sales Tax; and therefore, everybody is a taxpayer and entitled to vote. But, I submit that in the municipality the situation is precisely the same. Every time we buy groceries we pay part of the tax of the grocery store and his supplier. People who pay rent pay taxes to the City through that rent. It seems to me we are excluding from voting rights quite a number of people for whom there could be no justification for exclusion. A great many housewives will be excluded from voting and more this fall than at previous civic elections because of the interpretation as to who pays the household tax and I don't see why any housewife should be excluded from voting whether assessed or not. She is a part of the community and if she has no vote she is not as interested, as if she were voting. We exclude university students who are, surely, mature enough people to be voting. There are retired people living with relatives who might be left out. The same is true of widows living with relatives. Then, you have people who earn less than \$1200.00 who do not own property or pay household or poll tax. They are working in the community and they are not allowed to vote. It is not democratic and not good enough for 1957. Non-residents should not be allowed to vote because they own property, and those who own property in more than one ward should not have a vote in each of these wards. It seems to me that the democratic answer is one vote for one person. If we try to decide who is good enough to vote, we are placing ourselves in a position where we are trying to judge the people who should be over us, and I feel the people themselves, all of them, should have the vote and we should

May 30, 1957.

accept the result of elections conducted that way. Municipal Governments are closer to the people than the other levels and it seems to me that the people of Halifax know a good deal more of what goes on here than they do at Province House or at Ottawa and I feel that they are more qualified here to vote for Civic elections than for Provincial or Federal elections. In order to provide lists we could have enumerators but with a little cooperation we could use Provincial and Federal lists when they are not outdated by the passage of time. I would like to say that it seems to me that citizenship in Halifax would be more responsible if everyone had a vote, and each person had only one vote."

Moved by Alderman O'Brien, seconded by Alderman Lloyd, that the City Solicitor be instructed to draft legislation under which the Civic elections of 1958 and subsequent years would be carried out on the basis of one vote for each citizen who is 21 years of age on election day and who has resided in the City for at least six months prior to election day.

Alderman Lloyd: "For many years I have advocated universal franchise in Halifax and for the reasons so ably expressed by Alderman O'Brien, I feel that our tax structures do eventually reach everybody. I feel, too, that the rest of the Province has a universal franchise. I don't believe that it makes too much difference in the over all vote in the final analysis. The question of universal franchise has been before us for many years. No matter how you go about it, you get an involved procedure. It seems to me the simplest solution is the simple universal franchise based on a list based on the one used in the Provincial elections."

Alderman O'Malley: "I must oppose this motion of Alderman O'Brien because we have a committee set up in this Council known as the Voters' List and Election Committee which deals with matters represented by this resolution, and the recommendation of the Committee is that no change be made. Alderman O'Brien has pointed out that those that are permitted to vote are those that pay taxes. He further stated that some persons are excluded although they pay rent. Well, they must pay a very small rent. Otherwise, they would be taxed an occupancy tax. Certain people would be disenfranchised due to the interpretation placed on the assessment."

May 20, 1957.

His Worship the Mayor: "That is not strictly accurate. Your interpretation is inaccurate in that anybody who is assessed is on the roll. You have nobody struck off who pays any tax. Any houseowner, any occupant being assessed would be on the roll."

Alderman O'Malley: "I only own property in one ward and I only get one vote but I do not object to a person having a vote in more than one ward. I find no fault with that. Alderman O'Brien says the citizens of Halifax are better informed. He further pointed out that universal franchise makes for a citizenship that is more responsible. I disagree with all that because he knows as well as I that when you contest an election and you appeal to those persons that are already on the list and they are free to exercise that right because they are taxpayers, they tell you 'I have no interest in the City Government, I am not going to waste my time'. They are not the real taxpayers, they are the poll tax payers. So, why add to a list that is sufficiently large enough to return good representation to this Council. This Council has good representation today, and what more should we seek other than good representation. I find myself opposed to every argument that Alderman O'Brien has raised tonight."

Alderman Dunlop: "I am going to vote against this resolution, not because I don't think it has merit, but because I think it is not the time to pass hastily on such an important question. The subject is linked up with other things such as three-year term for Mayor and Aldermen. If we have universal franchise and three-year terms for Mayor and Aldermen and they all expired at the same time, I would vote for universal franchise because it could be well run and it could be carried on with no great expense. I inquired about the cost and I think it is around \$30,000.00 to enumerate the City of Halifax. The other thing linked up with this is the Ward System—whether we should continue having the Aldermen represent different wards or elect them at large. I must say that I have not found among the citizens any great agitation, any pressing for a change at the present time. I think your suggestion that we draft legislation for a universal franchise in 1958, without considering the other principles, is premature."

May 30, 1957.

Alderman Vaughan: "I am not prepared to vote in favour of the motion because I am not convinced that we should extend the franchise to those who do not pay a direct tax to the City Treasury. At the present time Judge Pottier is preparing a representation for this Council. He may bring forward a recommendation whereby taxes will be levied more on people who do not own property and that is the time to discuss universal franchise. I think any person who is paying taxes is certainly entitled to vote and no person is deprived of a vote who pays taxes regardless of race, color or religion. Women have the right to sit in the Council. The suggestions of Alderman Dunlop too, are matters that should be given serious consideration at the proper time. The question of electing to Council a Mayor for a 3-year term as well as the Aldermen, and to have the Councillors run at large, certainly that would require many other changes in our election routine if we are going to have such an election system. I say that at this time we have many more pressing problems facing this Council than to take the time to argue whether enough people are voting." He referred to a drop in the percentage of voters in a riding in the Provincial election "which indicates an apathy on the part of the people of Halifax in matters of public interest and to extend the franchise is a waste of time."

Alderman O'Brien: "In answer to Alderman Vaughan, it seems to me that we get a higher percentage vote in the other two levels of Government where we have universal suffrage than where we do not which indicates that there is a higher interest. Of course, there is a Party factor but I feel that a lot of people who are qualified now because they are taxpayers in name as well as in fact--these people have the vote and many don't use it which suggests that there are no better citizens than people who do not have the vote and turn out in greater numbers in Provincial and Federal elections than in municipal elections. I would suggest that the arguments on the three-year term and other points are well taken and further consideration should be given. I favor two of the proposals of Alderman Dunlop. The third one, about having aldermen elected at large, I am not on either side but it is worthy of further consideration by the Committee on Voters' Lists and Elections."

The motion was put and lost.

May 30, 1957.

MOTION BY ALDERMAN O'BRIEN RE: BROADENING OF QUALIFICATIONS FOR MAYOR AND ✓  
ALDERMEN

---

Alderman O'Brien: "This is a motion to have the Committee on Voters' Lists and Elections study and make recommendations on the qualifications for aldermen and I would like to say a few remarks. At the present time there are quite a number of people who are barred from running for alderman in this City who should be given that right and I will list them and be content with that. I think the cases should be looked into by the Committee and a report with recommendations made. First, there are tenants whose household tax is insufficient to qualify them for alderman. Besides paying household tax, these people pay the tax of their landlord which qualifies him to run for Council and does not qualify that particular tenant because it is paid in the name of the landlord."

His Worship the Mayor: "Unless the house has a valuation of \$30,000.00 or more."

Alderman O'Brien: "Then, there are the poll tax payers, paying \$10.00 or \$20.00 this year, who do not qualify because the requirement is for \$50.00. I see no reason why this group should be excluded. If we are going to determine the qualification on the basis of tax, why not set it at \$10,000.00? Why draw the line at \$50.00? Anyone who pays taxes should be permitted to run. There are some who don't. I think a housewife should be permitted to run whether she pays a tax in her own name, or not. Then, we have teachers. I believe teachers are excluded because they are paid by a Commission of the City. To me teachers could make a valuable contribution to the City if they were permitted to do so. Another group is the Clergy. I don't think we should exclude them. Then the last category are business men who are barred because a company of which they may be a director or manager may at some time sell something to the City. (He read an article dealing with this subject printed in the "Commercial News", official organ of the Board of Trade, in 1956). These can be circumvented from time to time. They are circumvented when an Alderman gives up a directorship and makes his wife or brother a director. Then he can go on doing business with the City. I think this circumvention would not be necessary if we excluded

May 30, 1957.

the section of the Charter which excludes business men who sell or deal with the City. This can be very easily misunderstood. I am thinking of potential candidates for Council now and in future, not of present members. In the case of my own firm, I suppose I could resign from the Board of Directors. I see no need for that. We just instructed our staff not to take orders from the City. It never has happened and it never could be but there are cases where the City may want to buy an article from some one who has a franchise and it may be in the City's interest to buy from that person, and the City may lose by this legislation. The way to get around it is to have the Alderman declare his interest and withdraw from the debate. In moving this motion it is for consideration by a Committee. There are, certainly, a lot of considerations before we would proceed with legislation on this but I have brought these matters forward because I think they need further consideration."

Moved by Alderman O'Brien, seconded by Alderman Lloyd, that the Committee on Voters' Lists and Elections be asked to study and make recommendations in time for 1958 legislation on the proposal that the opportunity to qualify as a candidate for Alderman be available to any taxpayer, or the spouse of such taxpayer, who has resided in the City and paid taxes for two years prior to election day, excepting only employees of the City (not including the Commissions), members of the judiciary, M.L.A.'s and M.P.'s.

Alderman Lloyd: "I don't agree with all the arguments but our regulations should be reviewed. Much of our law with respect to qualifications and voting was written at a time when circumstances and conditions were altogether different. It is worthy of study and examination and the views of the Aldermen that could be expressed before that Committee could be carried further."

His Worship the Mayor: "Like you, I agree with it in part. A few months ago I brought before the Committee certain proposals that were turned down by Council. I also suggested that there be abolishment of voting in more than one ward by a single person and, second, the abolition of the multiple vote--a person voting for more than one corporation. I feel that if it would pass I would almost be inclined to take the view that it might probably be better done after the Fall election when you will have a new Mayor and you might get a different view."

May 20, 1957.

Alderman Dunlop: "I think the reason it was turned down was because it was not the time to make a change. I am in favour of it going to the Committee which makes it mandatory on the Committee to study and recommend. If it is for a study I am for it but the Committee must recommend."

Alderman O'Brien: "They have the right to recommend against the whole works, or in favour of it."

His Worship the Mayor stated that the matter would be considered at the first meeting to be held in November, 1957.

The motion was put and passed.

#### PROPOSED HIGHWAY SYSTEM

Alderman Vaughan referred to the matter of the proposed highway system which was discussed at a meeting of the Metropolitan Commission held recently when it was decided to request the Council for an expression of opinion as to whether, in the highway construction proposals of the British Engineering Consultants, the Council prefers the construction of 'limited access' highways or normal highways as in the past. It is not a question of where the highways will enter the City, but do we favour 'limited access' highways, and he said, "I think we should give an answer. Any person who has been abroad or in the United States or Canada, or read articles on the subject, must be well aware of the growth of highway traffic in North America. Having that knowledge, I believe that we should endorse the plan of limited access highways around Halifax because it is in the best interest of Halifax to do so, because the construction of these highways will mean that their life will be prolonged; whereas, the construction of normal highways results in 'ribbion' development" and he contended that this was contrary to the proper use of the property and use of the highway which is the safe and easy movement of traffic, and continued "We are being asked to say whether we favour limited access highways, or not."

His Worship the Mayor: "Also, the road to the Halley Lake Airport, as well."

Alderman Vaughan: "I strongly urge the Council to advise the Metropolitan Commission that we favour the highway system as proposed in the British Engineering Consultants' report to the four bodies concerned, and that we endorse the construction of limited access highways, and I will do more."

May 30, 1957.

The motion was seconded by Alderman DeWolf.

His Worship the Mayor: "I am a bit concerned about procedure. The matter is still in the hands of a Committee and therefore, it is not incumbent upon Council to vote on the item, only if the Board of Works takes no action. I think there is some advantage to have this debate and I think we can consider it at the next meeting of the Board of Works."

Moved by Alderman Vaughan, seconded by Alderman DeWolf, that the Committee on Works be requested to consider at the next meeting the matter of limited access highways as proposed in the report of the British Engineering Consultants and report to Council.

Alderman Lloyd stated that while, undoubtedly Alderman Vaughan has studied this matter and reached a conclusion which he might share, he would have to vote against it as the matter should be examined in some detail before making a decision.

Alderman O'Brien stated that the matter of limited access highways is in addition to the matter which had been twice discussed and deferred in the Committee on Works and had not been mentioned in the memorandum from the City Manager.

His Worship the Mayor: "The subject is fairly broad and I suggest that he incorporate the matter."

The motion was put and passed.

LAND - RAINNIE DRIVE ✓

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

From: Committee on Works.

Date: May 21st, 1957.

Subject: Land - Rainnie Drive.

At a meeting of the Committee on Works held on the above date, the attached report from the City Manager relative to a request from Maritime Auto Supply Limited, to purchase a further piece of land adjoining their property to the north, 20' x 80', for the same price as they paid for the rest of their land, \$1.00 a square foot, was considered.

The Committee recommended that this request be denied.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per...J.B. Sabean,  
Clerk of Works.



May 30, 1957.

His Worship the Mayor: "They want another piece of land 20' x 80'. Have you seen the maps. I think it is fair. It cuts very sharply into a usable part of land left to the City. That is the reason the Committee on Works decided it should not be sold."

Alderman Dunlop: "If they don't want to use it I suggest we buy it back from them."

Alderman Vaughan: "Was the land originally sold by tender?"

Deputy City Clerk: "I believe so."

Alderman Vaughan asked if some of the arguments advanced by the company could be given as he was not a member of the Committee on Works and was not familiar with the request.

Acting City Manager: "They want to purchase this additional piece of land in order to make better connection to the sewer."

Alderman DeWolf: "I can't understand from this plan. There is a right of way of thirty feet. Do they want a portion of that?"

Commissioner of Works: "They have these big vans coming into the lot to the doors of the building to load and they want to have as level an approach as possible. There is a slight grade which they are concerned about but the sewer and water presents no problem."

Alderman DeWolf: "He wants to come in on the existing right of way and turn in on his property, is that right?"

Commissioner of Works: "It goes right through from Cogswell Street to Ruinnie Drive."

Alderman DeWolf: "It seems to me to be an advantage to keep these vehicles off Ruinnie Drive."

Alderman Vaughan: "What is the objection to selling the land?"

His Worship the Mayor: "We hold a large piece of land back of the emergency shelters that fronts on Brunswick Street. If we are going to consider selling the whole land, it might be wise to consider it now."

Alderman Lane: "If someone is not undertaking to build on it, I would be willing to sell it."

May 30, 1957.

Alderman Dunlop: "I would suggest that we see the adjoining owner to see if he wants to buy a twenty-foot strip."

Moved by Alderman Dunlop, seconded by Alderman Wyman that the matter be referred back to the Committee on Works for further consideration.

His Worship the Mayor: "You can only sell it by tender if it is a strip of land with no value."

Alderman Dunlop: "What is the proposed price?"

City Solicitor: "\$1.00 per foot. Before the Council finalizes this matter, there has to be a subdivision made."

His Worship the Mayor: "You, certainly, would have to get legislation."

Alderman Wyman: "Can this matter not go back to the Committee on Works with the suggestion that they look into the possibility of subdividing this area, and the whole thing dealt with on a tender basis?"

His Worship the Mayor: "If you subdivide it, it will have only a purchaseable value for the abutters."

The motion was put and passed.

SEWER EASEMENT - WINWICK PROPERTY ✓

Deferred.

LOAN OF COMMON LIGHTS TO ARMY FOR USE ON GARRISON GROUNDS ✓

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

From: Committee on Works.

Date: May 29th, 1957.

Subject: Application from Army for use of Floodlight.

A request from Colonel Slayter, Command Engineering Officer, Atlantic Command, for the use of the lights from the North Common, to be used by the Army for a mass concert on the Garrison Grounds, Saturday, June 15th, weather permitting, was approved by the Committee on Works at a meeting held on the above date.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per. J.B. Subean,  
Clerk of Works.

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

May 30, 1957.

APPLICATION PROGRESSIVE CONSERVATIVE PARTY FOR USE OF COMMONS ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works,  
Date: May 28th, 1957.  
Subject: Application Conservative Association for use of North Common .

An application from Mr. Lorne Clark, on behalf of the Conservative party, for permission to use the North Common on Thursday evening, June 6th from 7:30 to 8:30 for the purpose of holding a Public Meeting under the Auspices of the Progressive Conservative Party, was approved without charge by the Committee on Works at a meeting held on the above date.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per..J.B. Sabean,  
Clerk of Works..

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

CAPITAL BUDGET ✓

INCINERATOR

It was agreed that the sum of \$500,000.00 be approved covering the cost of the equipment for the new incinerator.

CITY HALL RENOVATIONS ✓

Commissioner of Works: "You might recall that we asked for \$30,000.00 more to finish the work."

This item was approved.

QUINPOOL ROAD LIGHTING ✓

Moved by Alderman Macdonald, seconded by Alderman Fox that the recommendation of the City Manager be approved.

Alderman O'Brien: "I don't see the importance of proceeding with this at the present time. We are looking for items to cut from the Budget. It was put forward a year ago as a means of improving the entrance to the City. I feel there are other things that should come first; for instance, from the Rotary you can proceed up Quinpool Road or Chebucto Road, and if you proceed up Chebucto Road you come across a piece of land by the Westmount Subdivision. I am not pressing for action this year on that but as for capital expenditures."

May 30, 1957.

(I would like to see it grassed) but it could well come ahead of lighting of Quinpool road and I am opposed to it."

Alderman Dunlop: "This matter was before us last year and I don't intend to repeat things over. If we start Quinpool Road we might as well say we are going to do Chebucto Road and Kempt Road. The Rotary is the best lighted rotary in the world. Actually, Quinpool Road is a pretty well lighted street. The moment we do that we are going to embark on expenditures of \$50,000.00. I feel we can do without it very well."

Alderman Macdonald: "It is a nicely lighted rotary and is a credit to our City, and I think it would be a further credit if that type of lighting were carried right down to Beech Street. The lighting presently there takes away from the City. This is a main artery and it should be connected up with the fluorescent lighting to make it conform with the lighting at Beech Street and the Rotary lighting. We have not a great deal with which to impress the tourists and I think the \$12,000.00 would be well spent for our City."

The motion was put and passed, seven voting for the same and five against it as follows:

FOR THE MOTION - Aldermen DeWolf, Abbott, Lane, Macdonald, Fox, Lloyd, and Vaughan - 7 -

AGAINST IT - Aldermen Dunlop, O'Malley, Wyman, O'Brien and Greenwood - 5 -

BAND SHELL ✓

His Worship the Mayor asked that consideration be given to provide \$5,000.00 in the Budget for the erection of a band shell and he said, "I believe I can arrange to have a band shell costing considerably more than that built in the City. Place, cost and design would come back to Council for consideration."

Moved by Alderman Lloyd, seconded by Alderman O'Malley, that \$5,000.00 be included in the Capital Budget for the purpose of erecting a bandshell in Halifax. Motion passed.

SCHEDULE "B"  
SIDEWALK -- BOWER ROAD

Moved by Alderman Abbott, seconded by Alderman DeWolf that \$1200.00 be included in the Capital Budget for the purpose of placing sidewalks on Bower Road from Tower Road to Rogers Drive. Motion passed.

May 30, 1957.

SCHEDULE "B" - SALTER STREET/

It was agreed to increase Schedule "B" by \$1,250.00 as requested by the Commissioner of Works for the completion of the sidewalk on the north side of Salter Street.

SCHEDULE "A" - STREET PAVING/

A report on Street Surfacing Costs for Residential Streets was submitted by the Commissioner of Works. Copies were distributed to the members of Council and a copy is attached to the original copy of these minutes.

Alderman Lloyd: "It carries out the point that despite the five and a half interest rate, permanent paving of either A or B type is a much more prudent course for this City to follow and it establishes the point that we are endeavouring to make." He referred to the efficient way in which the two young men of the Works Department had prepared the data and expressed his gratification for the manner in which the information is compiled and presented. "The essence is on Page 2 (of the report). It might be observed about our present program--we may decide to stone and oil a street in 1957 at a cost of \$4,916.00, and next year the Council may decide that the street should be paved. That routine has been followed through my time in Council. The result is that you have a cumulative absorption of unexpired costs for stoning and oiling which might have been tremendous for stoning and oiling which did not go its full life and I recommend that we go over the list of streets for stoning and oiling and make sure that they are not items which should go on a permanent paving basis."

His Worship the Mayor: "It might be helpful to put it off for a week and I will ask the Acting City Manager to review the program. There is a large number on the list."

Alderman Vaughan asked if the Commissioner of Works deducted the amount chargeable to abutters for paving in making his calculations.

Commissioner of Works: "We did not. That would make it even better. This is just the cost of the construction."

His Worship the Mayor: "I would suggest next week when we consider the same item, you might have a further tabulation of the work done, showing the price."

To: His Worship the Mayor, Members of City Council

From: G. F. West, Commissioner of Works

Date: May 30th, 1957

Subject: Report on Street Surfacing Costs for Residential Streets

When Capital Budget was considered by Council on May 23rd, 1957, we were requested to give a report at the May 30th meeting on the relative merits of plant mix asphalt pavement and stone and oil surface, for residential streets so called. With the aid of Mr. A. R. Howard, Paving Engineer, and Mr. A. R. Barry, Cost Accountant, we submit herewith comparative costs of the various types of surfaces, based on life expectancy and cost of Capital borrowing. The types of surfaces under discussion are briefly described as follows:-

1. STONE AND OIL - is a more or less open-graded crushed stone and gravel surface, mixed in place with a suitable asphaltic binder. A seal coat of stone chips and binder is also applied, giving a total thickness of about 6". This type of surfacing, except under extremely favourable conditions, is suitable only for residential streets, as it is not durable under heavy traffic conditions, due to the porous nature of the aggregate. There is generally more damage from frost action and lower stability than with the more densely graded asphalt surfaces as in 2A and 2B below.

2A. PLANT MIX ASPHALT PAVING - Consists of 3" of asphalt over 6" of gravel base. Ideal for all types of traffic expected on residential streets.

2B. PLANT MIX ASPHALT SURFACE TREATMENT - in cases where sub-base is considered adequate, gravel base is omitted and 3" of asphalt is applied to existing base. This type of surface is generally unsuitable for main traffic arteries or for streets where sub-base is known to be incapable of carrying heavy traffic.

#### UNIT COSTS

For purposes of comparison, actual construction costs for 1956 are taken. It will be noted that estimated costs for our 1957 Program are higher than the actual costs for 1956, but this is due to higher costs of material and labour, plus allowance for contingencies. Unit cost comparisons are shown below:-

<u>TREATMENT</u>	<u>COST/SQ. YD.</u>
1. Stoning and Oiling	\$1.58
2. Paving	
A. 6" Gravel, 3" Highway Mix	\$3.96
B. 3" Asphalt on existing base	\$2.12

#### ORIGINAL CONSTRUCTION COSTS

To give a comparison of yearly costs to the City for original construction, we take a typical residential street, 1,000 ft. long and 28 ft. wide. Life expectancy for stone and oil streets is taken on the average as 4 years. For paved streets of Type 2A and 2B above, we expect a life of 20 years. It should be borne in mind that Type 2B would only be recommended under certain circumstances.

1. STONING & OILING (all figures taken to the nearest dollar)

Construction cost - 3,111 sq. yd. @ \$1.58	\$ 4,916.00	
Average life of 4 years makes yearly cost		1,227.00

2. PAVING

A. Construction cost - 3,111 sq. yd. @ \$3.96	\$12,319.00	
Cost to City (principal plus interest over 20 years @ 5%)	19,434.00	
Average life of 20 years makes yearly cost		972.00

B. Construction Costs - 3111 sq.yd. @ \$2.12	6,595.00	
Cost to City (Principal plus interest over 20 years @ 5%)	10,464.00	
Average life of 20 years makes yearly cost		523.00

MAINTENANCE COST

A statement of maintenance costs can be made, but with qualifications. The maintenance average for paved streets includes all paved streets in the City, which includes main arteries as well as residential streets. Both averages are computed per linear mileage, but, in general, paved streets are wider and thus have a greater area per linear distance to be maintained. The figures, representing averages for the past three years, amount to \$750. per year per mile for stone and oil streets, and \$539. per year per mile for paved streets. The figures quoted for maintenance at the May 23rd meeting were higher due to the fact that 1956 presented a worse than average year, as far as patching requirements are concerned.

TOTAL COST (ORIGINAL PLUS MAINTENANCE)

Using these figures, and in light of the above qualifications, we find the total costs per year for the typical 1,000 ft. length of street, to be as follows:-

Stone and Oil	1,371.00
Pavement (2A)	1,074.00
Pavement (2B)	625.00


RENEWALS

When a paved surface becomes "worn-out", after an average life of 20 years, the cost of renewal will be considerably less than the initial construction costs, because, in general, only the asphalt surface needs replacement, as proper base was originally present, or laid. Due to the method of construction of stone and oil streets, the renewal costs were practically as much as the original construction. This means that over a longer range period, the costs would be even more in favour of paving.

Considerations other than cost that come into the picture in favour of asphalt paving, are the facts that an asphalt surface is smoother and more uniform than stone and oil, and that greater convenience is offered to the taxpayer because on the average, a stone and oil street is torn up for renewal five times more often than an asphalt street.

If it were possible to include some paving in the Current Budget, costs for paving would be lowered. We must point out that the original cost, plus interest, on the above basis is nearly 1.6 times the original construction cost.

Attached hereto is a summary of cost comparisons contained in the report.

  
 G.F. WEST  
 Commissioner of Works

30 May, 1957

STREET PAVING - COMPARISON OF COSTS

TYPICAL STREET - 1,000 FEET IN LENGTH - 28 FEET WIDE

TYPE OF SURFACE	COST PER SQ. YD.	INITIAL CONST. COST.	INT. ON BARR. OVER LIFE EXP.	TOTAL COST PRIM. & INT.	LIFE EXP.	AVE. COST OF CONST. PER YR.	MAINT. COST PER YEAR.	TOTAL ANNUAL AVE. COST.
1. Stone & Oil (Current)	\$ 1.58	\$ 4,916.	Nil	\$ 4,916.	4 years	\$ 1,229.	\$ 142.	\$ 1,371.
2. Asphalt								
(A) 6" Base, 3" top (Capital)	3.96	\$ 12,319.	\$ 7,116.	\$ 19,434.	20 years	\$ 972.	\$ 102.	\$ 1,074.
(B) Exist. Base, 3" top (Capital)	\$ 2.12	\$ 6,595.	\$ 3,868.	\$ 10,464.	20 years	\$ 523.	\$ 102.	\$ 625.

It is obvious from the above that asphalt paving is more economical in the long run than stone and oil treatment, even though original costs are higher.



May 30, 1957.

Alderman DeWolf: "Can the Commissioner of Works get on with the work?"

Commissioner of Finance: "He can't until we get a Borrowing Resolution. This Budget has to be passed."

Aldermen Wyman asked that Item #13 (Union Street) be deferred for one year.

Alderman Lloyd: "I would like to say that this is the kind of report which should have come from the City Manager."

Alderman Vaughan: "Hear, hear."

His Worship the Mayor: "I can't imagine anything more primary."

Commissioner of Works: "Just what is it that you want?"

His Worship the Mayor: "How these figures would be varied if you deduct the abutters' charges which you might consider as income from the City, or as an off-set against cost."

SCHEDULE "J" - STREET PAVING - RENEWALS ✓

His Worship the Mayor: "This is involved in the overall picture."

RECREATION COMMISSION - OUTDOOR RINKS ✓

His Worship the Mayor read correspondence which he had with Mr. W. Shakespeare, President of the Inter-School Skating Association, in which it was recommended that a small charge should be made for children using City-owned artificial outdoor rinks, which engenders more respect and enthusiasm for the facility; and, also, helps to defray the cost of up-keep and supervision.

Alderman Lloyd stated that the Capital Budget is not like the current budget where once an item is approved it is included in the estimates. In the Capital Budget each item requires a further vote to approve the Borrowing Resolution and we could include the amount for the rinks without committing the Council to undertake the actual work.

Moved by Alderman Greenwood, seconded by Alderman O'Brien, that the amount of \$60,000.00 be provided in the Capital Budget for two Outdoor Artificial Ice Rinks.

The motion was put and passed, nine voting for the same and three against it as follows:

FOR THE MOTION - Aldermen Dunlop, Lane and Macdonald, O'Brien, O'Connell and DeWolf - 2 -

AGAINST IT - Aldermen Dunlop, Lane and Macdonald - 3 -

SCHEDULE "F" - FIRE DEPARTMENT ✓

His Worship the Mayor advised the Council that the Safety Committee had not recommending the provision of the new Pumper which is to be located downtown and the older one would be put in the new station on Bayers Road.

Moved by Alderman Lloyd seconded by Alderman O'Brien, that the amount of \$55,000.00 as provided in Schedule "F" of the Capital Budget be approved.

Motion passed.

SCHEDULE "E" - WIDENING - QUEEN STREET ✓

His Worship the Mayor: "I had asked the Commissioner of Works to present figures for narrowing the sidewalk on Queen Street northward from Morris Street on the east side, for the purpose of widening the street and making parking easier in front of the hospital."

Commissioner of Works: "The total cost would be \$16,000.00 from Morris Street to Spring Garden Road. From Morris Street to Dundonald Street it would be about \$7,750.00, based on prices we pay."

Aldermen Dunlop: "I think the way to do it is to call for tenders. I believe that it is a good chance to see what a private contractor can do on a job like that, and I will move that tenders be called for both projects."

The motion was seconded by Alderman O'Kelley.

Commissioner of Works: "We already awarded the contract for this work."

Alderman Dunlop: "This is a special job."

Alderman Lloyd: "I am afraid you would be in trouble because the tender is on a unit basis."

Alderman Macdonald questioned the Commissioner of Works' estimate and asked why there was such a discrepancy between this estimate and the cost of a similar job which was done in 1956.

Commissioner of Works: "You are speaking of Cherry Street. The overall job (Queen Street) is much more difficult because you have large trees to remove which runs into considerable expense."

The motion was put and passed.

May 30, 1957.

PLANTING - ARMDALE ROTARY ✓

Alderman Vaughan referred to an item in the Press regarding the planting of shrubs on the Rotary and asked how the Council could spend the amount of \$2,000.00 outside Halifax if it is not a joint expenditure.

His Worship the Mayor: "It was passed at our last meeting. Mr. West, what is the position on the point raised? Is the big circle the one within the City boundary?"

Mr. West: "The bulk of it is in the City."

His Worship the Mayor: "On your question, Alderman Vaughan, we will have the City Solicitor give us a ruling before any expenditure is made."

Alderman DeWolf: "Doesn't our agreement with the Province include expenditure?"

City Solicitor: "I would like to look into it."

Alderman Dunlop: "Alderman Vaughan was the author of the motion which spent the money."

Alderman Vaughan: "My motion was that the City Council may cooperate with the Province for anything to the benefit of the City."

METROPOLITAN SURVEY REPORT ✓

Deferred to the next meeting of City Council scheduled for June 6, 1957.

HALIFAX HARNESS HORSE CLUB ✓

Deferred to the next meeting of City Council scheduled for June 6, 1957.

FAIRVIEW UNDERPASS - PROGRESS REPORT ✓

His Worship the Mayor stated that he had written to the Commissioner of Works requesting a report on the progress of the plans for the construction of the Fairview Underpass and that he had advised that a meeting had been held on May 22, 1957 with representatives present from the Department of Highways, The City, County, C.N.R., C.N.T., N.S.L. & P. Co. and Mar. Tel and Tel. All agree with the plans for the elimination of the Bottleneck. The drainage problem to be discussed with the County ties in with the bottleneck solution. He asked, "What can you advise the Council on that, is the work ready to proceed."

Commissioner of Works: "It is just at that stage."

His Worship, L. A. Kitz, and  
Members of City Council,

Acting City Manager, A. R. Morton, M. D.,

May 29, 1957

Subject: Incinerator Site

In line with the decision of Council at the May 23 meeting, an inspection of the various sites proposed for the new Incinerator was carried out on Monday at noon by His Worship the Mayor, Aldermen De Wolf, Lane, Ferguson, Fox, Lloyd, Wyman, O'Brien and Greenwood, accompanied by the Commissioner of Works and the Acting City Manager.

The first site visited was the Strawberry Hill site between Kempt Road and Windsor Street. This large tract of land with some 10-12 acres is partially levelled. It adjoins two small parcels of land on the Kempt Road site which are already owned by the City of Halifax.

Following the inspection of this land, we proceeded to the Irving Oil Company-Cooper site on Lady Hammond Road, and thence down to the Forrester Street area where the north-western part of the industrial land now being acquired could be seen. From here, the group moved to the two sites on the Bedford Basin Shore, namely that purchased recently by the City from the Imperial Oil Limited and the other closer to the Narrows known as the Tully property. From the Basin Shore the property between the Federal Hospital and the Marden-Wild plant which had also been considered as a site could be seen quite clearly and was not visited.

Discussion following the viewing of these sites referred very definitely that:-

1. The Strawberry Hill site and the Irving Oil Company-Cooper properties were the only two large sites left in the City of Halifax where it would be possible to build an Incinerator, and also to have room for the ultimate removal of City Field.
2. Both the sites on the Basin Shore are level and require considerable fill in order to produce a ramp, and would take property which eventually will be most valuable for industrial development.
3. The City Prison site would be in close proximity to present housing and right adjacent to any sub-division of the prison for residential purposes.

In Mr. West's report to Council on available sites which was presented to Council in April of 1956, he considered only the land owned by the City of Halifax and neither of the two large sites mentioned above were recommended at that time. In a supplementary report some days later, he did not mention by name, but reported that both the Strawberry Hill site and the Irving Oil Company-Cooper sites would be ideal for a combined Incinerator and expansion of, or site for removal to, of the City Field. The suggestion that City Field should be moved from its present location has been discussed by Council on more than one occasion. It is today very much congested, and additional space for expansion will have to be found in the near future. It is the writer's opinion, as well as that of Mr. West, that purchase of a site now while land is available, would be far better for the City rather than to have to acquire smaller sites and possibly have City Field equipment, etcetera, divided in different areas of the City. Mr. West stresses, however, that a small section of

the present City Field should always be retained for snow-fighting equipment which would be in easy access to the hills in the downtown area.

The present Incinerator site on Kempt Road and Robie Streets is too small for placing a new Incinerator, and this land, because it is serviced by a railroad siding, is most valuable for industrial or commercial purposes.

The Strawberry Hill site is the first choice as a combined site for both City Field and an Incinerator, the latter to be situated preferably on the Kempt Road side. In addition to the two above-noted uses, this land is most valuable to the City because it will provide a considerable amount of excellent fill material which will be required for covering the dump and for street purposes. And also, it is possible that certain sections of it may be sub-divided and produce industrial or commercial properties. It is now zoned as R3 and City Council can allow any public utility to use this type of zoning, I believe, even at the present time and without rezoning. It is further felt that this land would never be acquired in whole by any private industry.

The only method of acquiring this site of course, would be by expropriation of the entire area of 10-12 acres.

*Allan R Merton*  
Acting City Manager.

ARM/em

May 30, 1957.

His Worship the Mayor: "Are we held up by the County's plans?"

Commissioner of Works: "No. The drainage is some thing that will have to go along without it" and he said that the purpose of the last meeting was to prepare the plans for submission to Ottawa."

His Worship the Mayor: "Would you be good enough to ask the Deputy Minister of Highways when the work will be started and let us know at our next meeting?"

Alderman Dunlop urged that plenty of time be taken in the matter so that mistakes would not occur as was the experience with the Rotary.

INCINERATOR ✓

His Worship the Mayor read letter from Daley, Ritchie, Black & Moreira in which they advised that the Irving Oil Company now intends to get on with their plans of development of their lands on Kempt Road, contingent upon the lands expropriated being made available at an early date. Also, the Stenpro officials are considering the feasibility of going ahead with their plans there in the immediate future. I have a very lengthy letter from the same Firm regarding their purchase of land from the City on Cogswell Street. There is also reference to Alderman Vaughan and I think it is fair to give him time to get information regarding that."

A report was submitted by the Acting City Manager dated May 29, 1957, a copy of same is attached to the original copy of these minutes, in which he reported on the visitation to the various available sites by the members of Council and recommended the Strawberry Hill site for the combined operations of Incinerator and City Field.

Alderman Vaughan: "Would it not be fair to the Company to defer consideration of this item to give the Members time to think over the representations and if the Company decides not to continue with plans to construct thereon, then the site problem may not be as acute as it appears."

His Worship the Mayor: "Except that the report favours, almost categorically, the Strawberry Hill site. I think we might well spend five minutes to read the report."

The Deputy City Clerk read the report of the Acting City Manager.

May 30, 1957.

His Worship the Mayor: "If you wanted to take any action, I would think the proper motion would be to ask the Engineer to survey the site with a view of giving a plan for its use as an incinerator site and, also, City Field. Also, how it could be best utilized."

Alderman O'Brien: "I would like to ask about this statement that Council could allow any public utility to use this property."

Mr. West advised that under the provisions of the Zoning By-Law, Part XV, Section 1 (a), this could be done.

Alderman Dunlop: "I would be happy that the Solicitor be instructed to proceed with the expropriation of this land. It has so many desirable qualifications that other sites have not. I think we should proceed to acquire it at once and that we pay into Court the sum of \$140,000.00, and that the other two expropriations be abandoned. We have enough assurance from Mr. Daley that they are going ahead with their plans and we should not hold them up any longer."

Moved by Alderman Dunlop, seconded by Alderman Macdonald, that the City Solicitor be instructed to expropriate the Strawberry Hill property and that the sum of \$140,000.00 be paid into Court; and the other two expropriations be abandoned.

Alderman Abbott: "For personal reasons, may I be excused from voting on this motion. In fairness to the Council, and with your permission, I would like to leave the Council Chamber. I have an interest in this property. It is owned by my wife and we have plans for its development; and as far as I am concerned, it is not for sale."

Alderman Abbott retires at 11:30 P.M.

The City Solicitor advised that in accordance with the City Charter the matter of abandonment of expropriation of one parcel of land could not be coupled in the same motion for the expropriation of another property.

Alderman Dunlop: "I think it would be better to have two motions."

His Worship the Mayor: "I would take the first part, the acquisition of the Strawberry Hill site."

May 30, 1957.

Alderman Fox: "The Commissioner of Works should bring in a report telling us how many square feet are needed to house the City Field and how much to house the incinerator. We should not jump too quick. I think we should have some report first."

His Worship the Mayor: "What is the acreage of City Field?"

Mr. West: "About four and a half acres."

Alderman Lane: "I feel that having seen the sites and having the statement from the Acting City Manager that we have only two alternatives. It would seem to me that delaying action would serve no purpose. We have put off this positive step long enough. When we consider the fact that the amount suggested to be paid into Court by Alderman Dunlop, \$140,000.00, is not too many dollars more than we proposed to pay for the prior site. We are getting four times the amount of land. The moving of City Field is not an immediate thing. It is purely an insurance measure and, hence, it is felt that the move is not necessary. The balance of the land will not be an unprofitable thing for the City."

Alderman Vaughan: "What is the assessed value of the land?"

The City Assessor stated that the Court of Tax Appeals had set the value at \$46,500.00, while the Assessor's original value had been \$81,650.00.

Alderman Vaughan: "The motion was to seek expropriation at \$140,000.00. How is that figure arrived at?"

Alderman Dunlop: "I purposely made that a low figure. I am hoping we will get it for somewhere around that. We know that the asking price was \$200,000.00. For expropriation purposes assessments are not of any great value. They are on a different basis. We have learned a lot about the value of land in the last few months. Anyone who has a knowledge of the real estate business in the City will know that the price that I have suggested is not a top price."

His Worship the Mayor: "There is another alternative. The other course would be to pay one dollar into Court."

Alderman Dunlop: "I would rather do it the other way. There are certain things involved which may make the owners accept an offer like this. I fully



May 30, 1957.

agree with Alderman DeWolf about taking a portion. If you take any, you should take all and if it is not all used, we can certainly dispose of it. We should not delay because the price may increase. We must get along with the plans of the incinerator and I am not an expert on sites but there is, certainly, ample land. The City Field is a long-term project but I hope that in my lifetime we will see the removal of it."

Moved by Alderman Fox, seconded by Alderman Wyman, that the matter be deferred to the next meeting of City Council to be held June 6, 1957 pending submission of the report by the Commissioner of Works.

Alderman Lloyd: "I don't believe I am alone in the view that we pay into Court one dollar and let the Court fix the amount. It may not be the most economical but it is the wisest course. I, therefore, favor the deferment until the site is resolved."

His Worship the Mayor stated again that he felt a survey should be made of the property.

Alderman Dunlop disagreed and said, "After all, what is a survey going to show us. The land is there and a survey will only show you the boundaries."

Alderman DeWolf agreed and said that the official City plan should show the measurements within a few feet.

Mr. West displayed a plan of the Strawberry Hill site.

His Worship the Mayor: "Is the land owned by the City suitable in size and scope for an incinerator?"

Mr. West replied in the affirmative and stated that the only disadvantage would be traffic.

Alderman Wyman: "I would like to know if either one of these pieces of land which the City owns now would accommodate the incinerator and as for getting in and out that might leave us only with the problem of acquiring a right-of-way through the Strawberry Hill property and not acquiring the whole lot. I don't like the idea of going ahead to spend money without having a definite picture of what we are going to do when we buy. I would like to have some reasonable assurance to know who we will put it and how much land it will occupy and what we need for it. Also, to have the development cover the possibility of something further from the Steel and Engine Products' layout with

May 30, 1957.

respect to their intention of use of the other piece of land."

His Worship the Mayor: "Mr. West would have to have a consultation with the architect."

Alderman Lloyd stated that he could not see how a deferment of one week would make too much difference and suggested that the matter be placed first on the Agenda.

The motion was put and passed.

Moved by Alderman Vaughan, seconded by Alderman O'Brien that this meeting do now adjourn. Motion passed.

Meeting adjourned. 11:55 P.M.

LIST OF HEADLINES

Presentation of Prizes to Teen-age Rodeo Winners	388
Presentation of Blood Donor Certificates	389
Public Hearing Re: Rezoning south side Bayers Road	389
Public Hearing Re: Zoning By-Law	389
Motion Alderman O'Brien Re: Universal Franchise	401
Motion by Alderman O'Brien Re: Broadening of Qualifications for Mayor and Aldermen	405
Proposed Highway System	407
Land Rainnie Drive	408
Sewer Easement - Winwick Property	410
Loan of Common Lights to Army for use on Garrison Grounds	410
Application Progressive Conservative Party for use of Commons	411
Capital Budget	411
Planting - Armdale Rotary	416
Metropolitan Survey Report	416
Fairview Underpass - Progress Report	416
Incinerator	417

L.A. Kitz,  
MAYOR AND CHAIRMAN.

R.H. STODDARD,  
DEPUTY CITY CLERK.

1957

PART II

EVENING SESSION  
SPECIAL MEETING

Council Chamber,  
City Hall,  
Halifax, N.S.,  
June 6, 1957,  
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, Macdonald, Fox, Ferguson, Lloyd, Wyman, Vaughan, O'Brien and Greenwood.

Also present were Messrs. W.P. Publicover, R.H. Stoddard, C.P. Bethune, Q.C., J.L. Leitch, J.F. Thomson, W.A.G. Snook, A.E. Fry, G.F. West and Dr. A.R. Marton, Acting City Manager.

The meeting was called specially to consider the following items:

1. Motion Alderman Lloyd Re: Reconsideration of License Fees for Clyde Beatty Circus.
2. Incinerator Site.
3. Cairn Victoria Park.
4. Traffic Engineer.
5. Accounts over \$500.00
6. Dog Pound Agreement.
7. City Home Office Assistant.
8. Salary Changes.
9. Zoning:
  - (a) Spring Garden Road.
  - (b) N/S Chebucto Road 59 ft. eastwardly to North Street -  
(Date for Hearing)
10. Resolution Metropolitan Survey Commission.
11. Agreement Band Concerts (three year period)
12. Undersized Lot:
  - (a) 69 Wellington Street (Recommended)
  - (b) 119 North Street (Recommended)
  - (c) Cedar Street (Recommended)
13. Street Name (Jarvis Street)
14. Lease Spring Garden Road - Parking lot.
15. Appropriations under Section 316C of City Charter.
  - (a) \$2,000.00 Planting Shrubs - Armdale Rotary
  - (b) \$1,200.00 Library Wall.
16. Questions.
17. Grants in Lieu of Taxes.
18. Financial Statement year 1956.
19. Final Payment Blunden Supplies Ltd. Canteen and Boat House - Central Common (\$1,175.00)
20. Septic Tank and Disposal Bed Fleming Park Canteen.
21. Proposed Paving C.B.C. - Summer Street.
22. Rate of Overtime Pay (\$2.25 per hour to employees presently receiving overtime).
23. Additional Borrowing Fleming Park Canteen \$10,000.00 .

June 6, 1957.

24. Capital Budget, Schedule "A".
25. Metropolitan Survey Report.
26. Halifax Harness Horse Club.
27. Agreement Casson - Heating.
28. Sewer Easement Winwick Property.
29. Canteen Concession North Common.

ITEMS FOR INFORMATION ONLY

Tax Collections  
Insurance Brokers

MINUTES

Moved by Alderman Vaughan, seconded by Alderman Greenwood that the minutes of the meeting of City Council under date of May 16 be approved.

Motion passed.

MOTION ALDERMAN LLOYD RE; RECONSIDERATION OF LICENSE FEES FOR CLYDE BEATTY CIRCUS

Moved by Alderman Lloyd, seconded by Alderman Lane that the matter of license fees for the Clyde Beatty Circus be reconsidered. Motion passed.

A letter was submitted and read from Mr. J.A. Atkinson of the Kiwanis Club pointing out that if the fee of \$250.00 per performance were maintained it would mean they would have to pay as high as \$1,000.00 because of 3 or 4 performances. They suggested a fixed fee of \$500.00 for the day.

A second letter was submitted from the Club requesting that the date July 15 be changed to July 29 due to circumstances beyond the control of the circus.

Moved by Alderman Lloyd, seconded by Alderman O'Brien that the license fee for the Clyde Beatty Circus be fixed at \$500.00 per day and that the day be changed to July 29, 1957.

Alderman Vaughan: "When this matter was discussed I moved an amendment whereby the rate would be so much per performance. I did so in order that the patrons of the circus would be assured they were getting value for their dollars. I do recall certain instances in the last 10 years of a travelling show coming to the City that cut down the performances and the people were dissatisfied and disgruntled. I have been assured by the Chairman of the sponsoring body and he has endeavoured to have from him some assurance that the show to be given is to be a full show of which all the acts are to be displayed. With that assurance I will go along with the request of the sponsoring body."

The motion was put and passed.

June 6, 1957.

INCINERATOR SITE v

A report was submitted and read from the Commissioner of Works dated June 3, 1957 Re: Incinerator Site and same is attached to the original copy of these minutes. Copies were furnished the members of Council previous to the meeting.

Moved by Alderman Dunlop, seconded by Alderman Macdonald that the City Solicitor be instructed to proceed with the expropriation of the Strawberry Hill site and pay into Court the sum of \$140,000.00.

A petition was received signed by 169 residents in and around the area of Strawberry Hill who objected to it being used as a site for the Incinerator.

Alderman Dunlop: "It has been suggested that we could pay \$1.00 into Court. I don't see that in the Charter. I would like to have that explained by the City Solicitor."

The City Solicitor then read Section 628 of the City Charter for the information of the Council and stated that there is no limiting or setting any amount which the City should pay into Court.

Alderman Dunlop: "I don't expect to get this land for \$1.00. I don't see much value in the \$1.00 idea."

City Solicitor: "It forces a hearing on the referee to determine a value. There is no amount suggested in the Charter to guide us."

Alderman Dunlop: "My idea is that this land should be acquired as reasonably as possible. I think we are willing to pay a fair price. I would like to see it purchased by negotiation because I think it would save the City money. The difficulty in expropriating is that it is difficult for the City to get qualified appraisers who are willing to go into Court and back up their opinions by facts and figures that will stand up in Court. I think the amount I mentioned is a reasonable price and I would hope if it were paid into Court there would not be too far a difference between the City and the owner."

His Worship the Mayor: "I question whether we have before us a resolution of a Committee as I read it bringing it forward. We could have a meeting of the Committee on Works to see that it is brought forward to Council. The item is on the agenda. I will ask one of the Aldermen from Ward 6 or 7 to read through the petition and sign it."

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

From: G. F. West, Commissioner of Works

Date: June 6th, 1957.

Subject: Incinerator Site.

At the May 30th meeting of City Council the Commissioner of Works was requested to submit a report on the proposed new Incinerator indicating:

1. The number of square feet required for the Incinerator.
2. The number of square feet required for City Field.
3. Whether or not City owned land on Kempt Road would accommodate the new Incinerator.

1. About 108,900 to 130,680 square feet, or 2.5 to 3 acres of land would satisfy the requirements of the Incinerator as far as area is concerned.
2. City Field would need about 500,420 to 648,480 square feet or 7 to 8 acres of land.
3. There are two parcels of city owned land shown as "A" and "B" bordered in red on the attached plan. One with a frontage of 291 feet, on Kempt Road and a 150 foot depth and the other with a frontage of 365 feet on Kempt Road and a 150 foot depth. The latter would be better suited for consideration as an Incinerator site.

If the Incinerator were to be placed on lot "B" and no provision made for the eventual re-location of City Field, additional land would be required from the privately owned Strawberry Hill property to a depth of about 275 feet.

This site could be approached from Kempt Road or Windsor Street, but if the Windsor Street approach is used either from the south or west, a right of way would have to be purchased and an approach road constructed. We would recommend against using the southern approach from Windsor Street at the left hand side of the plan because of the possible inconvenience which the inhabitants of two modern apartment buildings located at the corner of Hood and Windsor Streets might suffer.

Considering a site for the Incinerator only, a bit further, it would appear that the area marked "C" on the attached plan of Strawberry Hill would be a more feasible location. This site would not require as great an expenditure for approach roads and would be more suitable as a site in many ways. Approach to the site would be easier and there would be less interference with traffic.

We should point out that in either of the two sites referred to, the natural slope of the ground is opposite to the way desired. This means that instead of the front, or the most attractive view of the building facing the street, the rear view and chimney would face the street. It could be arranged to face the building the right way but considerable excavation would be necessary.

We must also keep in mind, however, that with the completion of the new overpass at Fairview and the possible construction of a rotary at the Windsor Street, Kempt Road, Lady Hammond Road intersection the Incinerator would be prominently displayed on one of the main entrances to the City unless it was located well back from the street. It is felt that the cost of the Incinerator would be increased by \$20,000 to locate it on either of the sites referred to above.

An excavation of one foot per acre of level ground will yeild 1613 cu. yards of fill. With the amount of fill available at this site our requirements would be satisfied for some time.

EXISTING CITY FIELD

The second plan attached hereto shows City Field with its labyrinth of sewer and water lines shown colored in red and green. We feel that City Field, is ideally located for dispatching City equipment throughout the City especially in winter time when the downtown hills require prompt attention. For this reason we would like to point out that a portion of the City Field should always be retained for dispatching vital equipment.

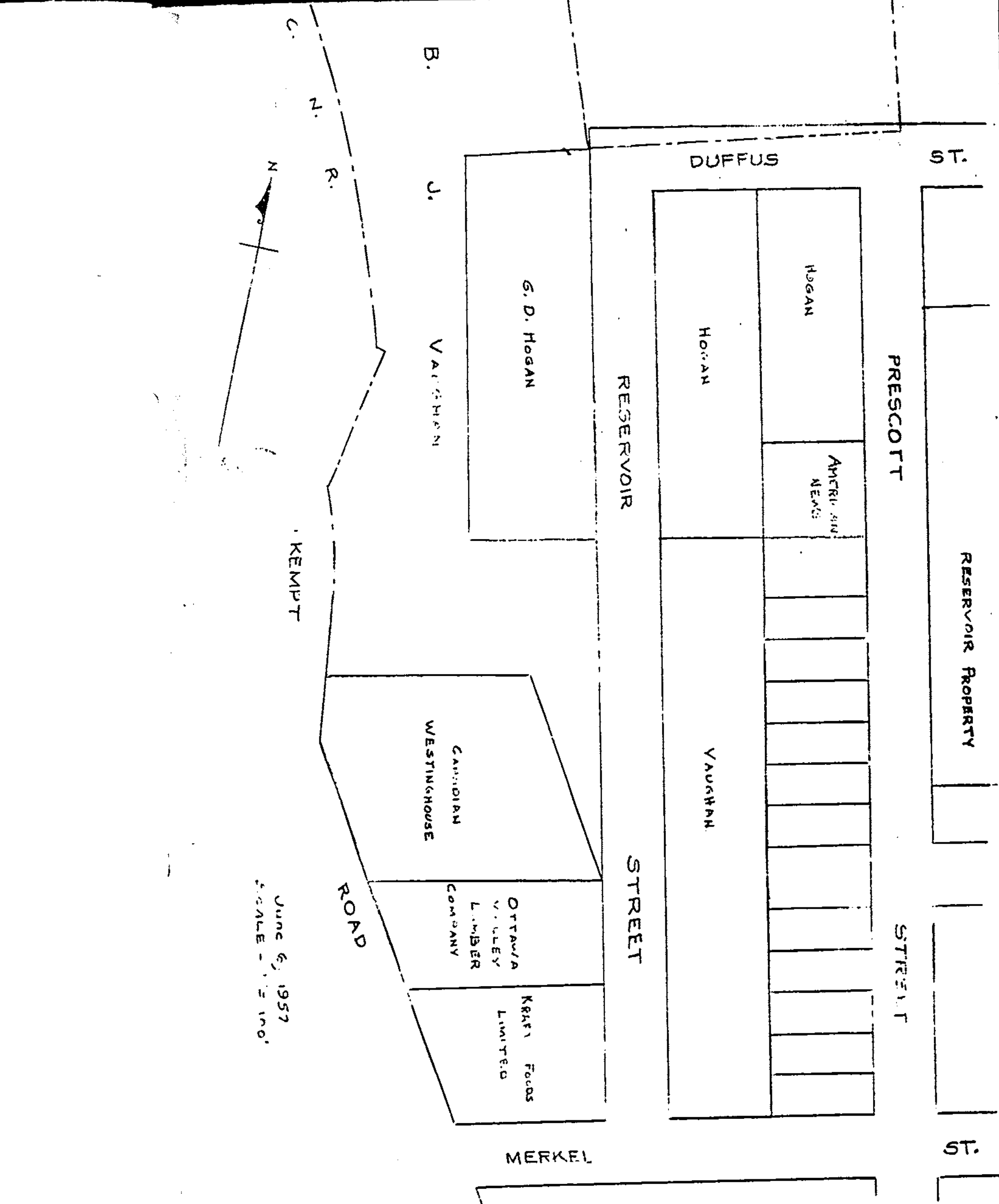
We have considered relocating City Field along with the Incinerator but there is no point in doing this if it is not economical for the City or if it means delaying the construction of the Incinerator unreasonably. The idea of relocating City Field originated in City Council and we feel that the Strawberry Hill property is suitable for this purpose. There is one other privately owned area, within the City limits, which meets requirements in this regard but the chances of obtaining it are apparently diminishing rapidly.

  
G. P. WEST  
COMMISSIONER OF WORKS









June 6, 1957  
 SCALE - 1" = 100'

June 8, 1957.

Alderman Dunlop: "If they don't want it on Strawberry Hill they must be against it on the Lady Hammond Road area."

Alderman Lane: "What is the other piece of land referred to in the report of the Commissioner of Works?"

His Worship the Mayor: "The Irving Oil land?"

Mr. West: "That is thinking of the re-location of the City Field too."

Alderman Lane: "Do I understand that part of it is in a zone that will have to be rezoned and there will have to be a public hearing?"

The City Solicitor then read Part 15 of the Zoning By-Law which permitted Council to use this land.

His Worship the Mayor: "If it were commercial we could do it as of right. You could use this land unless you thought there were some of these factors at play in which case you could deem it necessary to have a public hearing."

Alderman Greenwood: "In my wisdom I do deem it necessary to have a public hearing. Why do we tie the incinerator into the City Field? In reading this report this evening I would gather that the Commissioner of Works does not consider it necessary to move City Field. We might be able to locate the incinerator on a site without objections from residents. Do we have to move City Field?"

Mr. West: "I think the time is not very far away when we would have to move the Field. It is very crowded for our type of operation. We can operate from there for some time yet. Just to clarify the history it was suggested by the Council to look for another site for City Field and we have done that. As it developed they said tie both into it when looking for a site for the incinerator. The actual moving is quite a bit in the distance."

Alderman Dunlop: "Anyone who looks out there today and sees the way material is piled there it is only a short time before additional space will have to be found."

Alderman Vaughan: "During the discussion on this matter on the purchase of land for the incinerator site, I made some reference to the purchase of some property owned by an oil company which was represented by their solicitor. At least I made the reference that there was an outstanding commitment and or

June 6, 1957

checking the record, I find that is not so. I wish to apologize to the Solicitor for my remarks and to the Company he represents. I did not do it in malice. I apologize to him for such remarks.

It was mentioned to me yesterday by a young businessman to locate the incinerator on Lady Hammond Road without taking the Irving Oil land. He suggested moving eastward of the west line of MacIntosh Street taking in the street. There are no sewer or water lines. The relocation of that street line would give the City of Halifax 56,000 feet in addition to the other land owned by Cooper. The property valuation according to the Assessor on MacIntosh Street is 22 cents per sq. ft. I believe there are 4 small dwellings and they are not in the \$20,000.00 class. If the incinerator could be located on that site I am sure there would not be the objections raised by the residents. Since December of last year this site has been mentioned and action was taken in the courts to expropriate the land. The area is almost entirely commercial surrounded by a number of business ventures and from them I have heard no complaint. The land could be secured without disturbing the people or destroying the valuable asset of open land. We would be faced with the City Field on the right hand side coming into the City. I suggest it would not be in keeping with the good appearance to the City to have the highway garage on one side and the City Field on the other."

Moved in amendment by Alderman Vaughan, that the Commissioner of Works report to Council the possibility of using the lands outlined as a possible site for a new incinerator with the anticipated costs.

There was no seconder to this amendment.

Alderman Dunlop: "That puts the incinerator off for a year. We can't use the City street without getting legislation. I would say that the total cost of the Cooper land would not be much less than the Strawberry Hill site."

Alderman Vaughan: "I don't believe MacIntosh Street is an accepted street."

City Solicitor: "It is whether there is an official street line laid there. I think you should assume that MacIntosh Street is a street. I notice on the plan there is a notation of a street line."

June 6, 1957.

Alderman Wyman: "I offered a proposal for combining a site for the incinerator and other needs the City could foresee within a reasonable length of time. I would like to refer to the proposal I made with regard to the City Office building on the North Side of Duke Street with the incinerator located to the north of that. I asked the City Manager to give me a report on it and I would like to say this from what he says in the report. (He then read a section of the report). I am still convinced that it is a better idea than anything that has been brought forward. With respect to Strawberry Hill I would like to see something more definite with plans to move City Field. I am not convinced that it may not be more desirable to divide it rather than move it in which case the present site would house a portion and a site on Strawberry Hill would be satisfactory for the other. We own a piece of property on Strawberry Hill. In view of that I do not feel that we should be in a hurry to acquire land onto which to move the whole City Field. The suggestion that Alderman Vaughan made is one which I had arrived at individually and was quite prepared to make here. I was looking over the area in question and it occurred to me as it has before that there ought to be some way of using that land between MacIntosh Street and Standard Paving to enlarge the area. Our chief reason for abandoning our original proposal was the proposed use that the Irving Oil Company has presented to us of the land which they own. I would like to associate myself with the proposal of Alderman Vaughan that we look into the possibility of using that land to the east and using the site on Lady Hammond Road and leave the Irving Oil with their piece of property and leave Strawberry Hill to whatever use it was destined to."

Alderman Lloyd: "There are three things that are unsettled. Where are we going to be 25 or 50 years from now. I have no misgivings at all about what the costs of Strawberry Hill will be. If you get it for \$140,000.00 you would be extremely fortunate. It may go to \$200,000.00 or even better. There are 10.3 acres on the Strawberry Hill site or 430,000 sq. ft. . Suppose you paid \$200,000.00 for it, that would be 50 cents a sq. ft. If you went to 75 cents it would be upwards to \$200,000.00 or \$275,000.00. I made some inquiries about this matter and there will be some fill required by the City. I understand it

June 6, 1957.

is worth 25 cents a cu. yd. and something in the order of \$50,000.00 to \$75,000.00 is available from that site. The fill was inquired about by the Department of Highways for the removal of the bottleneck at Fairview and a good deal of fill would be required for that purpose. Say you come up with a net figure of \$200,000.00 for 10 acres. How much are you going to pay for the 175,000 sq. ft? \$75,000.00 to \$100,000.00?"

His Worship the Mayor: "I would think you are about right on that. When we take over the street it has value and when we take some property we will have to pay an equivalent amount."

Alderman Lloyd: "There is nothing on the Strawberry Hill site. There is a swimming pool and other types of business conducted on the Cooper land and houses we would have to buy. It seems to me we need further time to consider this. If we propose to deal with Strawberry Hill, it requires a public hearing. There is no sense of going through a lot of detail plans leading to an expropriation if a public hearing will lead to a lot of objections. The public hearing should come first and whether any portion of land owned by the Irving Oil is required for this purpose and is not available. There is the third point raised by the Commissioner of Works. Can we erect the incinerator on a part of the Strawberry Hill site on the City owned portion on Kempt Road? There might be a severance price to be paid. I don't agree entirely that the future plans should leave out the possibility that our services should extend into the suburban areas. We have already talked to the County about using the incinerator. It was planned for that capacity. We must have a public hearing. Alderman Vaughan's proposal has some merit and is worth some study. The cost per sq. ft. for the Strawberry Hill land is considerably less than what we can estimate in the lands proposed by Alderman Vaughan. I am satisfied in the long run that Strawberry Hill would be to the advantage of the City. I would like to see the matter further debated and further discussed."

Alderman Fox: "As this matter goes on I am getting less interested in buying. Strawberry Hill site, Cooper site, I think before doing anything with the present tax rate and overall gross debt, if there is any available land it would be the duty of this Council to place it (incinerator) there. I can't see

June 6, 1957.

why this incinerator can't be placed on a site near where the abattoir is to be placed. I think we should ask ourselves 'would any big business owning property available and suitable, go out and buy another site'. I don't think they would. I am sure until such time as we look over all these available sites, I would be loathe to vote on this site at the present time."

Alderman O'Brien: "There is a plan I have here on Kempt Road."

Mr. West: "I was going to mention the fact that the Hogan site is a very good location as far as the topography of the land is concerned. On the Strawberry Hill site the grades run opposite to the way we would want them to run. It would look much better to face this building on the street. To go on with this street the grades are very good and it would mean closing off Reservoir Street. As far as the physical arrangement of it, it is quite good."

Moved in amendment by Alderman Lloyd, seconded by Alderman Wyman that the matter be referred to a Committee of the Whole Council for a special meeting for a further discussion at which time these proposals mentioned by the Aldermen be studied and a public hearing be held on our possible intention to use this site (Strawberry Hill) for a public utility.

Alderman Wyman: "With regard to the whole procedure, it seems to me that every time we come up to the time we are going to vote, one new site appears. I would ask that when we come to vote that our officials will have exhausted the possibilities of other sites."

Alderman Lane retires at 9.00 P.M.

Alderman DeWolf: "Why not insert an advertisement in the paper and ask anyone who had land within the City or near the City if they would submit the land for sale and express a price and the area. I think there is no harm in doing that. The fact that it has been advertised, by the next meeting we should know all the possible sites for this type of property."

Alderman O'Brien: "Could the Commissioner of Works give further thought to any possible County sites where the land would be a good deal cheaper but that would have to be weighed against distance and operational costs."

Mr. West: "We picked out 8 sites and we had in mind City owned property and we stated quite definitely which was the best of these sites for the incinerator and City Field eventually. It is only that these things have not



June 6, 1957.

materialized that these ideas have come up. I think our original site is the best site."

His Worship the Mayor: "In so far as vacant land is concerned, whether it is owned by the City or a private individual, in my opinion, makes no difference. Whether we buy land or hold our own amounts to the same thing. Any land we own; any land we hold will continue to have value to the City. If we use it we are not saving money at all. We are putting to work a capital asset. The land on Kempt Road, if that were big enough, I would grab it. The City Field land, if we move that and go elsewhere, that land would have a price tag on the market or for ourselves, of a high ratio."

Alderman Wyman: "The Commissioner of Works says he still feels that the original recommendation is the best. What does he refer to?"

Mr. West: "Irving Oil property and tied in with Cooper."

Alderman Dunlop felt that the Committee on Works should be the one to deal with this matter rather than the Committee of the Whole Council.

Alderman Lloyd: "Make it Committee on Works and Committee of the Whole combined. We are recommending a hearing in Council and there will be a debate."

The amendment was put and passed.

His Worship the Mayor: "I will hold it early in July."

HALIFAX HARNESS HORSE CLUB-RACING ON NORTH COMMON ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: April 23rd, 1957.  
Subject: Application - Halifax Harness Horse Club.

At a meeting of the Committee on Works held on the above date, an application from Halifax Harness Horse Club for permission to use part of the North Common for horse races, from October 1st, 1957 to May 1st, 1958, was considered.

The Committee recommended that permission be not granted.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per...J.B. Sabean,  
Clerk of Works.

June 6, 1957.

Alderman Dunlop felt that the matter of granting permission to the Club to hold races was a matter for the Committee on Works but the City Solicitor when asked for his opinion stated that the Council has the control over granting concessions on the Commons.

Alderman Vaughan suggested the Commissioner of Works might exercise a greater measure of control over the Commons for this particular activity because he said during the last few races he noticed the horsemen were getting further afield from the part used by them. He said he was prepared to move that the application be granted provided the Commissioner of Works lay down lines satisfactory to Council and that in time he hoped to see the whole north Commons developed as a central place for the citizens of Halifax. He felt that if users erected fences, signs or posts they should do so in keeping with the new look of the Commons.

Moved by Alderman Vaughan, seconded by Alderman Lloyd that the request of the Club be granted subject to the regulation and control laid down by the Commissioner of Works satisfactory to Council.

Alderman Macdonald: "I don't think the Commons is the proper place for racing. There is a race track within 10 or 12 miles of Halifax but that does not operate in winter time. Due to the fact that there is this large area around the Commons which is void of grass altogether, I believe the track is treated with dust material. I think it would be very difficult to have grass to grow on it. I think it is disfigurement to the Commons. I know there is some opposition to it from a number of people in the area on account of the dust. The Cunard, North Park intersection and the Cogswell Street-Rainnie Drive is very dusty in the summer on a windy day. I don't think it is a proper place for horse racing."

Alderman Dunlop: "I think it is time as so many citizens are interested in this spot and the other accessories that go with it, it is almost time when we should consider taking back the exhibition grounds. The City would get some revenue from it. If we have 5000 interested citizens we should give them the proper facilities and we would get a little revenue out of the pari mutual machine also. If we are in the horse racing business, we should get a little revenue too."

June 6, 1957.

Alderman Lloyd: "The subject of the disposition of a concrete structure with steel supports and a roof wearing out year after year seems to be the bottleneck as to what we are going to do with the exhibition buildings proper. I feel as one member of the Forum Commission, the issue should be resolved. Is the race track going to be restored? If so let us decide a course for the buildings."

Alderman DeWolf: "That building was there when the race track was there. That building did not affect the race track."

His Worship the Mayor: "In our land hungry City of Halifax, I would want to see that the land used for commercial purposes rather than a race track."

Alderman Lloyd: "Once you clarify the bottleneck, then you decide what you want to do."

His Worship the Mayor: "There is no issue at the moment. I don't think there is any feeling at the moment of Council to use that land for a race track."

Mr. Rogers of Stewart, Smith, MacKeen, Covert, Rogers, Sperry and Cowan appeared before Council on behalf of the Halifax Harness Horse Club and outlined the aims of the Club and the recreation it provided in the winter months for close to 3,000 people.

Mr. J.E. Ahern, M.L.A. was present and addressed the Council as follows: "It is my opinion that you are ready to put this through. I know it is a good thing. I am here because it happens to be in Halifax north. I agree with Aldermen Vaughan and Macdonald about the dust. It is really bad. I would like to point out to Alderman Macdonald that that was the original racing grounds in 1867. The horses have improved the situation for baseball. I am here to support those who are trying to keep the racing going for another year at least. I can see no good reason why they should not be permitted to stay there for this year."

Mr. J.J. Campbell appeared on behalf of the Club and stated there are a lot of aged people who go to the races to meet their friends and enjoy a bit of recreation.

June 6, 1957.

His Worship the Mayor: "There is a large number of people getting some benefit from it and the point against it is that you are taking a large perimeter of the Commons out of grass. "

Alderman Vaughan: "Is there anything in the agreement as to control over the grounds?"

His Worship the Mayor: "I don't think so."

Alderman Vaughan: "What would you suggest I am trying to achieve?"

His Worship the Mayor: "Leave as is or let the matter be set out in a plan which would show the area to be used by the Club."

Alderman Vaughan with the permission of the seconder withdrew his motion.

Moved by Alderman Vaughan, seconded by Alderman Fox that Council approve in principle the renting of the Commons and at the next meeting of Council the Commissioner of Works submit a plan of the area to be leased. Motion passed with Alderman Macdonald wishing to be recorded against.

CAIRN VICTORIA PARK ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: May 21st, 1957.  
Subject: Request - North British Society - Re - Cairn.

At a meeting of the Committee on Works held on the above date, a request for permission to erect a Cairn on a Site in Victoria Park, near University Avenue, to commemorate the part played by Sir. William Alexander in founding and settling Nova Scotia was approved and recommended to City Council.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per.. J.B. Sabean,  
Clerk of Works.

Moved by Alderman Macdonald, seconded by Alderman O'Brien that the report be approved. Motion passed.

TRAFFIC ENGINEER ✓

A report was submitted from the Commissioner of Works dated June 6, 1957 and same is attached to the original copy of these minutes.

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

Item #4,  
Council,  
June 6/57.

TO: His Worship the Mayor, and Members of City Council.  
FROM: G. F. West, Commissioner of Works  
DATE: Meeting of June 6th, 1957  
SUBJECT: Traffic Engineer.

At the May 16th meeting of City Council, the Chief of Police and the Commissioner of Works were instructed to submit a report, on the above subject, at the June 6th meeting of Council. In compliance with these instructions the views of this writer are submitted herewith.

Traffic Engineering has been discussed many times by Council, as well as a Committee, but the following aspects of the subject, in our opinion, have yet to be settled to the satisfaction of all.

- A. - The need for a Traffic Engineer.
- B. - The need for specialized training.
- C. - The person to take the specialized training, if any.
- D. - Administration insofar as it concerns the Traffic Engineer.

A. NEED FOR TRAFFIC ENGINEER.

Many good arguments have been advanced in favour of appointing a Traffic Engineer, but it is felt that such an appointment, in itself, will not cure all of our ills. We must face the fact that Halifax is an old City with narrow streets and steep hills, a combination which certainly is not conducive to ideal traffic conditions, especially in wintertime.

Our transit system is, without doubt, one of the finest in North America but the size of the individual Coaches makes it very difficult to negotiate some of our streets, due to parking and the physical features of the City, referred to in the preceding paragraph.

Without going into too much detail, it appears obvious that many changes can be made which would ease the situation if we are prepared to spend money. Existing streets can be widened, extended or re-routed, as circumstances demand, to ease the traffic flow, and off-street parking facilities would eliminate, to some degree, the ever increasing problem of curb parking in congested areas.

Our problem at the present time is confined to the existing borders of the City but we must not lose sight of the fact that our borders might someday be extended to include, at least, a part of the Metropolitan area.

It is apparent that we must make preparations to cope with this ever increasing traffic problem but it is debatable whether a specialized Traffic Engineer, as such, is the obvious answer at this time. If the City is prepared to spend the required amount of money, many improvements can be made by our existing staff.

On the other hand, certain changes could be made, especially in the downtown area which would not require a great outlay of money immediately.

don't think we should send the man away due to work that is coming up due to the Stephenson Report."

A. NEED FOR TRAFFIC ENGINEERING (Cont'd)

For example, traffic could be regulated in a way which would permit the Trolley Coaches to operate freely in transporting workers and shoppers to and from their destinations. This task could be made easier if large transport trucks were permitted in the downtown area only during certain hours, if at all.

B. NECESSITY OF SPECIALIZED TRAINING.

At the February 5th, 1957, meeting of the Committee on Works, we submitted a report, pointing out that it might be wise to give some thought to statements in the Allen-Corgill Report, dated July 5th, 1956, before making a decision regarding the relative merits of sending one of our Engineers on a Traffic Engineering Course. In the words of the authors, of that Report, who are recognized experts in the field, "The principles and techniques upon which their recommendations are based have proven sound through practical application in a number of progressive communities. The recommended program is a practical plan that has been tailor-made to fit the specific needs of the City of Halifax."

In view of these statements, by experts in Traffic Engineering, it would seem logical to take advantage of their recommendations and implement as many as possible as soon as circumstances will permit. This can be done by the application of basic engineering principles insofar as the physical aspects of the Report are concerned.

C. THE PERSON TO CARRY OUT DUTIES & RECEIVE SPECIALIZED TRAINING, IF ANY.

Considerable debate has taken place on this phase of the subject and it would be unfortunate indeed if any remarks are interpreted to give the impression that personalities are involved. Positions rather than personalities and the overall efficiency of the Organization are our prime interests.

This writer has expressed the opinion, many times, both verbally and in writing, that Building Inspection and Town Planning could be combined without placing any undue stress on one individual. At the present time there is a great duplication of work on these two jobs due mainly to the fact that the Building Inspector administers the Zoning By-Law.

This opinion is, or has been, shared by others as evidenced by the fact the City Council suggested that the two jobs be combined in April, 1954, and the City Manager in a memo to the Commissioner of Works on July 3rd, 1956, agreed that the work of Building Inspector would blend well with the duties of the Town Planning Engineer. It is possible, of course, that opinions on this matter have changed in recent months.

It has been suggested that the present Town Planning Engineer be sent to Yale University to study Traffic Engineering, and that a recent graduate, in Community Planning, be engaged to carry out the duties during his absence. If this is Council's wish, then we can do no more than pledge our whole-hearted support and cooperation to the individual concerned. We sincerely feel, however, that such a replacement is unnecessary.

The gentleman interviewed to carry out these duties, in the Town Planning Engineer's absence, stated that he was interested only in planning and nothing else, during temporary employment with the City. This did not seem feasible to us, for such a short period of time, especially since we have stated repeatedly that Town Planning and Building Inspection could be combined. If it is decided to send our Town Planning Engineer on a course, his work can be taken care of by the Building Inspector or the City Engineer.

C. THE PERSON TO CARRY OUT DUTIES & RECEIVE SPECIALIZED TRAINING, IF ANY. (Cont'd).

Other Engineers, on our staff, with experience in Municipal Engineering, would be interested in studying Traffic Engineering also but in view of the financial arrangement suggested, it would probably be more economical to send a recent graduate, who could devote his time entirely to traffic and not disrupt our present Organization. This is assuming, of course, that Council is in favour of sending someone on the course.

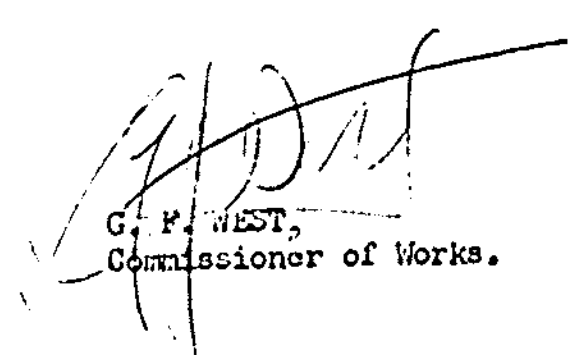
D. ADMINISTRATION.

According to the Allen-Corgill Report, the Traffic Engineer should be under the Chief of Police, but opinions have been expressed that he should be under the Works Department. Still further arguments have been advanced that he should divide his time between the Police and Works Departments. We feel that it would be in the interests of efficiency to have a Traffic Engineer, or any other individual for that matter, under one Department Head.

Recently a tabulation of Cities, in Canada, which have Traffic Engineers, was distributed to Council and, although this writer did not receive a copy, other business dealings with a number of Cities, with such a service, indicated to us that the Traffic Engineer is under the Works Department in many cases.

Interest was shown at the last meeting of Council, in the eventual administrative set-up relating to Building Inspector, Town Planning Engineer and Traffic Engineer, after a man is trained. Our views on this matter are:-

1. Building Inspector and Town Planning should be combined into one.
2. If the Traffic Engineer is to be under the Works Department, he could be absorbed into our Engineering Division.
3. If the Traffic Engineer is to be under the Police Department, he would, of course, receive the utmost cooperation from the Works Department. We recommend strongly against dividing responsibility for the supervision of the Traffic Engineer if, and when, the position becomes a reality.

  
G. F. WEST,  
Commissioner of Works.

GFW/H.

June 6, 1957.

Alderman Dunlop: "I would like to commend the Commissioner of Works on his excellent report. I think it is one of the finest reports we have had since I have been here. We should decide what we are going to combine. His recommendation should be considered. As far as the Traffic School I see no reason for changing my views on that."

Moved by Alderman Dunlop that no engineer be sent on a course at the present time.

There was no seconder to this motion.

His Worship the Mayor: "I have always been of the opinion that we need a Traffic Engineer in the City but the more I study the City's finances and inspect the cost of cars and consider that these costs go up year after year, and the Province taking all the monies for that purpose, it almost becomes necessary to call upon the Province to bear this kind of cost. Whether we need a man full time is for the Commissioner of Works and City Manager to decide. I hesitate to recommend expenditures for automobiles."

Alderman Wyman: "The function of a Traffic Engineer will be to recommend courses of action which will cost money to implement. We have a very full report before us on the traffic situation in Halifax with a number of recommendations in it, the majority of which we cannot finance at the present time. It does not seem necessary to have another official to add anything further."

Moved by Alderman Dunlop, seconded by Alderman Wyman that the traffic problem be left in the hands of the officials as they now exist.

Alderman O'Brien: "The report does not provide some of the answers we need. I believe the traffic engineer's work is a work of planning primarily. Traffic Authority is another work altogether. Building Inspection is a work of enforcement. The two jobs that should be brought together are Traffic Planning and Town Planning. In circles where they study planning, they recognize plans are something which must be constantly evolving. You have to have planning staff and be revising these things as we go along. The Building Inspection is a full time job now since we have the Minimum Standards Ordinance. The first step would be to get a Building Inspector hired and second if we can hire a temporary planner for the time someone is away taking a course, if we can't I don't think we should send the man away due to work that is coming up due to the Stephenson Report."



June 6, 1957.

Alderman Wyman: "We could well use an interval along the lines what I said a few moments ago while we are trying to catch up with the few things already recommended. We might well give consideration to endeavouring to obtain a man on our staff who can share engineering duties along with the work of traffic engineering. A young man perhaps newly graduated from college could be given this course at a less expense to the City rather than a man on the staff. I think between now and the time another term comes around we might give some consideration to that. In the meantime we will catch up with some of the things that have been recommended already."

The motion was put and passed with Aldermen O'Brien and Lloyd wishing to be recorded against.

ACCOUNTS OVER \$500.00

To: His Worship, L.A. Kitz, and  
Members of City Council.

From: Acting City Manager, A.R. Morton, M.D.

Date: June 4, 1957.

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>
Finance	Province of Nova Scotia	City's share for operating costs of Vocational High School Apr. 1, 1956 - Mar. 31, 1957	\$106,536.69
	Wallace Advertising Ltd.	Tourist Folders and Guide Books	8,785.04
Fire	Northern Life Assce.Co. of Canada	Group Insurance	8,825.70
Works	Atlantic Coast Well Drilling Ltd.	Drilling well at Fleming Park	1,643.00
	Coleman Machinery Co.,Ltd.	Parts for Tractor	502.50
	McConnell Nursery Co. Ltd.	Bulbs	823.00
Civil Defence	Earl B. Johnson	40 ft. trailer	<u>4,496.00</u>
			<u>\$131,611.93</u>

Allan R. Morton  
Acting City Manager.

June 6, 1957.

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

Alderman Dunlop asked why the increase in the amount paid to the Province of Nova Scotia representing the City's share of the operating costs of the Vocational High School in the amount of \$106,536.69.

Alderman Wyman: "During the past year the City has agreed to a considerably larger increase in the year just ending in order to provide for those salary increases of staff which were made necessary by the fact that the Vocational School endeavours to keep some even balance with the salaries paid in the City Schools."

The motion was put and passed.

DOG POUND AGREEMENT

May 28, 1957.

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

At a meeting of the Safety Committee held on the above date the attached report from the City Manager respecting Dog Pound Agreement was considered.

It was agreed to recommend that the agreement be renewed for a further period of one year on the same terms and conditions.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

To: His Worship, L.A. Kitz, and  
Members of City Council.

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

Date: May 13, 1957.

Subject: Dog Pound - Agreement.

The Agreement for operation of the Dog Pound by the Society for the Prevention of Cruelty to Animals expires June 30, 1957. It is suggested that this Agreement be renewed for the same fee of \$2,500.00, as a grant together with a further annual sum of \$1,000.00 to be applied toward the payment of the pound-keepers salary.

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

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

June 6, 1957.

CITY HOME OFFICE ASSISTANT ✓

May 29, 1957.

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

The Public Health and Welfare Committee at a meeting held on the above date agreed to recommend for approval the attached report from the City Manager respecting "City Home Office Assistant."

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

To: His Worship, L.A. Kitz, and  
Members of City Council.

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

Date: May 13, 1957.

Subject: City Home Office Assistant.

Mrs. Brown who has been Mr. Ettinger's Assistant for a long time, will be retiring early in 1958. She has practically acted as Assistant Superintendent because of her familiarity with procedures in the Home and at some time in the future she may have to be replaced in this regard.

However, there is considerable clerical work which she does and it is recommended that a replacement for her be employed as of July 1, 1957. This would give the individual selected a breaking-in period of six months and also permit the typing of Physical Examination and Progress Reports now required on all mental patients in the Institution by Dr. C.S. Marshall, Inspector of Humane Institutions.

Dr. Morton is of the opinion that he would be able to add this position without an increase in his Budget, but if he happens to be short, it will be called to Council's attention near the end of the year.

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

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

SALARY CHANGES ✓

May 29, 1957.

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 dated May 14, 1957- file CID-82-57 on the subject of Salary Changes.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

June 6, 1957.

To: His Worship, L.W. Katz, and  
members of City Council.

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

Date: May 14, 1957.

Subject: Salary changes.

There will be another memorandum concerning salary changes in general, but this memorandum will deal with certain specific salaries which are brought separately to your attention because they are not in my opinion, part of a general increase, but rather a further realignment in the light of good job evaluation.

May I say that I am reluctant to bring these forward, not because of any lack of merit, but simply because every time a salary is changed it becomes the jumping-off point for further salary demands for those who think they should get as much or more than the salary to which they have reference. Nevertheless, a Job Evaluation is not for all time, and I think it is my duty to call these situations to your attention as they occur. The following are the salaries in question:-

M.M. Merson -- a guard at the City Prison, is in the same category of some of our Hosemen who are possessed of special skills. Mr. Merson saves us quite some money because he is skilled in carpentry work, and in general mechanics. The amount we give Hosemen above the regular scale is \$360.00.

Miss Belle Dauphinee -- Social Welfare Worker. Her present scale is \$2740-3350, and we find that the scale in the Province for people with even less training and experience than Miss Dauphinee is considerably higher. It is recommended that this position be changed from its present Grade of 38 to Grade S9 which has a scale of \$3,020 - 3,520. It is suggested that Miss Dauphinee be moved to the next highest step which is \$3,400. per year starting July 1, 1957.

Engineers -- Personnel in this category have been much on my mind because I know the pressures they are under to move to other positions. Mr. West concurs in my recommendation that we create a higher class of engineer whose range would be \$5500, \$5745, \$5990, \$6235, and a maximum of \$6480.

The rest of the positions are in classifications set by Griffenhagen with or without modification by Council and I would not change them.

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

Mr. West: "I think there is some misunderstanding. These scales for engineers were approved last year in July. It was due to a rush in going away that the City Manager and I had talked about this. Our request was to put our senior engineers into the top bracket. I would like to have some further consideration. We have the classification and we want to put the men into it."

Moved by Alderman DeWolf, seconded by Alderman Lloyd that the salary changes respecting Mr. Merson and Miss Dauphinee be approved and the classification for

July 1, 1934

Engineers to report to the Board on the East side of North Street for further construction. See report of 6/28/34

ZONING SPRING GARDEN ROAD

This matter was referred to a later meeting

ZONING NORTH SIDE CHEBICTO ROAD 59 FEET EASTWARDLY TO NORTH STREET

To: His Worship the Mayor and Members of City Council

From: Town Planning Board

Date: July 1, 1934

Subject: Request to Rezone North side of Chebucto Road - 59 feet eastwardly to North Street.

At a meeting of the Town Planning Board held on the above date, the attached report of the Town Planning Engineer relative to a request from Irving O. [unclear] that the Commercial Zone on the north side of Chebucto Road be extended 59 feet eastwardly to North Street was again considered.

The Board recommended that the area be rezoned Commercial, from the eastern boundary of the present zone westwardly to the eastern boundary line of the present zone.

Alderman O'Brien moved that

Respectfully submitted,

W.P. Pollock,  
CITY CLERK

Per: J.B. Cohen,  
Mayor

Moved by Alderman O'Brien that the report be approved and carried into effect at 8:00 P.M. in the Council Chamber, City Hall, Halifax, N.S. as the time and place for a hearing on this matter. Motion carried.

RESOLUTION METROPOLITAN SURVEY COMMISSION

A resolution was submitted dealing with two matters as follows:

1. Proposed new highway in the metropolitan area leading to the new Airport at Halifax; whether this should be a limited access highway or a general highway
2. The matter of the difficulty of borrowing money for terms exceeding 20 years.

Alderman O'Brien said the matters are entirely different. With respect to the second matter, it is not a matter of borrowing money to build it. I

June 6, 1957.

want to know a great deal more. The cost of building highways I believe is greater in Nova Scotia than in any other place in North America. I don't think it is the responsibility of this Council to give advice and until they want our opinions and whoever is adopting access highways, the Metropolitan Commission should put before us what the cost will be."

Moved by Alderman Vaughan, seconded by Alderman O'Brien that Council endorse the request of the Metropolitan Commission with respect to the portion of their request regarding a limited access highway and endorse the principle that the highway be a limited access one .

Alderman Lloyd: "Who is paying for this?"

His Worship the Mayor: "The Province."

The motion was put and passed with Alderman Dunlop wishing to be recorded against on the grounds he did not have enough information.

The matter of borrowing money for terms exceeding twenty years was then considered.

Alderman Lloyd: "Do we appeal to the Province or Federal Government for terms?"

Alderman Vaughan: "I was speaking to Mr. Borland in respect to a similar matter and I understand from him it was suggested by the C.M.H.C. that the money be made available to the municipalities at low interest rates for housing development but there were restrictions. On account of the B.N.A. Act that died."

Alderman O'Brien: "What about Mr. Noseley?"

His Worship the Mayor: "I think Mr. Noseley is against it."

Alderman O'Brien: "I don't see the objection in making the request to the Federal authorities. They may be agreeable in helping the municipalities."

The resolution was then approved with respect to this item.

AGREEMENT BAND CONCERTS ✓

May 29, 1957.

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 an agreement be entered into with Local 571, American

June 6, 1957.

Federation of Musicians to provide Band Concerts in the Public Gardens of Halifax for the years 1957, 1958 and 1959 for the sum of \$2,000.00 annually and that the Mayor and City Clerk be authorized to execute the agreement on behalf of the City of Halifax.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

A report was submitted from the City Solicitor advising that it was his opinion that the City has no authority to make contracts which will affect the estimates for the next two years and that the City is only permitted to enter into contracts for more than one year in the particular cases allowed by the City Charter.

It was then agreed to approve the agreement for a period of one year and authorize the Mayor and City Clerk to execute the same on behalf of the City.

UNDERSIZED LOT #69 WELLINGTON STREET.

To: His Worship the Mayor and Members of City Council.  
From: Town Planning Board.  
Date: May 21st, 1957.  
Subject: Undersized Lot - #69 Wellington Street.

At a meeting of the Town Planning Board held on the above date, a request for permission to convert a building containing a flat and a store into a two flat building was considered.

The Town Planning Engineer recommended that the applicant be permitted only to enlarge the existing flat into a single family dwelling.

The Board recommended that permission to convert be granted.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per. J.B. Sabean,  
Clerk of Works.

Moved by Alderman O'Brien, seconded by Alderman Macdonald that the report be approved. Motion passed.

UNDERSIZED LOT #119 NORTH STREET.

To: His Worship the Mayor and Members of City Council.  
From: Town Planning Board.  
Date: May 28th, 1957,  
Subject: Undersized Lot - #119 North Street.

At a meeting of the Town Planning Board held on the above date, a request

June 6, 1957.

for permission to construct a dwelling with a basement apartment on a lot 33' x 100', Lot No. 119, Civic No. 111 North Street, was considered.

The Board recommended that permission be granted.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per...J.B. Sabean,  
Clerk of Works.

To: His Worship the Mayor and Members of the Town Planning Board.  
From: W.A.G. Snook, Town Planning Engineer.  
Date: May 27th, 1957.  
Subject: Undersized Lot, Lot 119 North Street.

This matter was referred from the last meeting of City Council to the Board for further information as to the location of the lot.

The lot is number 119 and has civic number 111 North Street. This lot is on the north side of North Street between Creighton Street and Maynard Street. It is 33' x 100' or 3,300 square feet in area.

The applicant requests permission to construct a dwelling with a basement apartment on the lot. I suggest this is overcrowding the lot and would recommend permission for only a single family dwelling.

Respectfully submitted,

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

Moved by Alderman O'Brien, seconded by Alderman Macdonald that the report be approved. Motion passed.

UNDERSIZED LOT CEDAR STREET ✓

To: His Worship the Mayor and Members of City Council.  
From: Town Planning Board.  
Date: May 30th, 1957.  
Subject: Undersized Lot - Cedar Street.

At a meeting of the Town Planning Board held on the above date, a request for permission to move an existing dwelling from #68 Quinpool Road to a lot 33' x 101'6", at the corner of Henry and Cedar Streets, was again considered.

The Board recommended that permission be granted.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per...J.B. Sabean,  
Clerk of Works.






To: J. W. P. Publicover, City Clerk  
From: G. F. West, Commissioner of Works  
Date: June 20th, 1957  
Subject: "FAGAN-FAGAN"

---

In the Minutes of the last Council meeting, apparently a street was named "FAGAN" . This spelling is incorrect and His Worship would like to have the proper spelling (FAGAN) placed in the records.

  
G. F. WEST,  
Commissioner of Works.  
C. S. W.

WJW/

June 6, 1957.

To: His Worship the Mayor and Members of the Town Planning Board.  
From: W.A.G. Snook, Town Planning Engineer.  
Date: May 27th, 1957.  
Subject: Undersized Lot, Cedar Street.

This matter was deferred at the last meeting of the Board to give the members an opportunity to examine the site.

I would again recommend the Board refuse this request because of the large size of the dwelling.

Respectfully submitted,

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

Moved by Alderman O'Brien, seconded by Alderman Macdonald that the report be approved. Motion passed.

STREET NAME - JARVIS STREET

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: May 21st, 1957.  
Subject: Street Name.

At a meeting of the Committee on Works held on the above date, the matter of a name for the short street running northwardly from Edgewood Avenue to the plant of the Royal Print and Lithograph Company Limited was considered.

The Committee recommended that this street be named Jarvis Street, after the ship "Jarvis Bay".

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per..J.B. Sabean,  
Clerk of Works.

Moved by Alderman Vaughan, seconded by Alderman Lloyd that the street be named "Feg<sup>E</sup>gn Street". Motion passed.

LEASE SPRING GARDEN ROAD PARKING LOT

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: May 21st, 1957.  
Subject: Lease - Spring Garden Road Parking Lot.

At a meeting of the Committee on Works held on the above date, the matter

June 6, 1957.

of a Lease with the Province, of the Spring Garden Road Parking Lot, was considered.

The Committee recommended that the City accept a Lease from year to year without prejudice to any rights it may have to demand a 5-year lease and that the lease should have recitals in it to this effect, and that the Provincial authorities be so advised and requested to prepare such a lease.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per...J.B. Sabeau,  
Clerk of Works.

Moved by Alderman O'Brien, seconded by Alderman Macdonald that the report be approved. Motion passed.

APPROPRIATION \$2,000.00 PLANTING SHRUBS ON ARMDALE ROTARY

May 29, 1957.

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

A report from the Committee on Works recommending that the sum of \$2,000.00 be appropriated for the purpose of planting shrubs on the Armdale Rotary was considered by the Finance and Executive Committee at a meeting held on the above date.

Your Committee concurs in this report and recommends that the funds required for this purpose be provided under the authority of Section 316C of the City Charter.

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: June 6, 1957.  
Subject: Re: Planting shrubs in Armdale Rotary outside City limits.  
Your Worship and Aldermen:

I have considered this matter and can find no authority permitting the City to expend money for street improvement outside the City with the exception of any work incidental to the work of improving entrances and exits which is included in an agreement with a governmental body.

Yours very truly,

CARL P. BETHUNE,  
CITY SOLICITOR.

His Worship the Mayor suggested that the City negotiate with the Province.

June 8, 1957.

Moved by Alderman Lloyd, seconded by Alderman DeWolf that such negotiations be undertaken by His Worship the Mayor and if the Province is willing to pay a share of the cost that the planting of shrubs be approved for the Armdale Rotary.

Alderman DeWolf: "If we own a portion of that surely we can beautify in front of our own property."

The motion was put and passed with Aldermen Vaughan, Dunlop and Ferguson wishing to be recorded against. Motion passed.

APPROPRIATION \$1,200.00 LIBRARY WALL.

May 29, 1957.

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 Committee on Works respecting work to be done to the Memorial Library Wall.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

To: His Worship the Mayor and Members of the Finance & Executive Committee.  
From: Committee on Works.  
Date: May 21st, 1957.  
Subject: Library Wall.

At a meeting of the Committee on Works held on the above date, the matter of having some work done to the Memorial Library Wall was considered.

The Committee recommended that the sum of \$1,200.00 be taken from the Library Fund, if available, otherwise from 3160, to do this work.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per...J.B. Sabean,  
Clerk of Works.

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

SIGN INTERSECTION QUINPOOL ROAD AND OXFORD STREET

Alderman Dunlop: "There is a sign at the intersection of Quinpool Road and Oxford Street which says 'no left turn between 4.30 and 6.00 P.M.'. The sign is too small. If you are watching the traffic lights you don't see it.

June 6, 1957.

I would like to know is it the policy of the Department to see that the violation is permitted and then pick up the man or see if the man is about to make that turn, he is warned, and if he does he is summoned to Court?"

Deputy Chief of Police: "The policy is prevention first. Plans are under way to erect advance signs. That has already been done on Gottingen Street."

PARKING OF TRUCKS.

Alderman DeWolf: "Is it permitted to allow trucks to park outside residential properties at night, all day, perhaps for a whole week end? Is there a law against that?"

Deputy Chief of Police: "There is a 24 hour limit. For large trucks there is a 2 hour limit."

ROUTE SIGNS WILLOW TREE INTERSECTION

Alderman Macdonald: "Could the Deputy Chief of Police have something done about the signs at the Willow Tree intersection. The signs on a post are hidden by an obstruction. It is very difficult to see the signs. Perhaps more prominent signs might be erected so they could be seen by strangers."

PARKING LOT SACKVILLE STREET

Alderman Wyman: "With regard to the parking lot on Sackville Street and Bell Road the action taken by Council was to leave the matter as it stood for some period of time. I would like to ask whether leaving it in that condition means it is allowed to expand down Sackville Street. It has expanded some distance. It is growing."

Mr. West advised that it was left until the Stephenson Report is received.

Another question I have is what progress is being made in the study of eliminating the offensive features of our present dump? I believe there was to be a report."

Mr. West: "We are trying to prevent the fires by soaking the garbage. There is an open face that you can't cover. I am looking into the possibility of dumping at sea and I will have a report on that at the next meeting."

PLANS FAIRVIEW UNDERPASS

His Worship the Mayor submitted and read a letter from the Deputy Minister of Highways advising that the Final General Plan of the Fairview Overpass was being mailed to Ottawa as of June 5, 1957.

June 6, 1957.

VIOLATIONS R-2 ZONES

A letter was submitted and read from His Worship the Mayor to the Acting City Manager advising that information had come forward at the Public Hearing before Council on May 30, 1957 on the question of re-zoning that inferred that R-2 occupancy regulations were being violated and if this were so, he instructed him to cause the proper City Officials to take the necessary action forthwith.

A letter was submitted and read from the Acting City Manager to the City Solicitor as follows:

To: City Solicitor, C.P. Bethune, Q.C.,  
From: Acting City Manager, A.R. Morton, M.D.  
Date: June 6, 1957.  
Subject: Extra Apartment Buildings - R-2 Zone.

I am enclosing a copy of a memorandum I received from the Mayor in reference to the above.

I have discussed it with Mr. West and he informs me that you have a complete list from him, and he would check the list and make sure that all apartments occupied contrary to the Zoning By-Law will be on your list so that you may institute action against the owners.

It is my feeling, and I believe also Mr. West's, that probably this should again be reported to City Council for a definite policy before legal action is taken against the owners. If this is your opinion, would you kindly have a report for the June 27 meeting of Council as to what action you deem is necessary.

I feel probably that we should state that there may be some suits against the City and Council should be informed of this before any definite action is implemented.

Allan R. Morton,  
Acting City Manager.

A letter was submitted and read from the City Solicitor to the Acting City Manager advising that he had requested Mr. Doyle, Assistant City Solicitor to prepare a report on the matter for him as to what legal action can be taken as well as looking into the matter of the liability to damages on the City in this connection.

Alderman Vaughan: "If anybody is breaking the law they should be prosecuted."

His Worship the Mayor: "I felt after the other night that the onus is upon me to see that some action is taken."

Alderman Dunlop: "Surely we are not going to prosecute people who on the faith of a permit from this City went ahead?"

June 6, 1957.

His Worship the Mayor: "Whether there is a good defence should not rest on my judgment but the court."

Alderman Dunlop: "Your direction is to the officials of this City to prosecute persons who on the faith of a permit from this City built a building with 5 apartments."

Alderman DeWolf stated he agreed with Alderman Dunlop on this matter.

His Worship the Mayor: "I will not accept the responsibility of withholding liability. I have no other course properly open to me."

Alderman Dunlop: "The law is open to any rate payer. I don't think you have to set the law in motion."

His Worship the Mayor: "There is a direct duty upon me in this respect. It has been a confusing item and on earlier occasions I have been in some doubt that this situation is as has been stated."

Alderman Fox: "Has the City Manager in his hands a list of some 450 apartments that were built without permits and has had that list for almost two years? I have the list myself. I got it after a year. I was wondering if you were speaking about that list too?"

Alderman DeWolf: "With respect to the 5 apartment buildings, those people built them with a permit from Mr. West on legal advice open to him at that time. It was later changed. Some of those people went to tremendous expense. Surely there must be some protection somewhere. I would hate to prosecute a man who acted in good faith. I think it is a great injustice. I don't know who these people are. I have no idea. I think it is most unfair to put them in court."

Mr. West: "We notified all these people and said that these permits were issued in error. I reported to Council at the Police Station Building and all these apartments were listed and which ones were occupied. Council got the information back in September. There were no 6 apartment buildings. There were 5 apartments."

Alderman Lloyd: "What is the violation?"

His Worship the Mayor: "In the R-2 zone there are certain 5 unit buildings where only 4 are permitted. Let it be said without question that the Building Inspector issued permits for the construction of this type of residence

June 6, 1957.

acting on specific information given him by the Acting City Solicitor at the time. The ruling was later corrected and as Alderman DeWolf said these persons in good faith thinking they were within their rights, proceeded to build but as it stands it is an existing violation. Charged as I am I instruct the Officials to take such action as under the circumstances is proper. You may feel that the proper course may be, that as these people acted in good faith, these prosecutions should lie."

Alderman Greenwood: "About two years ago the Committee on Works asked the City Manager to prepare a list of basement apartments without any permits whatever. I find it difficult to reconcile myself to the attitude of the City in this respect and the other 400 with absolutely no permit at all. If we go ahead with this we should go ahead with the other."

NOTICE OF MOTION BY ALDERMAN DUNLOP RE: EXEMPTION FROM BY-LAW v

Alderman Dunlop gave notice that at the next meeting of City Council he will move that legislation be secured at the next session of the Legislature to exempt the owners of buildings built in good faith under permits issued by the Building Inspector from the penalties provided by the Planning By-Laws.

GRANTS IN LIEU OF TAXES v

May 29, 1957.

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 Commissioner of Finance respecting payments under the authority of Section 310D of the City Charter.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

To: His Worship the Mayor and Members of the Finance & Executive Committee  
From: L.M. Ronkey, Commissioner of Finance.  
Date: May 1, 1957.

Your Worship and Aldermen:

Section 310D of the City Charter gives the City authority to pay annually, as a grant, to any society, organization or association which, in the opinion of the Council, performs philanthropic or charitable work in the City, a sum equal to the taxes due by such society, organization or association, in such



June 6, 1957.

year pursuant to the assessments made for such year against the said society in respect to ownership or occupancy of real property.

The following associations, I believe, would be applicable to the above authority, and I therefore suggest that we pay their tax accounts, and forward them receipts for same.

Hadassah Organization of Canada (Halifax Branch)---Business Tax---	\$195.70
Eastern Trust Company, Trustees (Mission to Seamen) Real Estate Tax	488.40
Mission to Seamen (Church of England)----Household Tax---	34.48
Halifax Community Chest-----Business Tax-----	79.33
Theatre Arts Guild-----Occupation Tax-----	78.40
Canadian Arthritic Society-----Occupation Tax-----	6.83

We have authority under Section 310 of the City Charter to pay to the Salvation Army Rescue Home, which is #71 Seymour Street, a grant not exceeding \$500.00. I therefore suggest that we pay their Real Estate Tax amounting to \$410.70.

We have provided funds in our 1957 Budget to pay the above accounts.

Respectfully submitted,

L.M. Romkey,  
Commissioner of Finance.

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

FINANCIAL STATEMENT YEAR 1956 ✓

The Financial Statements and Auditors' Reports for the City of Halifax and Board of School Commissioners for the year ending December 31, 1956 were submitted and the Commissioner of Finance was authorized to have same printed.

FINAL PAYMENT BLUNDEN SUPPLIES LTD. - CANTEEN & BOAT HOUSE CENTRAL COMMONS ✓  
\$1,175.00

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

From: Committee on Works.

Date: May 28th, 1957.

Subject: Final Payment - Blunden Supplies Limited.

At a meeting of the Committee on Works held on the above date, a Final Payment to Blunden Supplies Limited in the amount of \$1,175.00 for the construction of a Canteen and Boathouse, on the Central Common, was approved and recommended to City Council for payment.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per...J.B. Subean,  
Clerk of Works.

Moved by Alderman Macdonald, seconded by Alderman O'Brien that the report be approved. Motion passed.

June 6, 1957.

SEPTIC TANK AND DISPOSAL BED FLEMING PARK CANTEEN

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: May 28th, 1957.  
Subject: Septic Tank and Disposal Bed - Fleming Park Canteen .

At a meeting of the Committee on Works held on the above date, the Commissioner of Works reported that an adequate supply of fresh water has been found in a suitable location at Fleming Park, and requested permission to purchase and install a deep well pump and build a septic tank immediately.

The estimated cost is \$5,500.00.

The Committee approved and recommended same to City Council.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per...J.B. Sabean,  
Clerk of Works.

To: His Worship the Mayor, Chairman, and Members of the Committee on Works.  
From: G.F. West, Commissioner of Works.  
Date: May 28th, 1957.  
Subject: Septic Tank and Disposal Bed - Fleming Park Canteen.

Further to our search for an adequate supply of fresh water to serve our proposed new Canteen, at Fleming Park, we are happy to advise that water was recently encountered in a suitable location, at a depth of 152 feet. This well produces 7 to 8 gallons per minute, which is considered suitable for our needs.

Plans and specifications are being completed for the Canteen, and tenders will be called shortly. In order to inconvenience the Public as little as possible, however, we request permission to purchase and install a deep well pump and build the septic tank with City Forces, immediately. This will enable us to complete most of the excavation before the tourist season starts.

The money for this work was provided in the Capital Budget a few years ago. The estimated cost is \$5,500.00.

G.F. West,  
Commissioner of Works.

Moved by Alderman Macdonald, seconded by Alderman O'Brien that the report be approved. Motion passed.

June 6, 1957.

PROPOSED PAVING C.B.C. SUMMER STREET ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: May 28th, 1957.  
Subject: Proposed Paving - C.B.C. Summer Street.

At a meeting of the Committee on Works held on the above date, a report from the City Engineer recommending that the original arrangement to pave a portion of the City owned 40' wide strip along the South side of the new Television Building be carried out, and the estimated cost of \$2,000.00 charged to 3i6C, was approved and recommended to City Council.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per...J.B. Sabean,  
Clerk of Works.

Motion by Alderman Macdonald, seconded by Alderman O'Brien that the report be approved. Motion passed.

OVERTIME PAY RATE \$2.25 ✓

May 29, 1957.

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 requests from Civic employees for salary increases and other benefits and decided to recommend that the rate for overtime pay be increased to \$2.25 per hour to employees who are presently receiving overtime pay.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

Alderman O'Brien: "How is that figure arrived at?"

Dr. Morton: "Mr. DeBard felt the average time was \$2.00."

Alderman Vaughan: "Surely it is not done in other Government levels.

Deputies don't get it do they? What about the Deputy Collector? Does he get it?"

Mr. Leitch: "No."

June 6, 1957.

Alderman Vaughan: "I am opposed to overtime. I think persons should work a normal work-week and that is that. They should be compensated by time off. Is there any opportunity to provide for interchangeability of staffs of certain Departments. Certain Departments feel the pressure of work at certain times of the year and 3 months later it is over. Perhaps the personnel from the Collector's Office could from time to time assist in the Assessor's Department."

The motion was put and passed.

ADDITIONAL BORROWING FLEMING PARK CANTEEN \$10,000.00 ✓

May 29, 1957.

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

The Finance and Executive Committee at a meeting held on the above date concurred in a report from the Committee on Works recommending that application be made to the Minister of Municipal Affairs for authority to borrow an additional sum of \$10,000.00 to that previously approved for the erection of a canteen at Fleming Park.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Moved by Alderman Macdonald, seconded by Alderman O'Brien that the report be approved. Motion passed.

A Borrowing Resolution in the amount of \$10,000.00 was submitted.

Moved by Alderman Macdonald, seconded by Alderman O'Brien that the resolution be approved and forwarded to the Minister of Municipal Affairs.

The motion was put and passed unanimously the following Aldermen being present and voting therefor: Aldermen DeWolf, Dunlop, Macdonald, Fox, Ferguson, Lloyd, Wyman, Vaughan, O'Brien and Greenwood.

CAPITAL BUDGET SCHEDULE "A" ✓

A report was submitted from the Commissioner of Works under date of June 6, 1957 and entitled "Effect of Assessment Charges on Paving Costs" and same is attached to the original copy of these minutes.

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

Item #24,  
Council,  
June 6, 1957.

TO: His Worship the Mayor, and Members of the City Council.  
FROM: G. F. West, Commissioner of Works  
DATE: June 6th, 1957  
SUBJECT: Effect of Assessment Charges on Paving Costs.

As requested by Council, on May 30th, we submit calculations to show the effect of paving assessment charges on paving costs. This is a continuation of the May 30th report to Council, "Report on Street Surfacing Costs for Residential Streets."

The assessment charge for paving is \$2.00 per lin. foot of abutting property, amounting to \$4.00 per lin. foot of roadway. Due to intersecting streets, City property, and certain exempt land, assessment for the complete construction length of a street is not realized. After checking records for the last two years, it was found that, on the average for residential streets, about 80% of the length of a construction job collects assessment.

Although assessment charges can be paid outright, the interval for time repayment is ten (10) years, as of 1956, with ten (10) equal principal payments, plus accrued interest at 6%. We understand that the majority of payments are not made outright so, therefore, we shall include the revenue obtained from interest in our calculations. It should be held in mind that variations in payment occur (e. g.-A property owner might wish to pay off his charge after, say, the third year), but for a basis of calculation, the ideal situation will be taken.

Repayment Table for \$1,000.00 @ 6% over 10 years  
with Equal Payments of \$100.00 per year . #

Year	Principal	Interest	Payment & Int.
0	\$ 1,000.00	-	\$ 100.00
1 st.	900.00	\$ 54.00	154.00
2	800.00	48.00	148.00
3	700.00	42.00	142.00
4	600.00	36.00	136.00
5	500.00	30.00	130.00
6	400.00	24.00	124.00
7	300.00	18.00	118.00
8	200.00	12.00	112.00
9	100.00	6.00	106.00
TOTALS		\$ 270.00	\$ 1,270.00

The table on the attached sheet gives a summary of assessment amounts calculated from the above results for the example residential street (1000' x 28') used in the May 30th report.

G. F. WEST,  
Commissioner of Works.

ARR/H.  
1957.

EFFECT OF ASSESSMENT      (GIES ON PAVING COSTS.

TYPICAL RESIDENTIAL STREET - 1,000 FEET IN LENGTH - 28 FEET WIDE.

1957.

SURFACE TYPE	IDEAL ASSESSMENT	AVE. REALIZED ASSESSMENT	REALIZED ASS. / INT. (OVER 10 YEARS)	AVE. ANN. ASS. (FOR 20 YR. PAV. LIFE)	AVE. ANN. COST WITHOUT ASS. (RE: MAY 30 REPORT)	AVE. ANN. COST WITH ASS.
1. Stone & Oil	Nil	Nil	Nil	Nil	\$ 1,371.	\$ 1,371.
2. Payment						
Treatment A.	\$ 4,000.	\$ 3,200.	\$ 4,064.	\$ 203.	1,074.	871.
Treatment B. #	4,000.	3,200.	4,064.	203.	523.	422.

# Attention is again directed to the restricted possible use of Treatment 2 B.

NOTE: In the May 30th report, it was pointed out that the total cost of borrowing (Repayment of principal plus interest) over a 20 yr. period @ 5½% was nearly 1.6 times the amount of the original sum borrowed. However, if borrowing were done over a 10 yr. period @ 5½%, the amount would be about 1.3 times the sum borrowed.

- 45 -

June 6, 1957.

Alderman O'Brien: "From this information we have, it is cheaper to pave. Would we be wise to cut out stoning and ciling and do more paving and put the equivalent of the amount we spend on stoning and ciling in the current budget for paving?"

Mr. West: "That is worth considering. In the case of some streets it might be wiser for us to do some stoning and ciling until they get a good base. Generally speaking that is our plan. I am doubtful that we could do any more paving than we have now. I would like to see them at least ordered so that next year we could go ahead with them."

Moved by Alderman Lloyd, seconded by Alderman Vaughan that Schedule "A" be approved as it stands and that the Commissioner of Works govern his decision accordingly. Motion passed.

PAVING UNION STREET ✓

Alderman Vaughan: "The residents of Union Street request that the paving of Union Street be deferred for one year."

Mr. West: "I think we can do that because there is a large water main job to be done."

It was agreed to leave the street in the Capital Budget but that it not be paved.

CAPITAL BORROWINGS ✓

The following Borrowing Resolutions were submitted:

\$430,000.00 for paving and paving renewals.

\$163,000.00 for sidewalk, curb, gutter and sodding.

\$180,000.00 for sewer construction.

\$ 80,000.00 for sewer rehabilitation.

Moved by Alderman Lloyd, seconded by Alderman Vaughan that the resolutions as submitted be approved and forwarded to the Minister of Municipal Affairs.

The motion was put and passed unanimously the following Aldermen being present and voting therefor: Aldermen DeWolf, Dunlop, Macdonald, Fox, Ferguson, Lloyd, Wyman, Vaughan, O'Brien and Greenwood.

METROPOLITAN SURVEY REPORT ✓

Deferred until the special meeting of Council scheduled for June 27, 1957.

June 6, 1957.

AGREEMENT-COSSOR HEATING ✓

An Agreement was submitted entitled "City of Halifax and Cossor (Canada) Limited - Arbitration" respecting heating of the Cossor Plant.

Moved by Alderman DeWolf, seconded by Alderman Greenwood that the agreement be approved and the Mayor and City Clerk authorized to execute the same on behalf of the City. Motion passed.

SEWER EASEMENT WINWICK PROPERTY ✓

This matter was deferred to a later meeting of Council.

CANTEEN CONCESSION NORTH COMMONS ✓

A report was submitted from the Acting City Manager advising that Mr. Gerald Cuvelier had tendered the sum of \$1,830.00 for the canteen concession on the North Commons for a period from May 1, 1957 to April 30, 1960. Mr. Cuvelier was under the impression that this amount could be paid in three instalments but when the agreement was drawn up by the City Solicitor it required payment of the full amount on the execution of the same rather than yearly in advance. He felt it was unfair to pay the full amount as it meant heavy income taxes in one year and none for the following two years. The City Solicitor pointed out that that is the way the advertisement read and that it should be re-advertised as other tenderers might have interpreted it the way he did and failed to tender because of the wording.

It was the feeling of the Acting Manager that Mr. Cuvelier tendered in good faith but as to whether or not the City could accept his offer of \$610.00 each year, he believed was impossible because of the wording of the advertisement.

Moved by Alderman Lloyd that the amount be paid annually.

There was no seconder to this motion.

City Solicitor: "The whole amount must be paid at once."

Alderman Dunlop: "Either let him have the 3 year term or re-advertise."

His Worship the Mayor: "I don't think we can re-advertise."

Alderman Lloyd: "We do not have power under the City Charter and it would mean legislation as I understand it."

It was agreed that no change be made in the agreement.



June 6, 1957.

TAX COLLECTIONS MONTH OF MAY 1957

CIVIC YEAR	RESERVES	O/S BALANCE APRIL 30/57	NEW ACCOUNTS & ADJUSTMENTS	MAY 1957 COLLECTIONS	O/S BALANCE MAY 1957
1955	60,053.97	228,021.93		10,258.04	217,763.89
1956	83,693.80	540,533.98	Dr. 25.06	44,360.48	496,198.56
1957	96,468.42		Dr. 8,213,731.13	2,067,087.42	6,146,618.65
		768,555.91	Dr. \$8,213,731.13	\$2,121,705.94	\$6,860,581.10
Tax Years Prior to 1955 (covered by reserves)				7,151.76	
				<u>2,128,857.70</u>	

POLL TAXES

1954	14,671.97			281.65	14,390.32
1955	5,267.67	Dr	12.70	660.68	4,519.69
1957	1,502.10	Dr	12.00	20,693.91	114,318.09
				21,636.24	
Poll Taxes other than listed above				1,622.05	
				<u>23,258.29</u>	

Total Collections in May 1957 2,152,115.99  
 Total Collections in May 1956 1,174,372.65

Current Taxes Collected Jan. 1st to May 31st 1957 2,067,087.42

Corresponding Period 1956 1,110,098.45

Tax Arrears Collected Jan. 1st to May 31st, 1957 519,094.12

Corresponding Period 1956 455,632.88

Poll Tax Collections Jan. 1st to May 31st, 1957 35,755.14

Corresponding Period 1956 26,828.33  
2,621,936.66 1,592,559.66

	AMOUNT COLLECTED JAN. 1st to MAY 31st.	\$
Tax Levy 1957	8,006,619.63	2,067,087.42 25.82
Tax Levy 1956	7,215,880.21	1,110,098.45 15.38
Tax Arrears January 1st 1957	1,334,570.00	519,094.12 38.90
Tax Arrears January 1st 1956	1,293,653.31	455,632.88 35.22
Total Collections to May 31st, 1957		2,586,181.54 32.30
Total Collections to May 31st 1956		1,565,731.33 21.70

Respectfully submitted,

H.R. McDonald,  
 CHIEF ACCOUNTANT.

FILED

June 6, 1957.

INSURANCE BROKERS ✓

A report was submitted from the Commissioner of Finance advising that the firm of W.R. McInnes & Company were appointed as brokers replacing Thompson, Adams & Company Limited.

FILED

Moved by Alderman Vaughan, seconded by Alderman O'Brien that this meeting do now adjourn. Motion passed.

Meeting adjourned. 10:50 P.M.

LIST OF HEADLINES

Minutes	424
Motion Alderman Lloyd Re: Reconsideration of License Fees for Clyde Beatty Circus	424
Incinerator Site	425
Halifax Harness Horse C. R. - Racing on North Commons	432
Cairn Victoria Park	434
Traffic Engineer	434
Accounts over \$500.00	436
Dog Pound Agreement	437
City Home Office Assistant	438
Salary Changes	438
Zoning Spring Garden Road	440
Zoning North Side Chebucto Road 50 feet Eastwardly to North Street	440
Resolution Metropolitan Survey Commission	440
Agreement Band Concerts	441
Undersized Lot #69 Wellington Street	442
Undersized Lot #119 North Street	442
Undersized Lot Cedar Street	443
Street Name - Jarvis Street	444
Lease Spring Garden Road Parking Lot	444
Appropriation \$2,000.00 Planting Shrubs on Armdale Rotary	445
Appropriation \$1,200.00 Library Wall	446
Sign Intersection Quinpool Road and Oxford Street	446
Parking of Trucks	447
Route Signs Willow Tree Intersection	447
Parking Lot Sackville Street	447
Plans Fairview Underpass	447
Violations R-2 Zones	448
Notice of Motion by Alderman Dunlop Re: Exemption From By-Law	450
Grants in Lieu of Taxes	450
Financial Statement Year 1956	451
Final Payment Blunden Supplies Ltd. - Canteen & Boat House Central Commons \$1,175.00	451
Septic Tank and Disposal Bed Fleming Park Canteen	452
Proposed Paving C.B.C. Summer Street	453
Overtime Pay Rate \$2.25	453
Additional Borrowing Fleming Park Canteen \$10,000.00	454
Capital Budget Schedule "A"	454
Paving Union Street	455
Capital Borrowings	455
Metropolitan Survey Report	455
Agreement - Casser Heating	456
Sewer Easement Winwick Property	456
Canteen Concession North Commons	456
Tax Collections Month of May	457
Insurance Brokers	458

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

L.A. Kitz,  
MAYOR AND CHAIRMAN.