

EVENING SESSION
SPECIAL MEETING

Council Chamber,
City Hall,
Halifax, N.S.,
June 27, 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, Wyman, Dunlop, Macdonald, Fox, Ferguson, Lloyd, Vaughan, O'Brien and Greenwood.

Also present were Dr. A.R. Merton, Acting City Manager, Messrs. R.H. Stoddard, W.J. Clancey, T.C. Doyle, L.M. Romkey, G.F. West, J.F. Thomson, V.W. Mitchell and W.A.G. Snook.

The meeting was called specially to consider the following items.

1. Public Hearing Re: Rezoning of Properties abutting on both sides of Oakland Road between Robie Street and Beaufort Avenue from R2 Zone (General Residential Zone) to R1 Zone (First Density Residential Zone.)
2. Public Hearing Re: Altering Building Line on the east side of Gottingen Street between Duffus and Glebe Streets.
3. Public Hearing Re: To lay down Official Street Lines of Clinton Lane from Chebucto Road to Clinton Avenue.
4. Public Hearing Re: To alter the Official Street Line of Chebucto Road at the northeast corner of Dutch Village Road.
5. Public Hearing Re: To alter the Official Street Lines of Clinton Avenue and Dutch Village Road at the northeastern corner of Clinton Avenue and Dutch Village Road.
6. Public Hearing Re: To alter the Eastern Official Street Line of Howe Avenue between Dutch Village Road and Elliott Street.
7. Motion by Alderman Lloyd Re; Greater Halifax.
8. " " Alderman Dunlop Re: Exemption from Zoning By-Law.
9. Cossor Heating Arbitration.
10. Applications for Tag Days:
 - (a) Halifax Little League Baseball Association.
 - (b) Halifax Philharmonic Choir.
11. Incinerator Site.
12. Garbage Disposal.
13. Horse Racing on Commons.
14. Metropolitan Survey Report.
15. Master Fire Alarm Box Maritime Tel. & Tel. Co. Ltd.
16. Tenders:
 - (a) Fire Hose.
 - (b) Motor Equipment Works Department.
17. Bank Alarms.
18. Purchase of Parking Meters.
19. Resubdivision of Lots #23 and #24 Rosebank Avenue.
20. Undersized Lots:
 - (a) #3 Edinburgh Street (recommended)
 - (b) Vaughan Avenue "
 - (c) #8 Third Street "
21. Band Stand Public Gardens - \$2,000.00 - 3160

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22. Acquisition of Land N/E Corner of Bayers Road and Cotter Street.
23. Expropriation - Industrial Commission.
24. Assessment for Sewers Dutch Village Road - Legislation.
25. Maritime Auto Supply Co. Ltd. Re: Purchase of Land.
26. Building Ship "Name Liner" in Halifax.
27. Rezoning Clinton Avenue (To. T.P. Board).
28. Office Manager Works Department.

PUBLIC HEARING RE: REZONING OF PROPERTIES ABUTTING ON BOTH SIDES OF OAKLAND ROAD BETWEEN ROBIE STREET AND BEAUFORT AVENUE FROM R-2 ZONE (GENERAL RESIDENTIAL ZONE) TO R-1 ZONE (FIRST DENSITY RESIDENTIAL ZONE.)

A Public Hearing into the above matter was held at this time.

A petition signed by 45 property owners was submitted requesting that the zoning of Oakland Road from Robie Street to Beaufort Avenue be changed from R2 Zone (General Residential Zone) to R1 Zone (First Density Residential Zone.)

A letter was submitted from McInnes, Cooper & Robertson, Barristers, Solicitors, etc. of Halifax supporting the request for the rezoning.

A letter was submitted from Russell McInnes, Q.C., pointing out two erroneous statements in the petition and stating that the area had always been zoned R-2 and was never an R-1 Area. Also, that he had never been approached by the petitioners and the notation on the petition to the effect that he did not object was made without his authority.

Letters were submitted from Russell McInnes, Q.C., Raymond L. Kaizer and O.M. Morse objecting to the proposed rezoning.

Mr. Russell McInnes, Q.C., addressed the Council protesting against the proposed rezoning of Oakland Road and stated: "I wish first to suggest to you that this petition be not heard. In the first place it is erroneous, Oakland Road has never been first density. It is against the principle of the whole City By-Law. You have the present area on the south side of Oakland Road to Dalhousie Street which is second density and to make both sides First Density you are making the side streets second density and you are going to have some strange situations. I don't know how you propose to work it out. It will be unfair and detrimental. The argument will be raised that the buildings of more apartment houses will depreciate the value of the houses. I say that is not so. Since I went to Oakland Road there have been several houses turned into apartment houses. If the buildings have depreciated I don't know why our assessments have been increased. On the other hand it is very unfair to permit the people

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who have apartment buildings there and to let them stand and forbid others from doing it. I don't know if they want a monopoly or what their reasons are. I ask that the petition be thrown out."

Mr. J.E. Reardon also addressed the Council protesting against the rezoning and stated: "Mr. McInnes has already answered some of the question I was going to ask. When was Oakland Road ever a first density street because it has always been second density to my knowledge. I would, also, like to add to Mr. McInnes' feelings that I, too, feel that there are too many enjoying privileges now that would not be afforded the few left that would like to take advantage of it. There are many single houses there being occupied by more than one family. I would like to ask do you think it is proper for people not owning their own homes but living in single family dwellings that their name should appear on this petition; only the names of those who would be concerned if it was rezoned should appear. I think it would be a step backwards and not a step forward to alter the present zoning. The City is interested in the operation of trolley coaches and the more people we can get on the trolley lines the better interest would be served by the City and no action should be taken to eliminate people from the trolley coach service." He referred to the number of cars parked on Oakland Road and contended that this was due to the number of families living in single dwellings and would be lessened if apartment buildings were erected as adequate off-street parking areas would be provided for the occupants.

His Worship the Mayor: "The Town Planning Engineer advises the Council after inspecting the petition whether the persons signing it are affected by the change and the term is determined by the Town Planning Act."

Mr. G.B. Robertson addressed the Council and stated: "I have already sent to you the letter of June 1st in which I set forth the basic points which the people wish to present to you. I am acting for a group of the residents of the street who have been instrumental in bringing the matter forward. There are a large number of people present and I am expressing their wishes in the matter. As the letter had indicated there are 54 property owners with 45 signing the petition and a few refused to sign. Mr. McInnes suggests there have been misrepresentations in the documents signed by the people concerned that this area

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was once an R-1 area and was down-graded to R-2. Prior to 1950 there were some zoning laws in force although there was not the Master Plan and at the time this area was in an R-1 category. It is unfortunate that Mr. McInnes was represented as not objecting. I am instructed that his wife gave that impression. Insofar as property owners are concerned the properties on the street have a very high assessment. Many of the houses on the street are paying high City taxes and have a right to reasonable protection so that the general area will be maintained. It is unfortunate that it was zoned R-2. I have learned that many of the residents did not know that such was the case and until the pressure began to build towards changing over to the building of apartments very few people on the street were aware that it was not a first density area. Since the trend began there had been a few minor conversions but there have been no great structural changes, just small changes. The people who live on the street feel they are entitled to the protection of the City and it is not a question of appreciation of the cash value of their properties. It is the fact that this street is given over largely to private residential properties and the people feel they have the right to have the general character of the street maintained. That is why this petition should be considered favourably by this Council, and I trust that Council will meet the wishes of the great majority of the owners."

His Worship the Mayor: "Are there any further persons to be heard in favour?"

Dr. Gordon Young: "May I add a word to what Mr. Robertson has said. I have owned a property on Oakland Road since 1943. I bought it because it represents a homogeneous district. My sentiments have been expressed by Mr. Robertson."

Mr. David Oland: "I would like to add my agreement to what Mr. Robertson has said and I whole heartedly back it. If there is misrepresentation I feel that the people would still like to have that area zoned R-1. Oakland Road is generally recognized as a top residential street and we would like to see it stay that way. We have no objections to the present apartments but we don't want to see any further buildings built. If any changes were made the character of the street would be changed."

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Mr. Donald MacKenzie: "Mr. Robertson pointed out where I may have erred in placing that notation on the wrong side of Mr. McInnes' name. That was done in good faith. Mrs. McInnes said that while he would not sign he did not object to it. I took the petition around and spoke to about 85% of the people. Some owners were absent and could not be reached. Three of the properties are owned by absentee owners and I think that the support that we have from the people of better than 75% should speak for itself without the necessity of all others speaking on their own behalf and I would ask Council to give us the consideration that the assessments on that street deserve."

Moved by Alderman Abbott, seconded by Alderman DeWolf, that the properties abutting on both sides of Oakland Road between Robie Street and Beaufort Avenue be rezoned from R-2 Zone (General Residential Zone) to R-1 Zone (First Density Residential Zone) and that a By-Law as prepared and submitted by the City Solicitor be forwarded to the Minister of Municipal Affairs for approval.

Alderman Dunlop: "I am going to vote against because I think a property right is involved. This property on Oakland Road has been R-2 for many years. I think it is attached to the property. Last month we had practically the opposite thing in connection with the proposed increase from four to six apartments. We had a large delegation from the Pinehurst Area who opposed it, who said their property rights should not be taken away from them. We are talking about rezoning Oakland Road but what is back of all this is the vacant lot owned by Mr. McInnes" and he contended that the value of the land would be reduced if the zoning is changed and he asked if Mr. Robertson's clients will compensate Mr. McInnes for his loss. "I do not believe in rights being taken away. I believe that Mr. McInnes will suffer a heavy loss. Similarly, I am not so sure that some of the people who signed the petition will not lose by this. We are faced with an increased tax rate. I see the day coming when single family residents will become fewer. That is why a great many single family houses are being converted. Even if you do change this zoning on Oakland Road, there is nothing to prevent the Council in the future to grant permits to convert existing buildings. There is a provision in the By-Law to grant permits to convert in R-2 areas because of obsolescence and other factors.

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I know that there are a number of apartment houses on Oakland Road now and I say that you should go a little slowly about this because this will create a pattern for something else and we should go very carefully before we take any property rights that people have. Mr. McInnes has had this property for a long time and has kept the lot up and now the value of the lot will be cut in more than half. If that is what should be done someone should compensate him for the loss."

Alderman Lloyd stated that from the arguments advanced there were more reasons to support first density zoning in the area; and the forecast of a \$2.00 tax rate is premature. The answer lies in employing some of the skills of the legal fraternity in helping us to find some common basis in the law of assessment, which is full of loopholes, and we are wide open for an able solicitor to knock down our assessments before the Tax Appeal Court. "I think we should pursue the course that we have set on the matter of tax rates. On the matter of property rights, if there is a property right involved, the Alderman has indicated rightly. Certainly, it can be brought back to the Council and the matter can be thrashed out on the merits of the individual case. I agree that there is a loss to the owner of a property to have an action of this kind. Certainly, some consideration should be given if the facts could be defined. I would say, let us pass this resolution to straighten out this zoning which was wrong in the beginning", and he contended that the proper procedure, if there is an injustice being done, would be to bring the matter before Council for consideration.

Alderman Vaughan stated that he considered Oakland Road one of the finest streets in the City and he was shocked to find that inroads had been made into that area, but the changes that had been made had not destroyed the character of the street. When the Zoning By-Law was drawn up, we laid down many acres of property where it was possible for any developer to secure land on which to build multiple dwellings, and while he agreed with Alderman Dunlop that the single family dwelling in Halifax will disappear, until that day arrives should we allow developers to go into any part of Halifax and build apartment houses, he asked. He contended that absentee apartment-house owners have not the same

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W H E R E A S the Committee on Works at a meeting held on the 18th day of June, 1957, did recommend that the building line on the east side of Gottingen Street between Duffus Street and Glebe Street be altered.

AND WHEREAS pursuant to the provisions of Section 543A of the Halifax City Charter public notice of the intention to alter the building line on the east side of Gottingen Street between Duffus Street and Glebe Street has been given by advertisement inserted at least once a week for two successive weeks in a newspaper published in the City of Halifax, the first of such notices having been published at least three clear weeks before the 27th day of June, 1957, that being the day appointed by the City Council to consider the matter.

AND WHEREAS the said notice stated the intention of the City Council to alter the building line on the east side of Gottingen Street between Duffus Street and Glebe Street by reducing the distance of such line from the official street line from fifteen feet to ten feet and to maintain the building line on the west side of Gottingen Street between Duffus Street and Glebe Street at fifteen feet as at present, and the date of the meeting of the City Council appointed for the consideration of the matter, and that the plan showing such alteration may be inspected at the office of the Commissioner of Works of the City of Halifax at any time during office hours up to the day so appointed for consideration of the said matter.

AND WHEREAS the City Council has considered the said matter and has determined to alter the building line on the east side of Gottingen Street between Duffus Street and Glebe Street in the manner ~~XXXXXX~~ shown on Plan No. RR-7-13796 filed in the office of the Commissioner of Works of the City of Halifax.

BE IT THEREFORE RESOLVED that pursuant to the authority in it vested by Section 543A of the Halifax City Charter as aforesaid the building line on the east side of Gottingen Street between Duffus Street and Glebe Street be altered in the manner shown on Plan No. RR-7-13796 filed in the office of the Commissioner of Works of the City of Halifax.

W H E R E A S the City Council of the City of Halifax has considered the laying down of official street lines for a street extending northerly from Chebucto Road to Clinton Avenue to be known as Clinton Lane as shown on Section 10-F of the Official City Plan.

AND WHEREAS by Section 545E of the Halifax City Charter, as enacted by Section 16 of Chapter 62 of the Acts of 1957, it is provided that the City may accept the said Clinton Lane as a City street notwithstanding that such street when laid out and accepted does not conform with the requirements of subsection (1) of Section 524 and clause (a) of Section 545 of the Halifax City Charter.

AND WHEREAS pursuant to the provisions of Section 547 of the Halifax City Charter public notice of the intention to confirm the portion of the Official City Plan containing the official street lines of the said street as hereinbefore described has been given by advertisement inserted at least once a week for two successive weeks in a newspaper published in the City of Halifax, the first of such notices having been published at least three clear weeks before the 27th day of June, 1957, that being the day appointed by the City Council to consider the matter.

AND WHEREAS the said notice stated the intention of the said City Council to lay down the said official street lines of Clinton ^{Lane} ~~AVENUE~~ from Chebucto Road to Clinton Avenue as shown on Section 10-F of the Official City Plan, and the date of the meeting of the City Council appointed for the consideration of the matter, and that the plan showing such official street lines may be inspected at the office of the Commissioner of Works at any time during office hours up to the day so appointed for consideration of the matter.

AND WHEREAS the City Council has considered the said matter and has determined to lay down the official street lines of Clinton Lane from Chebucto Road to Clinton Avenue in the manner set out on a plan filed in the office of the Com-

lution be approved. Motion passed.

missioner of Works of the City of Halifax as Section 10-F of the Official City Plan.

BE IT THEREFORE RESOLVED that pursuant to the authority in it vested by Sections 545E and 547 of the Halifax City Charter as aforesaid, the Official Plan of the City of Halifax be amended by laying down the official street lines for Clinton Lane from Chebucto Road to Clinton Avenue in the manner shown on Section 10-F of the Official City Plan.

AND BE IT FURTHER RESOLVED that the said official street lines of Clinton Lane from Chebucto Road to Clinton Avenue as shown on said Section 10-F of the Official City Plan, so laid down, be so indicated on the Official Plan of the City and on the copy thereof filed in the office of the Registrar of Deeds at Halifax, Nova Scotia.

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

lution be approved. Motion passed.

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interest in a neighborhood and the landlords were interested only in raking profits out of the buildings. "I think only in that manner should we change the zoning. Streets like Oakland Road lend character and dignity to our City and I want to see the streets maintained in that character. If the time comes when we will have to change the zoning I will support it, but not in this 'blockbusting' manner.

The motion was passed with Alderman Dunlop wishing to be recorded against.

PUBLIC HEARING RE: ALTERING BUILDING LINE ON THE EAST SIDE OF GOTTINGEN STREET
BETWEEN DUFFUS AND GLEBE STREETS ✓

A public hearing into the above matter was held at this time.

A formal resolution was submitted from the City Solicitor and same is attached to the original copy of these minutes.

Mr. Leonard Kelly appeared on behalf of property owners on the east side of Gottingen Street and stated it was their wish to erect porches on their homes but they are prevented from doing so at the present time because of a 15 foot Building Line. He said it would be a great convenience for them if the Council reduced the line to 10 feet so that improvements could be made to their properties.

Moved by Alderman Vaughan, seconded by Alderman O'Brien that the resolution be approved.

The Town Planning Engineer gave an outline of the proposal before Council

His Worship the Mayor: "Mr. Snock your opinion is that you agree to the change for the houses on the east side?"

Mr. Snock: "Yes."

The motion was then put and passed.

PUBLIC HEARING RE: LAYING DOWN OFFICIAL STREET LINES OF CLINTON LANE FROM
CHEBUCTO ROAD TO CLINTON AVENUE ✓

A public hearing into the above matter was held at this time.

No persons appeared in favor or against the proposal.

A formal resolution was submitted from the City Solicitor and same is attached to the original copy of these minutes.

Moved by Alderman Abbott, seconded by Alderman O'Brien that the resolution be approved. Motion passed.

Halifax has considered the relocation of the northern official street line of Chebucto Road at the intersection thereof with the eastern official street line of the Dutch Village Road and the removal of a portion of the said eastern official street line of the Dutch Village Road, in the manner shown on Section 10-F of the Official City Plan.

AND WHEREAS the City Council has received a report from the Town Planning Board of the City of Halifax recommending the relocation and removal of the said official street lines hereinbefore referred to in the manner shown on said Section 10-F of the Official City Plan.

AND WHEREAS pursuant to the provisions of Section 551A of the Halifax City Charter public notice of the intention to relocate and remove such street lines has been given by advertisement inserted at least once a week for two successive weeks in a newspaper published in the City of Halifax, the first of such notices being published at least three clear weeks prior to the 27th day of June, 1957, that being the day appointed by the Council to consider the matter.

AND WHEREAS the said notice stated the intention of the said City Council to alter the said northern official street line of Chebucto Road and to remove the said portion of the eastern official street line of the Dutch Village Road, in the manner shown on Section 10-F of the Official City Plan, and the date of the meeting of the City Council appointed for the consideration of the matter and that the plan proposed to be altered and the proposed change therein may be inspected at the office of the Commissioner of Works, City Hall, Halifax, Nova Scotia, on any day during office hours.

AND WHEREAS the City Council has considered the said matter and has decided to relocate and remove the said official street lines hereinbefore referred to in the manner shown on said Section 10-F of the Official City Plan, whereon the said official street line as so relocated is shown in solid blue color.

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BE IT THEREFORE RESOLVED that, pursuant to the authority in it vested by Section 551A of the Halifax City Charter as aforesaid, the Official Plan of the City be amended by relocating the said northern official street line of Chebucto Road and by removing the portion of the said eastern official street line of the Dutch Village Road in the manner shown on Section 10-F of the Official City Plan.

AND BE IT FURTHER RESOLVED that the said northern official street line of Chebucto Road so relocated be so indicated on the Official Plan of the City and upon the copy thereof filed in the office of the Registrar of Deeds at Halifax, Nova Scotia.

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

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W H E R E A S the City Council of the City of Halifax has considered the relocation of the northern official street line of Blinton Avenue and the eastern official street line of the Dutch Village Road at the point of intersection of the said official street lines in the manner shown on Section 10-F of the Official City Plan.

AND WHEREAS the City Council has received a report from the Town Planning Board of the City of Halifax recommending the relocation of the said official street lines hereinbefore referred to in the manner shown on said Section 10-F of the Official City Plan.

AND WHEREAS pursuant to the provisions of Section 551A of the Halifax City Charter public notice of the intention to relocate such street lines has been given by advertisement inserted at least once a week for two successive weeks in a newspaper published in the City of Halifax, the first of such notices being published at least three clear weeks prior to the 27th day of June, 1957, that being the day appointed by the Council to consider the matter.

AND WHEREAS the said notice stated the intention of the said City Council to alter the said official street lines hereinbefore referred to in the manner shown on Section 10-F of the Official City Plan, and the date of the meeting of the City Council appointed for the consideration of the matter and that the plan proposed to be altered and the proposed change therein may be inspected at the office of the Commissioner of Works, City Hall, Halifax, Nova Scotia, on any day during office hours.

AND WHEREAS the City Council has considered the said matter and has decided to relocate the said official street lines hereinbefore referred to in the manner shown on said Section 10-F of the Official City Plan, whereon the said official street lines as so relocated are shown in solid blue color.

BE IT THEREFORE RESOLVED that, pursuant to the authority in it vested by Section 551A of the Halifax City
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Charter as aforesaid, the Official Plan of the City be amended by relocating the northern official street line of Clinton Avenue and the eastern official street line of the Dutch Village Road at the point of intersection of the said official street lines in the manner shown on Section 10-F of the Official City Plan.

AND BE IT FURTHER RESOLVED that the said official street lines hereinbefore referred to so relocated be so indicated on the Official Plan of the City and upon the copy thereof filed in the office of the Registrar of Deeds at Halifax, Nova Scotia.

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

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Halifax has considered the relocation of the eastern official street line of Howe Avenue between the Dutch Village Road and Elliott Street in the manner shown on Section 10-E of the Official City Plan and also the relocation and removal of a portion of the north and south official street lines of Abbott Drive in the manner shown on Section 10-E of the Official City Plan.

APPROVED
BY THE CITY COUNCIL
[Signature]

AND WHEREAS the City Council has received a report from the Town Planning Board of the City of Halifax recommending the relocation and removal of the said official street lines hereinbefore referred to in the manner shown on said Section 10-E of the Official City Plan.

AND WHEREAS pursuant to the provisions of Section 551A of the Halifax City Charter public notice of the intention to relocate and remove such street lines has been given by advertisement inserted at least once a week for two successive weeks in a newspaper published in the City of Halifax, the first of such notices being published at least three clear weeks prior to the 27th day of June, 1957, that being the day appointed by the Council to consider the matter.

AND WHEREAS the said notice stated the intention of the said City Council to alter the eastern official street line of Howe Avenue between the Dutch Village Road and Elliott Street in the manner shown on Section 10-E of the Official City Plan and also the relocation and removal of a portion of the north and south official street lines of Abbott Drive in the manner shown on Section 10-E of the Official City Plan, and the date of the meeting of the City Council appointed for the consideration of the matter and that the plan proposed to be altered and the proposed change therein may be inspected at the office of the Commissioner of Works, City Hall, Halifax, Nova Scotia, on any day during office hours.

AND WHEREAS the City Council has considered the said matter and has decided to relocate and remove the said

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official street lines hereinbefore referred to in the manner shown on said Section 10-E of the Official City Plan, whereon the said official street lines as relocated are shown in solid blue color.

BE IT THEREFORE RESOLVED that, pursuant to the authority in it vested by Section 551A of the Halifax City Charter as aforesaid, the Official Plan of the City be amended by relocating the said eastern official street line of Howe Avenue between the Dutch Village Road and Elliott Street in the manner shown on said Section 10-E of the Official City Plan and by relocating and removing a portion of the north and south official street lines of Abbott Drive in the manner shown on said Section 10-E of the Official City Plan.

AND BE IT FURTHER RESOLVED that the said official street lines hereinbefore referred to as shown on said Section 10-E of the Official City Plan, so relocated, be so indicated on the Official Plan of the City and upon the copy thereof filed in the office of the Registrar of Deeds at Halifax, Nova Scotia.

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

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PUBLIC HEARING RE: ALTERING THE NORTHERNOFFICIAL STREET LINE OF CHEBUCTO ROAD
AT THE NORTHEAST CORNER OF DUTCH VILLAGE ROAD ✓

A public hearing into the above matter was held at this time.

No persons appeared in favor or against the proposal.

A formal resolution was submitted from the City Solicitor and same is attached to the original copy of these minutes.

Moved by Alderman Dunlop, seconded by Alderman Greenwood that the resolution be approved. Motion passed.

PUBLIC HEARING RE: ALTERING THE OFFICIAL STREET LINES OF CLINTON AVENUE AND
DUTCH VILLAGE ROAD AT THE NORTHEASTERN CORNER OF CLINTON AVENUE AND DUTCH
VILLAGE ROAD ✓

A public Hearing into the above matter was held at this time.

No persons appeared in favor or against the proposal.

A formal resolution was submitted from the City Solicitor and same is attached to the original copy of these minutes.

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

PUBLIC HEARING RE: ALTERING THE EASTERN OFFICIAL STREET LINE OF HOWE AVENUE
BETWEEN DUTCH VILLAGE ROAD AND ELLIOTT STREET ✓

A public hearing into the above matter was held at this time.

No persons appeared in favor or against the proposal.

A formal resolution was submitted from the City Solicitor and same is attached to the original copy of these minutes.

Moved by Alderman Greenwood, seconded by Alderman O'Brien that the resolution be approved. Motion passed.

ALTERATION OF OFFICIAL STREET LINES OF WARREN STREET ✓

Alderman O'Brien asked when the above matter would be coming to Council for consideration and was advised that it would follow later.

RESUBDIVISION LANDS QUEEN STREET - Mr. D. ARRON

A report was submitted from the Town Planning Board recommending the resubdivision of lands on Queen Street to provide for the construction of apartment buildings.

As this item was not on the agenda it could not be dealt with and was therefore ordered to be placed on the agenda of the Council meeting scheduled for July 11, 1957.

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MOTION BY ALDERMAN LLOYD RE: GREATER HALIFAX ✓

Moved by Alderman Lloyd.

Seconded by Alderman O'Brien.

1. This His Worship the Mayor appoint a Committee of Council Members to be designated the "Greater Halifax Committee."
2. That the Committee on behalf of the City Council undertake a study of the legal, administrative, financial, economic, and other factors arising under the proposal that the present City boundaries be so extended as to include the watershed of the Halifax Public Service Commission and the suburban adjacent County areas of Princes Lodge, Rockingham, Fairview, Armdale, Jollymore, Spryfield and Herring Cove.
3. That the Committee be authorized on behalf of the City Council to:
 - (a) Confer with representatives of the Provincial Government, County Council and Suburban Ratepayers Association on all or any of the matters the Committee considers essential to its undertaking.
 - (b) Obtain any information or service it requires for its purpose from any Department of the City.
 - (c) Solicit the co-operation of the Provincial Minister of Municipal Affairs and the Halifax County Council and their respective officials in the compilation of any information the Committee considers essential to its undertaking.
4. That the City Council upon the request of the Committee designate an officer of the City to act as its executive assistant.
5. That the Committee report its findings and recommendations to the City Council on or before 31 December 1957.

Alderman Lloyd: "In moving that motion I have these few remarks to make. The question of what kind of organization can most economically provide these services in the suburban areas which the residents desire has never been fully appraised or assessed. I repeat, that kind of organization has never fully been appraised or assessed and I will quote from the report of the Canadian-British Engineering Consultants. (He then read from Page 87 of Volume 3 of the Report). On the other hand the Consultants recommended three kinds of commissions for the metropolitan area of Halifax, in addition to the City, Town of Dartmouth and County and the three agencies were to be the Western Public Service Commission, Eastern Public Service Commission and Metropolitan Commission. You would have six departments dealing with the problems of planning, water utility, sewers and traffic (main arteries), and parks and zoning regulations throughout the entire area. Before such a proposal is considered—to have these various agencies undertake these various types of

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responsibility, I think we should be fully satisfied that a simple merger of the suburban areas of the County adjacent to the City should be proven not feasible. We should be fully satisfied that that is not feasible. There seems to be a common interest between the suburban areas and the City in the field of elements that go to make up our system and the same thing is true of Dartmouth, and the Mayor of Dartmouth had this view, 'we feel that an extension of the boundaries would offer a solution'. There is another point and that is that the extension of membership, as had been suggested, of our Public Service Commission to members of the County would, I suggest, be the first step of losing control of our public utility, the water system and would, also, complicate matters if we should decide that water meters might be utilized as a measuring device to pay for the cost of sewer service. I can see that there is a great hazard to our best interest should it be decided that the water supply could be relocated some miles distant from the present location. In such a case there is a high potential value to the watershed lands now occupied by our Public Service Commission and I would be most reluctant to find ourselves some day without control of that very valuable area. Finally, in the past two years we have been operating in Nova Scotia a new system or basis of financing education and as we know the cost of education is one of the largest single factors of cost to municipalities. A quick examination suggests that the suburban areas of Halifax are subject to a real property tax to help carry all the cost of education throughout the entire county of Halifax, and it might be that some frank and full discussion of the implications of that type of financing might be of interest to the residents of the suburban areas. It is true that should they lose revenue then their ability to meet education costs is lessened and they will be in a position for higher grants which affects us in some fierce way on the matter of grants. The matter should be explored and these elements of the problem which have not been covered by the submission of the British Engineering Consultants, studied; and yet whatever value may lie in the Engineering projections are not lost to us. For that reason I have proposed this fact-finding committee of Council. We want to know all the facts that we can gather about the feasibility of merger. We want to know all the details and report them back to this Council with a recommendation."

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Alderman O'Brien: "I am glad to be able to second this motion tonight because it is a matter that has been on my mind. One wonders how it was that we permitted the suburbs to grow up without adequate planning and services which make for good suburbs. In any case, we have a problem which is a problem of the whole metropolitan area. This resolution indicates that facts should be sought on a possible merger on the western side of the Harbour. Certainly, we should start to look closely at the City of Halifax and its western suburbs. This is a problem facing many cities across Canada which are growing rapidly. We are one community and the boundary we have at Dutch Village Road is no respecter of health, drainage and police problems. We have difficulty in getting together in the solution of those problems but if we can solve the form of Government that we will have to have for the metropolitan area we will bring closer the solution to many of those specific problems. We are inter-dependent because we have one economy and I suggest that the people who have fine homes and good incomes living in Marlborough Woods are dependent on the workers who live in Spryfield, Fairview and other parts of the suburbs, and as we consider tackling the problem of housing in Halifax, we must realize that we cannot solve the problem in Halifax by itself while ignoring the problems in the other parts of the County adjacent to us. If we decide to implement the Stephenson Report we could draw to the City some low income families whom we may have in the area. We would never come to the end of problems but if we get together on the larger basis we can take any land farther from the City's center and we can see that there are some lower rental houses built. We will have a chance of working at the long range housing problem on the metropolitan area basis. There is a need of planning, too, of traffic. There is an indication that the Engineers examined the traffic problem in the County but not in the City. It is all one problem and unless the arteries entering the City are considered there is no solution and I question whether they saw--in any case they admit that they did not consider the traffic problems inside the City. These problems should be considered together, housing, health, traffic, police and the drainage at Dutch Village Road. It is a joint responsibility and if we can find a way of getting together it seems to me that a merger should be

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the answer but this committee can determine whether it is the answer or not. We are looking for an efficient administration for the whole area. Our aim should be a City where we have efficiency and beauty hand in hand and I don't think we can have it if we allow the suburbs to grow like Topsy, without proper planning and central administration."

Alderman Vaughan: "My only thought is, is this the proper approach to the problem? I wonder if the creation of the greater Halifax Committee might not find in our brother Councillors and the residents of the surrounding area, perhaps a feeling of resentment by the older brother trying to foist upon them some new form of Government. Surely, the matter is not one that is merely confined to the Halifax area. Only recently the area of Bible Hill in Truro was suffering from the same problem. There is an area in Nova Scotia where there are four incorporated towns, a very small area where two of the towns are able to prosper whereas the other two, based on declining industries are finding themselves hardpressed to maintain services." He contended that the Provincial Government policy plays a great part in this problem and he referred to the recently announced policy of the Government to maintain certain streets within the City which are main arteries. He suggested that the Government of Nova Scotia might be willing to pay a 'Transition' Grant enabling the 'little brothers' better to handle their costs, and continued, "Since it is a larger problem and not confined solely to Halifax I suggest that we ask the Union of Nova Scotia Municipalities to study the matter with the possibility of asking the Provincial Government to establish a Royal Commission whereby the Government might declare its policy with regard to municipal growth. I am afraid of our approach. I think the only proper approach is to have the body which created these municipalities, the Provincial Government, take a lead in this matter and I suggest it is the appointment of a Royal Commission to study all phases of municipalities growth and the merging of municipal areas."

Moved in amendment by Alderman Vaughan that the Provincial Government be requested to appoint a Royal Commission to study the matter of the merging of municipal units, and that the matter be submitted to the Union of Nova Scotia Municipalities for their approval and support.

There was no seconder to the motion for amendment.

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His Worship the Mayor: "I would make two points. First, I can say that the Public Service Commission have considered the matter from time to time about the relocation of their source of water. Second, while we are of one economy, we have two rates and there is a very major distinction. However, that would not vitiate the purpose of this study because we could have a tight merger or a loose merger. That was left open because, obviously, we have higher costs of schools, police protection and other services. There is a bit of danger of being accused of being the 'big brother'. How you get around that, I don't know. Just one final point. This is such a big problem, I don't see how you could get any rule to make it province-wide. In the event that you pass this motion, I would rather not name the Committee. I could, after considering the matter. I would not set it up as Chairman because at the time when the report would be due I might not be on the Council when it was considered by Council."

Alderman Dunlop: "Have we not got such a similar committee--- that is, the Metropolitan Committee? Are not a great many of the subjects proposed here that were before that Metropolitan Committee?"

His Worship the Mayor stated that under Alderman Lloyd's proposal the reins would be held within the Council.

Alderman Dunlop: "If the subjects are of great importance and if they are being dealt with by a committee such as the Metropolitan Committee, I think it is all the better because we have three bodies who are studying it. This is a two or three way affair and we may agree and we may say that this is the proper thing and get no where. I think Alderman Vaughan is on that Committee, and I believe you are, Mr. Mayor. Are some of these subjects being discussed by you?"

His Worship the Mayor: "Yes. I don't consider it is moving very fast."

Alderman Lloyd: "It is twenty years since I first joined this Council and I don't recall any year when the discussion of Metropolitan problems did not arise. Long ago I had a vision of how it could be brought about". He referred to the implementation of the City Manager Plan and contended that with the improved administration in the fields of engineering and finance, combined with the studies made on the subject of municipal taxation that there exists within the City Council as wide an understanding of municipal problems as will be found in Canada; and he stated that Alderman DeWolf and Greenwood who had attended

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with him the Mayor's Convention at Murray Bay, P.Q. would substantiate the fact that we are as well advanced in those subjects as any group," I don't know of any time more appropriate for us to make a study of these problems--a merger of the common interests of both, if it can be found, but it has to be easily understood by both parties to the agreement. We have Professor Stephenson shortly to report on our urban development and Judge Pottier's report on taxation comes later. Against the backdrop of these overall events, certainly we must have the vision of our overall boundaries. I think the timing of events may be against us. To that end, I ventured to convey to the Minister of Municipal Affairs some of the thoughts I had on this matter. I am permitted to say that he sees no conflict with this proposal to establish a committee with his own approach to this problem of municipal administration in Nova Scotia."

Alderman Macdonald: "The thoughts that the Deputy Mayor have expressed in this matter have impressed me as to the approach to the problem. I think that while we have not had any advances from the authorities of the County and municipalities outside the City, the approach he suggested might be better. I would like to second the amendment.

Moved by Alderman Vaughan in amendment, seconded by Alderman Macdonald that this Council request the Governor-in-Council to set up a Royal Commission to investigate the matter of urban growth in Nova Scotia, with particular reference to the merger of urban and suburban units for better economy.

Alderman O'Brien: "Is this an addition or a replacement?"

His Worship the Mayor: "It would take precedence."

Alderman DeWolf: "The amendment should probably be brought before the Provincial Government and not this Council. I am not entirely in favour of the first motion. It is a very important and delicate subject." He expressed the opinion that the present County Council is a very aggressive and forward-looking body and, while he liked many things about the Resolution, he would like to see some unanimous agreement and if we had a Metropolitan Committee that was wider in scope with the thought of making a more detailed study of the British Engineering Consultants' Report which to date has only been done up to a point. He suggested that the matter be deferred for one month so that each one, the mover of the motion and the mover of the amendment might give the matter some further study and get together in their thoughts.

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Alderman Lloyd: "I would be happy to have a deferment. All I am interested in, as an Alderman, is this. Fill the gap in the lack of information on the financial implications of all these plans, whatever may be your method of operation, as quickly as possible. Bring to the desks of the Aldermen and to the County Councillors and to the ratepayers of Halifax and the suburban ratepayers the information that with study, we can and should provide them. If my seconder agrees with that. The Minister of Municipal Affairs might have some views on the question."

Alderman Vaughan: "I would withdraw my amendment for one month."

It was then agreed to defer the matter for one month.

MOTION BY ALDERMAN DUNLOP RE: EXEMPTION FROM ZONING BY-LAW ✓

Moved by Alderman Dunlop that legislation be secured to exempt the owners of buildings built in good faith under permits issued by the Building Inspector from penalties provided by the Planning By-Laws.

Alderman Dunlop: "I looked at the Planning Regulations and I believe the matter can be dealt with under the By-Law. I don't think it requires legislation. The Section I would like to propose is this: 'Any use of a building which does not conform with the provisions of this by-law and which has been erected under a permit regularly issued by the building inspector may be continued in accordance with said permit, but such use and such building shall be subject to the provisions herein respecting abandonment, vacancy, reconstruction, alteration and repair'. In other words, it should be made a non-conforming use subject to the other things, and this would only cover the buildings that have been erected under a permit issued improperly and would only cover the use of the buildings for that particular purpose. If janitor's quarters are rented then I have no intention of protecting a person. I don't think, as long as he conforms, that he should be penalized. I would suggest that the Solicitor study the matter."

His Worship the Mayor said that this arose from the last meeting when he advised the Council that he felt he had a duty to charge the people who had built more than four apartments under a permit issued in error and he asked Assistant Solicitor Doyle if Council could effectually act under the motion as brought forward.

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The Assistant City Solicitor stated that there was no way of effecting it as, unfortunately, in the Section of the By-Law dealing with R-2 Zone the word "erect" was left out in some way while it appeared in the other sections.

His Worship the Mayor: "I would suggest that your motion might be put in that form with the addition that the City Solicitor take such steps as to make the purport of your motion effective. If it needs legislation I would so draft it if it can't be done by other means."

Moved by Alderman Dunlop, seconded by Alderman Lloyd, that the City Solicitor be instructed to draft legislation or prepare a By-Law which will exempt the owners of buildings built in good faith under permits issued by the Building Inspector, from penalties provided by the Planning By-Laws.

Alderman Vaughan: "In reading the minutes of the Town Planning Board I believe that Mr. Snook made a recommendation with regard to some spot rezoning. He used the term 'various'. If the By-Law or suggested change is drafted in this manner, I don't see----"

His Worship the Mayor: "You only want to make it 'not liable for prosecution'?"

Alderman Vaughan: "We don't want to penalize the people who acted in good faith; but I don't want to say that I am going to support the resolution."

His Worship the Mayor: "You might attack it by rezoning the individual structures or lots."

Mr. Snook: "I would hate to see that happen."

Alderman O'Brien: "If you rezone too high there is a risk there. I am prepared to let the draft come forward and consider it at a later date. I think it is a pretty risky business. I think there are a lot of facts we should have before us. One is, were any inspections made by the City staff to find out if the fifth apartment was being occupied, and I think we ought to have those facts when the motion comes forward."

Alderman Dunlop: "My intent would not protect the person who is using the fifth apartment for renting purposes. My motion would only protect the man who is using the building in accordance with the permit he got."

The motion was passed with Alderman Ferguson abstaining.

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COSSOR HEATING ARBITRATION ✓

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

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

Date: June 12, 1957.

Subject: Cossor Heating - Arbitration.

Even though the Agreement in reference to arbitration has not as yet been finalized, but I understand has been forwarded by Mr. Bethune to Mr. Jost, the Solicitor for Cossor (Canada) Limited, Mr. West and myself have made inquiries as to somebody to represent the City and are now in a position to recommend Mr. Connors of the firm of Connors & O'Neill, as the City's representative for this arbitration.

Allan R. Morton,
Acting City Manager.

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

TAG DAYS ✓

Applications were submitted requesting permission to hold tag days from the following:

Halifax Little League Baseball Association - July 5, 1957
Halifax Philharmonic Choir.

Moved by Alderman Lloyd, seconded by Alderman Greenwood that the request of the Little League Baseball Association be granted. Motion passed.

Moved by Alderman DeWolf, seconded by Alderman Fox, that the request of the Halifax Philharmonic Choir be granted.

The motion was put and lost.

9:40 P.M. Alderman Lane arrives.

INCINERATOR SITE ✓

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

From: Committee on Works.

Date: June 27th, 1957.

Subject: Re: Taking over Strawberry Hill for City Purposes.

At a meeting of the Committee on Works held on the above date, the question of Expropriating Land on Strawberry Hill, for an Incinerator Site was considered.

The Committee recommended that the Strawberry Hill site be expropriated for Incinerator and other City purposes. Alderman O'Brien opposed.

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Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

Moved by Alderman Dunlop, seconded by Alderman Macdonald, that the report be approved, and the City Solicitor instructed to take all the necessary proceedings.

Alderman Ferguson asked if the public hearing was to be held in connection with the acquisition of the Strawberry Hill site.

His Worship the Mayor: "The Solicitor said it would have to go back to the Board of Works for approval of the plan. Is not the area sufficiently and accurately defined?"

Mr. West: "We have a plan", and he displayed a plan of the area showing the portion under consideration hatched in red.

Moved by Alderman Dunlop that the land shown on a plan dated the 16th May, 1957, outlined in red, be expropriated and the Solicitor instructed to take all the necessary proceedings.

His Worship the Mayor read the Section of the City Charter dealing with the expropriation of land which directs the Commissioner of Works to prepare a plan and description of the land and a report as to the desirability of the City acquiring the same, and he asked what part has not been followed.

Assistant Solicitor: "The description and formal expropriation resolution."

His Worship the Mayor suggested that Council adjourn and meet as Committee on Works.

Moved by Alderman Lloyd, seconded by Alderman Dunlop, that Council recess for ten minutes. Motion passed.

10:00 P.M. Council adjourned.

10:10 P.M. Council reconvened the following members being present: His Worship the Mayor, Chairman, Aldermen DeWolf, Abbott, Dunlop, Lane, Macdonald, Fox, Ferguson, Lloyd, Wyman, Vaughan, O'Brien and Greenwood.

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A formal resolution was submitted from the Committee on Works, as follows:

W H E R E A S by Section 624 of the Halifax City Charter, the City is authorized to acquire by purchase or expropriation real property situated within the City in connection with any City building or for any other public work or service to the City.

AND WHEREAS the Commissioner of Works has submitted a report dated the 27th day of June, A.D., 1957, and also a plan and description covering the expropriation of a certain piece of land situated in the norther section of the City of Halifax for the purpose of using the same for a site for an incinerator and for other public work or service of the City.

AND WHEREAS the Committee on Works is of the opinion that the said lands should be acquired for the purpose aforesaid.

THEREFORE BE IT RESOLVED and it is recommended to the City Council that the said lands as hereinafter more fully described be expropriated.

AND BE IT FURTHER RESOLVED that the sum of One Dollar be paid by the City Clerk to the Prothonotary of the Supreme Court as the price or compensation to be paid by the City of Halifax for the said lands.

THE lands hereinbefore referred to are more particularly described as follows:

ALL that certain lot, piece or parcel of land situate in the norther part of the City of Halifax and being that portion of Bluebell Park Subdivision lying between the rear lines of the lots facing on Kempt Road and the northern side of Windsor Street in the City of Halifax, as more particularly shown bordered in red on a plan dated May 6th, 1957 and on file in the office of the Commissioner of Works at City Hall, Halifax, and alleged to be owned by Carrie M. Abbott.

Moved by Alderman Lane, seconded by Alderman Macdonald, that the resolution be approved.

His Worship the Mayor: "The zoning is presently R-3 and according to the Charter it can be used without a public hearing for City purposes. On the question of principle, whether you wish to do two things (a) pass the motion or (b) whether you want to have a public hearing ---

Alderman Dunlop: "Might I ask where does this One Dollar come in. Could the Solicitor read the section of the Charter."

Mr. Doyle: "That was the amount set by the Board of Works."

His Worship the Mayor: "This rate was the subject of discussion in the Assessment Appeal Court. The amount set by the Court was \$46,500.00 and that is the proper amount to be paid into Court."

Alderman O'Brien: "I expressed my opposition to the motion in the Committee on Works on these grounds. I feel that we should separate the

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question of Incinerator and City Field. The Incinerator site is an urgent requirement. It includes the question of what we might do with the present site and we are restricted in that respect. Some reports indicated that it was not necessary for City Field to be moved at the present time. We need two or three acres for the Incinerator. The balance, I think, is for other civic purposes. In other words, it is land speculation. I don't favor expropriating land at even today's prices unless we have specific purposes for them. At a previous meeting of Council I suggested we take sufficient of the land which when put with the land we now own would do for the Incinerator. It was argued that this would involve extra cost due to severance but for many months we were proceeding with the expropriation of Irving Oil and Cooper land and no one mentioned severance costs. I am opposing expropriating as big a piece of land as this at the present time."

Alderman Dunlop: "We should be realistic about values. Certainly, I don't expect to get the property for anything near the figures mentioned. I would like to see it negotiated. It happens to be owned by the wife of a member of Council but we have to face that. Just because of that is no reason why we should not consider that piece of land. I am willing to defend my actions in regard to this. I have no connection with Alderman Abbott and never did business with him in my life. I would like to see a little more realistic figure. I am not greatly concerned about how it will be arrived at by the Courts. For over five years it has been talked about in the Board of Works about changing the site of the City Field and some thought should be given to centralize the operations. The operation of City Field along with garbage collection will result in a great saving. Land is getting scarce in the City and there are only one or two blocks left of sufficient size for the combined Incinerator and City Field operation. I don't look upon it as land speculation at all. I am looking to the City to acquire a piece of land which it has a present use for and will have an increased use for and I hope that will take this and get this job underway which has been hanging back for two or three years."

Alderman Wyman: "The description that was given is something that was surrounded by red on a map, and I don't know what it looks like."

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The Commissioner of Works displayed a map of the site pointing out the boundaries.

Alderman Wyman: "I have not heard a recommendation from the Commissioner of Works or the City Manager to the effect that the City at the present time needs to acquire property for re-locating City Field. Until I have heard that I refuse to accept the fact that we should be expropriating land for that purpose. I am not convinced that that is the land we should have. So, for land for City Field purposes or other civic purposes, until they are defined and the need is proven I do not feel we should be expropriating land on Strawberry Hill. With regard to the location of the Incinerator, the recommendations we have had in the past have placed other sites ahead. I feel that with some adjustment those sites are still capable of being acquired without interfering with other projects. Then again, I feel that there are sites that we might be considering that might be more desirable but I still feel that the site on Lady Hammond Road, which was the No. 1 choice, is still the No. 1 possibility, and is still the choice that we should have. For these reasons I do not feel that there is any necessity for going to the Strawberry Hill site which is in the position that we should not be considering it for civic use until we have some recommendation that it is definitely needed."

Alderman Lloyd: "I have been under the impression that that was the recommendation."

His Worship the Mayor: "Quite so. I suggest that the Council have always said to the Commissioner of Works, 'Don't trouble your mind with costs. That is up to the Council to decide. Come forward with your recommendation from an engineering point of view'. I think I have said that the question of weighing values is our job, in conjunction with the engineering desirabilities. Insofar as the City Manager's recommendation is concerned.." (He then read from the report of the City Manager which stated that the Strawberry Hill site is the first choice for a combined City Field and Incinerator operation) .

Alderman DeWolf: "We had an expert here to design the incinerator. Would that expert give his opinion as to a site?"

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Mr. West: "Yes. Mr. Eddy and I made a survey of possible sites very early in the game and we picked out eight. These have been considered by Council and the Committee on Works many times. My No. 1 choice, and Mr. Eddy agreed, was the Irving Oil site on Lady Hammond Road. Since that time developments have made it a little difficult to still classify it as the No. 1 site. I got a letter from Mr. Eddy in regard to the Strawberry Hill site and he says that from the contours of the land, it would appear to be an excellent site and would concur in the fact that it would be a suitable site. All other sites, totalling eight, were concurred in by Mr. Eddy."

Alderman DeWolf: "Have we turned the whole eight down?"

His Worship the Mayor: "We have considered them all and we inspected them on the ground, and the Board of Works makes the recommendation before you."

Alderman DeWolf: "We got an expert to design this and he has given his opinion but it is by mail that he is doing it and he had not seen it and I think we should have that man come here and again survey the sites and, most particularly, in respect to the land owned by the City. It might be money well spent to do that and if we have to spend five hundred or a thousand dollars more to have Mr. Eddy say that some site owned by the City could be used, then we would have a good service."

Alderman Lloyd: "I feel very keenly on the subject of the engineer selecting what he considers the most economical, the most efficient site on which to locate the incinerator and I would like him to pick it purely from an engineering point of view. I am quite satisfied that the owner of the land which was originally picked would be happy to sell to the City. If we take the other land, I can't see that he would be better off and if the other land is disposed of by the owner he would be quite happy. It resolves itself into this question. Council is anxious to pick the proper site. First, we should follow the recommendation of Alderman DeWolf to bring back the expert. Let him see the site and let him say what is the best site from an engineering point of view and the point of view of the economical operation of the service. I think that as far as costs are concerned for what you get in terms of useable assets, the Strawberry Hill site is the best for the City in the long run. I am assuming you will have to pay over \$200,000.00 for that site but you will still be ahead of the game."

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His Worship the Mayor: "You are getting more good useable land. If you take the first land, you are taking the chance of losing industry that will locate here."

Moved by Alderman DeWolf, seconded by Alderman Wyman, that the matter be deferred until July 11th, 1957, and in the meantime the expert be asked to come and survey the land in question and report to Council as a body.

Alderman Wyman: "I would like to be very definite in this because to me the whole issue of site for the incinerator has become very confused and getting more confused. The Commissioner of Works has stated here that some time ago a list was prepared and his No. 1 choice was the Irving Oil property. I would like to be corrected if my impression of events is not correct. I believe that when it was indicated that Irving Oil Co. did not want to let that property go that the Commissioner of Works did agree that there was very little change in the value of the site by moving it somewhat to the east and that is the site we started to expropriate. Since that time I do not recall hearing the Commissioner of Works stating that he had changed that site from the No. 1 position."

His Worship the Mayor: "Let us ask him. Mr. West, what is your view?"

Mr. West: "If I may be permitted to review. My first choice is the Irving Oil site, all the Irving Oil land--not the Cooper land the whole fifteen acres. It was brought up in Council, 'why not take the Cooper land?' I thought the Irving Oil property, being open land would be easier to get and more economical and I informed Council that we could combine the two units. It is going to be an expensive proposition to move City Field when it is done. There are sixteen acres on the two sections of the Irving Oil property. We would have been satisfied with the seven and one-half acres. At the time we chose the Irving Oil land as No. 1 on the list, we felt that was the logical answer to the problem but since there is not much chance of getting that, I can see the wisdom of obtaining land that would permit us to move our operation at some time in the future to that site. If it is possible to obtain property sufficiently large to accommodate City Field at some future date, I think it might be wise to do that and I think that reflects my attitude relative to the two sites."

Alderman Vaughan asked if the Commissioner of Works could report on the land on Lady Hammond Road east of the Irving Oil land on the east side of MacKintosh Street.

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Mr. West displayed a map of the area referred to by Alderman Vaughan and said that the selection of that site would necessitate the relocation of MacKintosh Street, and that the assessed value of the properties in question amounts to \$43,600.00. The assessed value of the Cooper land was \$27,000.00 but the Tax Appeal Court had reduced that after representation to \$16,000.00, he said. "There are several individual properties there and five houses and one canteen, considered a business establishment. I think the original motion would carry us down to northern boundary of Bain Street but it would cut off access to a street with three or four more houses. It is about $3\frac{1}{2}$ acres. But closing off MacKintosh Street would mean relocating the sewer and water lines because the incinerator would be over both lines. Another important point, legislation would be required to close off MacKintosh Street which would put it off until next Spring."

Alderman O'Brien: "On the amendment, I can't see where we will be any further ahead when we have Mr. Eddy come here because cost factors will have to be weighed by Council. We have all the engineering advice we need. The problem is for us to decide as to the weight we give to the various factors and the purposes we want how much space for. In the plan which was presented to Council on March 28th from the Works Department with the Incinerator drawn on the Cooper site, a very large portion of the Irving Oil land that we were to expropriate is left vacant the way the plan is drawn and, with some reservation of the location on the Cooper site, it would take a very tiny sliver of the Irving land and taking the suggestion of Alderman Greenwood of changing the ramp, then I think we could use the site we started to expropriate without taking so much of the Irving Oil land."

His Worship the Mayor: "Unless there is another factor in your mind, where does that leave you on a relative value per acre?"

Alderman O'Brien: "I am excluding the use of the land for City Field purposes."

Alderman Ferguson: "I would like to ask the Commissioner of Works, assuming that the Strawberry Hill site would not be suitable and assuming that the Irving - Cooper site would not be suitable, what then would be your next recommendation?"

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Mr. West stated that the City Prison land was high on the list as a site for the Incinerator solely but the disadvantage was that the adjacent land was being resubdivided for residential purposes and the incinerator might have an effect of devaluing these residential properties.

Alderman Lloyd: "Assuming the first three sites are not suitable, what are the disadvantages of the land which cost us nothing--the filled-in land on the Dump?"

Mr. West displayed a further map showing the land, explaining that the land on the northern slope is being expropriated for industrial purposes. He also pointed out the land purchased by the City from Imperial Oil Ltd. for \$31,000.00 on the Basin shore. He pointed out another area on the Basin shore which was considered as a possible site but was well down on the list and test borings had proven the site to be unsuitable. Also, the chimney would have to be located on reclaimed land which is an expensive operation. In addition, selection of this site would interfere with the proposed plan of relocating Barrington Street. "That is the simplest way I can show you why this site is not feasible. There is another reason. We have talked about the value of land. I think the most valuable land on the shore of the Basin is not there. It is not re-claimed yet. There is a proposed seawall at the six-fathom line which will give a waterfront on one side with docking facilities, the railway in back and valuable industrial land in between. I don't think the incinerator is going to enhance the value."

Alderman Lloyd: "The fifth site, which is the industrial land. Could you re-claim there?"

Mr. West: "There are three sites in that area which we are expropriating. Two are acceptable, the third is impractical. Two are acceptable for an incinerator solely. It is not as simple a matter as it appears to say let us go out on the Imperial Oil site."

Alderman Lloyd: "The industrial site is the first one that is most likely. It was generally agreed on the day of the inspection, it appeared to me that these sites would not be considered high on our list of priority. It is more expensive to get in and out of them."

June 27, 1957.

Alderman O'Brien to Mr. West: "You said this would not add to the value of the industrial land."

Mr. West: "It may be a poor choice of words on my part. I am not qualified to say whether it would add to the value but it is taking up valuable land."

Alderman Lloyd suggested that the sites on the list be taken one by one and try and decide on one of those sites.

Alderman Dunlop suggested that enough land for both operations be acquired.

Mr. West stated it had been his intention to bring that point to the attention of Council because when Mr. Eddy was here the members of Council indicated their concern over future expansion of City Field operations, and continued: "If you choose a site for the Incinerator only we should not keep it too tight to the boundaries of the incinerator itself. I prefer to have all of our operations centrally located if we could and there is a chance to get sufficient land for that purpose I would be happy."

Alderman Lloyd: "On those two areas in the Industrial Mile, would you have sufficient area to add? Are the two areas together?"

Mr. West stated that his report of April 5th had shown the land owned by the City.

His Worship the Mayor: "Two points: (1) I asked for and now have the assessment of the Irving Oil land. It is in two parts — 9 acres at \$122,000.00, 7½ acres at \$101,000.00, improvements at \$57,000.00 — a total of \$280,000.00."

Alderman Lloyd: "I am not wedded to any particular site. I moved the Engineer's recommendation originally before the Strawberry Hill site came into the picture, and I said 'Expropriate that land.' It would be worthwhile to us as a Council to have an impartial judgment as to the value. The Court's decision on value should more closely approximate the value that it should be assessed for."

Alderman Greenwood: "There is a great deal of merit in the Strawberry Hill site." I am concerned with the actions of organizations and persons. I am going to vote against the motion to bring Mr. Eddy here. Also, against the original motion unless we have a public hearing."

June 27, 1957.

Alderman Lloyd: "If a public hearing was held and all matters explained to the public, I am sure that if there was any feeling of reaction, it would disappear."

His Worship the Mayor: "There is a feeling abroad that we were going to take the Abbott land to do a favor" and he contended that if a public hearing were held and the merits and disadvantages of the various sites discussed, the public would have full knowledge of the matter.

The amendment was put and lost.

Moved in amendment by Alderman Lloyd, seconded by Alderman Greenwood, that the expropriation of the Strawberry Hill site for the purposes under discussion be approved in principle, provided that the amount to be paid into Court is the assessed value of \$46,500.00 instead of \$1.00 as recommended by the Committee on Works; and, that a public hearing be held on July 11, 1957, to consider this expropriation; and, that further proceedings in the matter be deferred until after the public hearing is held.

The motion was passed with Aldermen Fox, Vaughan and Wyman wishing to be recorded against. Alderman Abbott abstained from voting.

GARBAGE DISPOSAL ✓

A report was submitted from the Commissioner of Works dated June 27, 1957 respecting disposal of garbage at sea and estimating that for the next two years until the incinerator would be in operation, it would amount to \$353,770.00. He had no alternative but to recommend against this method of garbage disposal.

The report is attached to the original copy of these minutes.

Copies were furnished the members of the Council previous to the meeting.

Alderman Vaughan thanked the Commissioner of Works for a comprehensive report and asked for figures on an anti-rodent campaign in the area of the present dump and that adequate fire watchers be maintained on the dump in order to get the matter solved.

HORSE RACING ON COMMONS ✓

At the request of the Commissioner of Works this matter was deferred until the next regular meeting of City Council scheduled for July 11, 1957.

Item #12,
Council,
27 June, 1957.

TO: His Worship the Mayor, and Members of City Council.
FROM: G. F. West, Commissioner of Works
DATE: June 27th, 1957
SUBJECT: Refuse and Garbage Disposal at Sea.

At the April 11th, 1957, meeting of City Council, the Commissioner of Works was requested to produce figures on the cost of Garbage Disposal at Sea, pending the completion of our new Incinerator.

Although this request could be interpreted to mean that consideration should be given to disposal of all our garbage at Sea, we are considering only the surplus material or that which is placed on the City Dump, at the present time, for the purposes of this report.

WHERE THIS METHOD IS USED.

The Royal Canadian Navy is disposing of wet garbage at Sea, using two barges, which are towed alternately to Sea by their own Harbour craft. The barges are loaded at a Jetty, which is equipped with a suitable ramp to facilitate loading.

We are informed by Naval Authorities that 20 to 30 tons of wet garbage are taken 7 to 10 miles out to Sea daily and except for periods of extremely bad weather a regular schedule is maintained. Those in charge cannot recall any time when the scows had to remain in Port for more than three consecutive days, because of the weather and such occasions, we understand, are rare.

COMPLAINTS

It came to our attention recently that the Eastern Passage Ratepayers' Association, as well as fishermen along the Coast, are complaining about garbage floating back from the Sea and have requested Federal aid in getting rid of the nuisance. Whether any, or all, of this returning garbage can be attributed to the dumping carried out by the Navy, we are not in a position to say but it is possible that ships entering and leaving Port contribute to the nuisance.

DESIRABILITY OF SUCH A SYSTEM.

Our research into this subject indicated to us that disposal at Sea is not a popular method of handling garbage, either from an operational or an economic point of view. This impression is supported by the fact that the Navy is contemplating building a new Incinerator at the Dockyard and have even made unofficial enquiries concerning the possibility of using our proposed new Incinerator, on a cost sharing basis.

It might be of interest to recall also that the City of New York abandoned this method of disposal as far back as 1934, by order of the United States Supreme Court.

PHYSICAL REQUIREMENTS FOR SUCH A SYSTEM.

Adequate wharf facilities, with convenient means of approach; scows of sufficient size to handle daily collections, with a reasonable amount of storage space to provide for delays in port due to bad weather, etc., and a tug to haul the barges to Sea are the major items of a plant, which would be required to inaugurate a system of disposal at Sea.

Since an undertaking of this type would, in our opinion, be of a temporary nature, due to the fact that we are committed to a \$610,000.00 contract for equipment for our proposed new incinerator, we feel that to consider the capital outlay necessary to build or purchase the equipment, referred to in the above paragraph, is out of the question.

The only alternative then would be to award a contract for this work. With this in view, firms and individuals, with equipment suitable for such an operation, were contacted and it is felt that if Council is in favour of this method, the scows and tugs can be provided locally on a rental basis.

A wharf where the scows can be loaded conveniently was thoroughly investigated and we feel that the south side of Pier 9 is the most suitable of all available wharves. See attached plan. We feel that construction of a ramp to facilitate loading, may not be necessary at this time, but if future developments dictate that such an installation is necessary, the City, with the approval of the National Harbours Board, would be responsible for the construction.

ESTIMATED COST OF DISPOSAL AT SEA.

Assuming that 100 tons of garbage would be hauled to Sea, we submit herewith estimated costs of inaugurating a system to suit our needs. It should be borne in mind that these costs are based on prevailing rates in this area and competitive bidding might reduce our figures to some degree.

No of days hauling	- 300 days	
Garbage to be disposed of	- 100 tons	
<u>Rentals, Etc.</u>		<u>Per Year</u>
# Scows 2 @ \$ 1,000/mo.		\$ 24,000.
Wharf (Pier 9) \$0.15/sq.ft./year (60' x 250')		2,250.
### Tug @ \$50/hr. - 8 hr.day		120,000.
Mooring Fee \$5.00/day		1,500.
#### Top Wharfage @ \$0.50/ton/24 hrs.		3,000.
<u>Other Costs</u>		
2 Men to assist with loading, cleaning, etc. @ \$11.00/day		6,600.
1 Machine for loading @ \$10.00/day		3,000.
		\$ 160,350.
10% Contingencies		16,035.
		<u>\$ 176,385.</u>

It will take about 18 months to complete the Incinerator after construction begins but in view of the present situation, it will be probably two years before our new plant is in operation.

Estimated cost of disposal at Sea, for a two year period is therefore - \$ 352,770.

If a two year contract is awarded, the rental rate for scows would, in all probability, be reduced.

The prevailing rate for tug rental is \$50.00 per hour, but it is possible that if a two year contract is awarded, this rate would be reduced.


Harbour Board officials advise that \$0.50 per ton is the current "Top Wharfage" rate for general cargo but that there is no rate for garbage as such. It is probable, however, that a special rate would be set for this material, resulting in further saving.

CONCLUSIONS.

If we go into disposal of garbage at Sea, we will be faced with an expenditure of \$352,770.00, over the next two years. This cost could be reduced somewhat, however, by lower rental rates resulting from a long term contract.

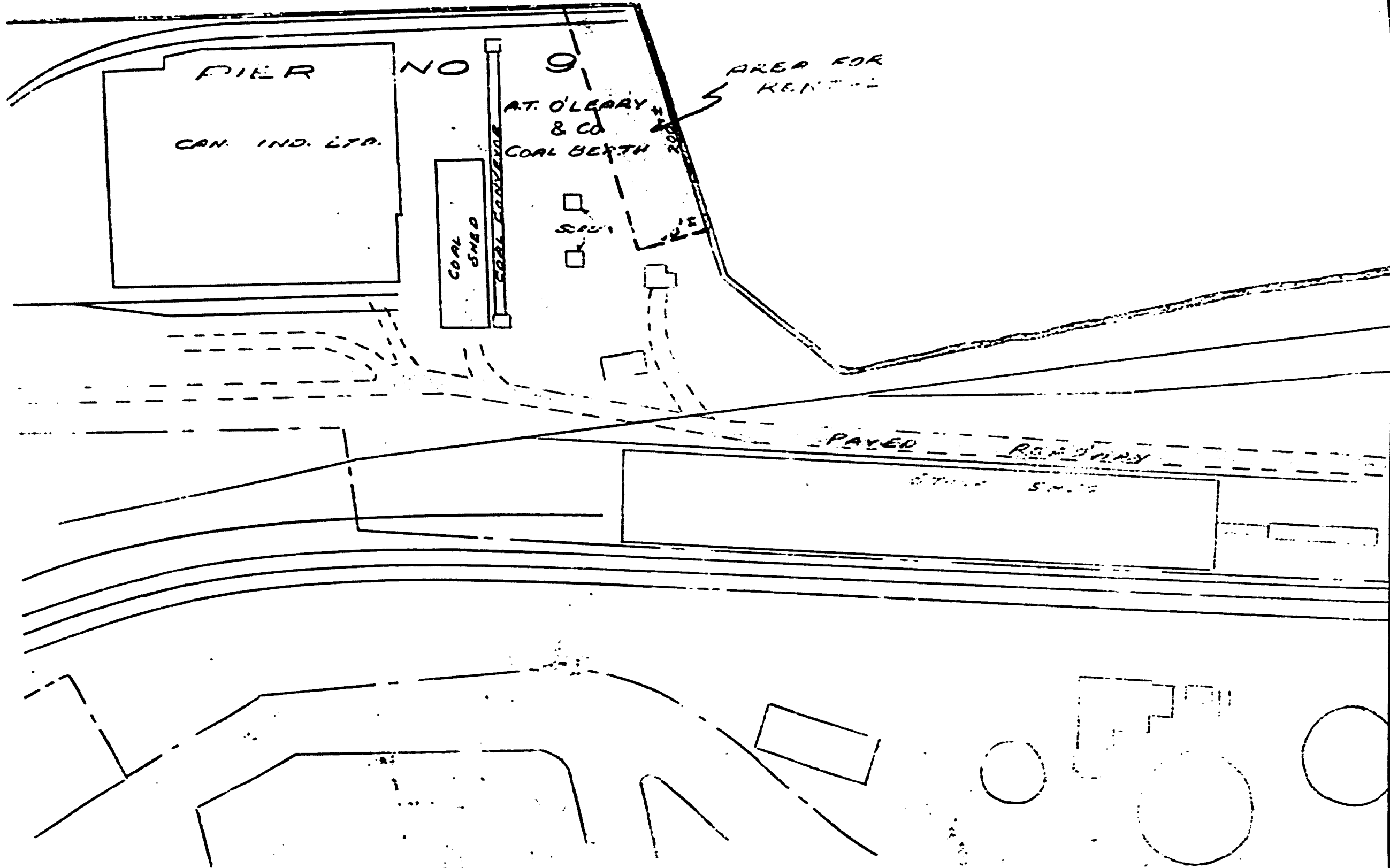
We feel that there is no alternative but to recommend against disposing of our garbage at Sea. The cost involved is an added cost to the City, with little or no saving in any other phase of the operation.

The only redeeming feature of this method of disposal is that it will reduce the nuisance at the present Dump.


G. F. WEST,
Commissioner of Works.

GrW/H.

PLAN VIEW



- 987 -

70' 7

June 27, 1957.

METROPOLITAN SURVEY REPORT ✓

Alderman O'Brien: "Is there any report for this Council from the Committee that was appointed to consider this report? Before the answer is forthcoming-- I have asked to have this matter debated but I feel the debate on Alderman Lloyd's motion served that purpose and that the action contemplated is the kind of action that is probably required due to the fact that we have the engineering facts and not the administrative plan. I would like to know if the Committee can report to Council. "

His Worship the Mayor: "I have written a couple of letters to the Chairman asking what steps have been taken. I can say that only preliminary steps have been taken."

MASTER FIRE ALARM BOX MARITIME TELEGRAPH & TELEPHONE COMPANY LIMITED ✓

June 18, 1957.

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

The Safety Committee at a meeting held on the above date agreed to recommend that the Maritime Telegraph and Telephone Co. Ltd., be permitted to have their master fire alarm box connected to the City's fire alarm system at a yearly charge of \$50.00 and the City Solicitor be requested to prepare the necessary agreement.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

TENDERS FOR FIRE HOSE ✓

To: His Worship, L.A. Kitz, and
Members of City Council.
From: Acting City Manager, A.R. Morton, M.D.,
Date: June 25, 1957.
Subject: Tenders for Fire Hose.

The following is a tabulation of tenders submitted for 1,200 feet, more or less, of 2½" double-jacketed, rubber-lined fire hose for the Halifax Fire Department.

<u>BIDDER</u>	<u>PRICE PER FOOT</u>
Foulis Engineering Sales Ltd.	\$ 1.68 X
Atlantic Spring & Machinery Co.Ltd.	1.68
Dunlop Canada Limited	1.84

Tenders Due
12:00 NOON, 18 June/57
Tenders Opened -
4:30 P.M., 19 June/57

Place:
Mayor's Secretary's Office.

CITY OF HALIFAX

WORKS DEPARTMENT

TABULATION OF TENDERS

FOR EQUIPMENT

RECOMMENDED TENDERS


(SUMMARY)


<u>ITEM NO.</u>	<u>ITEM</u>	<u>RECOMMENDED</u>	<u>TENDER</u>
1.	1-1957 Standard Model Car	Halifax Motors	\$ 1,995.00
2.	1-Four Wheel Drive Vehicle	Provincial Motors	3,225.00
3.	1-1957 Standard Model Truck	Wood Motors	4,708.00
4.	1-Front End Tractor Shovel	Industrial Machinery	19,700.00
5.	1-Refuse Packer Body	Scotia Equipment	5,443.00
6.	1-125 cf.n. Self Propelled Compressor	Industrial Machinery	3,692.00
## 7.	2-Power Driven Sewer Drags	No Recommendation (See Note Below)	
8.	1-Leaf Collector	Coleman Machinery	5,300.00

We feel that it would be in the best interests of the City to defer action on Item #7 because -

- A. - More information is desirable on the low bid machine and the opportunity to check with other Cities using same would be an advantage.
- B. - The bid on the machine, which is similar to those we now own, is considered too high to warrant a recommendation.

It is recommended that no tender be awarded at this time and that tenders be called again at a later date on this item.


.....
G. E. WEST,
Commissioner of Works.


.....
DR. A. R. MORTON,
Acting City Manager.

Item #3
27 June/57
Item #16B,
27 June/57

Item #15, Works,
27 June/57

Item #16B, Council
27 June/57:

WORKS DEPARTMENT
TABULATION OF TENDERS

FOR

1 - 1957 STANDARD MODEL CAR (ELECTRICIAN)

ITEM NO. 1	<u>Halifax Motors</u>	<u>Wood Motors</u>	<u>Purdy Motors</u>	<u>Scotia .. Chevrolet</u>	<u>Citadel Motors</u>	<u>Atlantic Garage</u>
MAKE:	Dodge	Ford	Plymouth	Chevrolet	Pontiac	Plymouth
MODEL:	D-64-1	Custom	Plaza "6"	12 - 11	22 - 11	P-30-1-6
TENDER:	\$ 1,995.00	\$ 2,000.00	\$ 2,082.00	\$ 2,095.00	\$ 2,200.00	\$ 2,295.00

/// Denotes Lowest Tender Meeting Specifications.

Lowest Tender Recommended --

Halifax Motors -- \$ 1,995.00

.....
G. F. WEST,
Commissioner of Works.

.....
DR. A. R. MORTON,
Acting City Manager.

Item #3, Works
27 June/57
Item #16B, Council
27 June/57

WORKS DEPARTMENT
TABULATION OF TENDERS
FOR
1 - FOUR WHEEL DRIVE VEHICLE

ITEM NO. 2	Provincial Motors	
MAKE	Willys	## WILLYS
MODEL	C14	C14
TENDER	\$ 3,061.00	\$ 3,222.00

Provincial Motors Were the Only Bidders on This Item.
It is recommended that the Model C14 Vehicle Be Purchased
As It is Considered Best Suited To Our Needs.

G. F. West
G. F. WEST,
Commissioner of Works
Alan R. Morton
DR. A. R. MORTON,
Acting City Manager.

WORKS -- DEPARTMENT
TABULATION OF TENDERS

-FOR

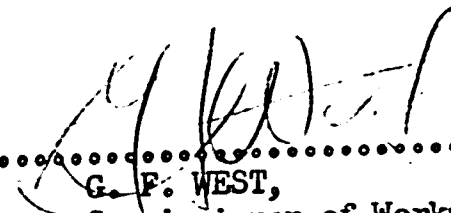
1 - 1957 TRUCK STANDARD MODEL

Item #3, Works,
27 June/57
Item #16B, Council
27 June/57

ITEM NO.3	WOOD MOTORS ###	SCOTIA-CHEV.	HALIFAX MOTORS	CITADEL MOTORS	PROVINCIAL MOTORS	ATLANTIC GARAGE	TRAINOR AUTO SERVICE	PURDY MOTORS
MAKE	FORD	CHEV.	DODGE	G. M. C.	MERCURY	FARGO	INTERNATIONAL	FARGO
MODEL	F-600	57	K8-D-500	9643-6	M-600	D-500	A-160	K8-D-700
TENDER	\$ 4,708.00	\$ 4,895.00	\$ 4,949.00	\$ 5,050.00	\$ 5,094.00	\$ 5,100.00	\$ 5,700.00	\$ 5,649.00

Denotes Lowest Tender Meeting Specifications.

Lowest Tender Recommended
Wood Motors - \$ 4,708.00



 G. F. WEST,
 Commissioner of Works.



 DR. A. R. MORTON,
 Acting City Manager.

Item #13, Works,
27 June/57
Item #16B, Council
27 June/57.

WORKS DEPARTMENT
TABULATION OF TENDERS

FOR

1 -FRONT END TRACTOR SHOVEL -RUBBER TIRE MOUNTED

<u>ITEM NO.4</u>	<u>### Industrial Machinery</u>	<u>Riley Engineering</u>
MAKE:	Hough	Michigan
MODEL:	H. O. D.	175 -A (Diesel)
TENDER:	\$ 19,597.00	\$ 19,700.00

Denotes Lower Tender

Lower Tender Recommended -
Industrial Machinery - \$ 19,597.00

.....
G. F. West
G. F. WEST,
Commissioner of Works.

.....
Allen R. Morton
DR. A. R. MORTON,
Acting City Manager.


am #3 Works
7 June/57
Item #16B, Council
27 June/57

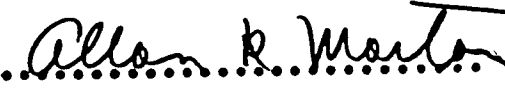
WORKS DEPARTMENT
TABULATION OF TENDERS
FOR
1 - REFUSE PACKER BODY

<u>ITEM NO. 5</u>	<u>## Scotia Equipment</u>	<u>Wilson Equipment</u>	<u>Missens Limited</u>	
MAKE:	Wood	Sicard	Leach	
MODEL:	Load Crusher	Sanivan	Packmaster	
CAPACITY:	15 cu. yds.	14-16 cu. yds.	13 cu. yds.	16 cu. yds.
TENDER:	\$ 5,443.00	\$ 6,270.00	\$ 7,261.00	\$ 7,584.00

Denotes Lowest Tender Meeting Specifications.

Lowest Tender Recommended
Scotia Equipment - \$ 5,443.00


.....
G. F. WEST,
Commissioner of Works.


.....
DR. A. R. MORTON,
Acting City Manager.

W.P. Publicover,
CITY CLERK.

27 June/57
Item #16B, Council
27 June/57

WORKS DEPARTMENT
TABULATION OF TENDERS
FOR
1 - 125 C. F. A. SELF PROPELLED COMPRESSOR

<u>ITEM NO. 6</u>	<u>### Industrial Machinery</u>	<u>Construction Equipment</u>
MAKE:	Schramm	Le Roi
MODEL:	125 Pneumatractor	125 Tractair
TENDER:	\$ 3,692.00	\$ 3,765.00

Denotes Lowest Tender Meeting Specifications.

Lowest Tender Recommended -
Industrial Machinery - \$ 3,692.00

.....
G. F. WEST,
Commissioner of Works.

.....
DR. A. R. MORTON,
Acting City Manager.

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M.P. Publicover,
CITY CLERK.

27 June/57
 Item #16B, Council
 27 June/57.

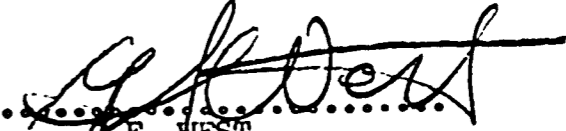
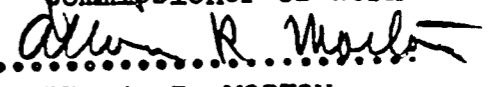
WORKS DEPARTMENT
TABULATION OF TENDERS
 FOR
2 - POWER DRIVEN SEWER DRAGS

ITEM NO.7	## Colemar Machinery	R. R. Power Limited			
		Stewart	Chausse	Champion	Champion
MAKE:	Stewart	Stewart	Chausse	Champion	Champion
MODEL:	Single Drum (3-wheel)	3-wheel	1000	23-26	AHH
TENDER:	\$ 2,865.00	\$ 3,645.00	\$ 4,700.00	\$ 5,900.00	\$ 6,460.00

We feel that it would be in the best interests of the City to defer action on Item #7 because -

- A. - More information is desirable on the low bid machine and the opportunity to check with other Cities using same would be an advantage.
- B. - The bid on the machine, which is similar to those we now own, is considered too high to warrant a recommendation.

It is recommended that no tender be awarded at this time and that tenders be called again at a later date on this item.


 G. F. WEST,
 Commissioner of Works.

 DR. A. R. MORTON,
 Acting City Manager.

W. P. Publicover,
CITY CLERK.

Item #16B, Council
27 June/57
Item #16B, Council
27 June/57.

WORKS DEPARTMENT
TABULATION OF TENDERS
FOR
1 - LEAF COLLECTOR

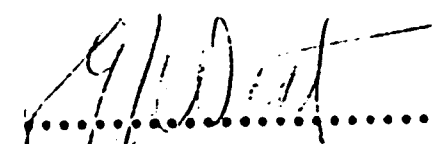
ITEM
NO. 8 Coleman Machinery

MAKE: Good Roads

MODEL: Trailer Mounted

TENDER: \$ 5,300.00

Recommended Tender -Coleman Machinery - \$ 5,300.00
Only Tender Received.


.....
G. F. WEST,
Commissioner of Works.


.....
DR. A. R. MORTON,
Acting City Manager.

- 487 -

M.P. Publicover,
CITY CLERK.

June 27, 1957.

Austen Bros. Limited	1.72
Wm. Stairs, Son & Morrow Ltd.	1.72
W.N. White & Co. Ltd.	1.71
King Seagrave Limited	1.80
Dominion Rubber Company Ltd.	1.837
LeFrance Fire Engine & Foamite Ltd.	1.88
The Canadian Fairbanks Morse Ltd.	1.7495
The Canadian Fairbanks Morse Ltd.	1.9615
George Angus (Canada) Limited	1.95
The Goodyear Tire & Rubber Co. Limited	1.867

X - Recommended Tender.

Allan R. Morton
Acting City Manager.

In answer to a question the Acting City Manager reported that specifications were not met by Atlantic Spring and Machinery Company Limited who had quoted \$1.68 per foot the same as Foulis Engineering Sales Limited.

Moved by Alderman Dunlop that the purchase of fire hose be deferred until a report is received in writing from the Fire Chief saying why these two tenders should not be considered.

There was no seconder to this motion.

Moved by Alderman Ferguson, seconded by Alderman Macdonald that the report be approved. Motion passed.

TENDERS MOTOR EQUIPMENT WORKS DEPARTMENT ✓

A report was submitted from the Committee on Works recommending that certain tenders be approved for Motor Equipment for the Works Department and a tabulation of the same is attached to the original copy of these minutes.

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

Moved by Alderman Abbott, seconded by Alderman Ferguson that the report be approved. Motion passed.

BANK ALARMS ✓

June 18, 1957.

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

The attached report from the Chief of Police respecting Bank Alarms was considered by the Safety Committee at a meeting held on the above date.

Your Committee concurs in the recommendation of the Chief of Police.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

June 27, 1957.

June 18, 1957.

His Worship the Mayor,
Members of Safety Committee.

Re: Bank Alarms

I am in receipt of a letter from the Bank of Montreal requesting permission to install a bank alarm at Police Headquarters and also a letter from the Royal Bank of Canada in which they request permission to connect four of their branches to the Station via bank alarms.

I would therefore recommend that permission be granted to these firms to install said alarms, subject to the approval of the City Electrician as to space, location, etc.

Yours very truly,

V.W. Mitchell,
Chief of Police.

Moved by Alderman Abbott, seconded by Alderman Ferguson that the report be approved. Motion passed.

PURCHASE OF PARKING METERS✓

June 21, 1957.

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

At a meeting of the Committee on Safety held Tuesday, June 18, 1957 upon being advised that the borrowing resolution therefor had been approved by the Minister of Municipal Affairs, it was decided to recommend to the City Council that the recommendation of the Chief of Police, dated April 2, 1957, for the purchase and installation of parking meters be approved and that the following meters be purchased:

45 Dual Automatic (hour) meters at a net cost of \$3,597.75 together with a trade-in allowance of \$540.00 on 45 Mico Meters at present in stock which are damaged, worn out, etc.

14 Mico Automatic (½ hour for 5¢) meters - \$1,260.00 together with installation charges of \$45.00, making a total of \$1,305.00.

It is further recommended that the Chief of Police be authorized to purchase 25 automatic meters (½ hour for 5¢) of a type to be approved by him at a cost not exceeding \$2,232.50 to be installed in the Sackville Street, Prince Street, George Street section, and also to purchase an additional 52 automatic meters (40 - 2 hour meters; 12 - ½ hour meters) of a type to be determined by him at an approximate cost ~~not exceeding~~ \$4,680.00 together with estimated installation charges not exceeding \$325.00 for installation in the South Park Street area.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

Moved by Alderman Ferguson, seconded by Alderman Abbott that the report be approved.

June 27, 1957.

Alderman Wyman: "Does this mean that we are going to have in the City parking meters at which the rate of charge will be different in different places? It seems it is producing unnecessary confusion and I am wondering if that is really desirable."

His Worship the Mayor: "Some of our space is more valuable than others."

Alderman Wyman: "I hope the signs will be a good size so that we will know what we have to pay at the different meters."

Chief Mitchell: "It was our planning that we will eventually change to all automatic type of meters. We would like to try these out."

The motion was put and passed.

RESUBDIVISION LOTS #23 and #24 CONNAUGHT AVENUE ✓

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

From: Town Planning Board.

Date: June 18th, 1957.

Subject: Resubdivision - Lots 23 and 24 Connaught Ave. - Rosebank Park.

At a meeting of the Town Planning Board held on the above date, the attached report from the Town Planning Engineer relative to the Resubdivision of Lots 23 and 24 of the Rosebank Park Subdivision was considered.

The Board recommended that the Resubdivision be approved as shown on Plan No. 00-8-13722.

Respectfully submitted,

W.P. Publicover,
CITY CLERK .

Moved by Alderman Ferguson, seconded by Alderman Abbott that the report be approved. Motion passed.

UNDERSIZED LOT #3 EDINBURGH STREET ✓

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

From: Town Planning Board.

Date: June 18th, 1957.

Subject: Undersized Lot - #3 Edinburgh Street.

At a meeting of the Town Planning Board held on the above date, the attached report from the Town Planning Engineer recommending approval of a request to remodel an existing dwelling at No. 3 Edinburgh Street into a four unit apartment building was approved and recommended to City Council.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

June 27, 1957.

To: His Worship the Mayor and Members of the Town Planning Board.
From: W.A.G. Snook, Town Planning Engineer.
Date: June 11th, 1957.
Subject: Undersized Lot 3 Edinburgh Street.

Attached is a request to remodel an existing dwelling, at the above address into a four unit apartment building.

The lot is located in an R2 zone but the lot is slightly undersize being 5,841 square feet in area or 159 square feet short of the required 6,000.

There is ample side yard and parking space therefore I would recommend the Board approve of this request and so report to City Council.

Respectfully submitted,

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

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

UNDERSIZED LOT VAUGHAN AVENUE

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board
Date: June 18th, 1957.
Subject: Request to construct a Single Family Dwelling on an Undersized Lot -
Vaughan Avenue.

At a meeting of the Town Planning Board held on the above date, the attached report from the Town Planning Engineer recommending approval of a request to construct a Single Family Dwelling on a Lot 3766 Square Feet in area, was approved and recommended to City Council.

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: June 17th, 1957.
Subject: Request to construct single family dwelling on an undersized lot -
Vaughan Avenue.

Attached is a request to construct a single family dwelling on a lot 45' average x 83'9 average or 3,766 square feet in area.

June 27, 1957.

I have examined the site and find the proposed dwelling will meet all other requirements therefore I would recommend the Board refer a report of approval to City Council.

Respectfully submitted,

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

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

MODIFICATION SIDEYARD REQUIREMENTS #8 THIRD STREET ✓

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

From: Town Planning Board.

Date: June 18th, 1957.

Subject: Modification of Sideyard Requirements - No. 8 Third Street.

At a meeting of the Town Planning Board held on the above date, the attached report from the Town Planning Engineer recommending approval of a request to reduce the Sideyard Requirements from four feet to three feet, for an addition to an existing dwelling was approved and recommended to City Council.

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: June 18th, 1957

Subject: Modification of sideyard requirements.

Attached is a request to reduce the required sideyard, for an addition to an existing dwelling, from 4 feet to 3 feet.

Due to the construction of the present dwelling and that the basement of the proposed addition will be used for a garage, the proposed addition cannot be shortened or moved.

I have examined the site and would recommend the Board refer a report of approval to City Council.

Respectfully submitted,

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

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

June 27, 1957.

BAND STAND PUBLIC GARDENS -- APPROPRIATION \$2,000.00 -- 316"C" ✓

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: June 18th, 1957.
Subject: Band Stand - Public Gardens.

At a meeting of the Committee on Works held on the above date, the Commissioner of Works reported that the Band Stand is badly in need of repairs and he thought the necessary work could be done for approximately \$2,000.00.

The Committee recommended that \$2,000.00 be provided, under Section 316C of the City Charter to make the needed repairs.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

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

ACQUISITION OF LAND N/E CORNER OF BAYERS ROAD AND COTTER STREET ✓

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: June 18th, 1957.
Subject: Acquisition of a small piece of land on North-east corner of Bayers Road and Cotter Street (formerly Kenith Street.)

At a meeting of the Committee on Works held on the above date, the attached report from the City Engineer advising that the land required to round off the corner is vested in the name of Super-Service Station Limited instead of Canadian Petrofina Oil Company, and recommending that the former arrangement be ratified by changing the name of the Owners, was approved and recommended to City Council.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

To: His Worship the Mayor and Members of the Committee on Works.
From: A.C. Harris, City Engineer.
Date: June 11, 1957.
Subject: Acquisition of a small piece of land on Northeast Corner Bayers Road and Cotter Street (formerly Kenith Street.)

June 27, 1957.

The official street lines were altered to round off the corner at the Northeast intersection of Bayers Road and Cotter Street (formerly Kenith Street). Authority was given by City Council on November 17, 1955 to acquire the necessary land for the sum of \$1.00 from Canadian Petrofina Oil Company.

In preparing the Deed, it had been found that the land required is vested in the name of Super Service Stations Limited.

It is, therefore, recommended that the Committee recommend to Council that the former arrangement be ratified by changing the name of the owners.

Respectfully submitted,

A.C. Harris,
City Engineer.

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

EXPROPRIATION OF LANDS - INDUSTRIAL COMMISSION ✓

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

From: Committee on Works.

Date: June 27th, 1957.

Subject: Re: - Expropriation of Lands for Industrial Purposes.

At a meeting of the Committee on Works held on the above date, the attached resolution in regard to Expropriation of Lands for Industrial Sites, was approved and recommended to Council.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

WHEREAS by Section 618G of the Halifax City Charter, enacted by Section 30 of Chapter 53 of the Acts of 1956, the City is authorized to acquire by purchase or expropriation real property situated within the City for the purpose of providing sites for industrial development.

AND WHEREAS the Commissioner of Works has submitted a report dated the 14th day of June, A.D. 1957, and also a plan and description covering the expropriation of certain lands owned by various persons and corporations situated in the northern section of the City of Halifax for the purpose of using the same as sites for industrial development.

AND WHEREAS the Committee on Works is of the opinion that the said lands should be acquired for the purpose aforesaid.

AND WHEREAS in the opinion of the Committee on Works it is uncertain whether a good title can be given to all of the said lands and moreover there exists some uncertainty as to the price or compensation which should be paid for the said lands and it is therefore desirable that the said lands should be acquired by expropriation and the Committee therefore recommends to the City Council that the said lands be acquired by expropriation.

June 27, 1957.

THEREFORE BE IT RESOLVED and it is recommended to the City Council that the said lands as hereinafter more fully described be expropriated.

AND BE IT FURTHER RESOLVED that the sum of One Dollar be paid by the City Clerk to the Prothonotary of the Supreme Court as the price or compensation to be paid by the City of Halifax for the said lands.

The lands hereinbefore referred to are more particularly described as follows:

All that certain lot piece or parcel of land situate, lying and being to the southwest of Robie Street and to the northwest of the Canadian National Railways Willow Park Branch as shown bordered in red on a Plan entitled "Expropriation Plan of Certain Lands Required by the City of Halifax for Industrial Site", dated June 13th, 1957, and being on file in the office of the Commissioner of Works of the City of Halifax at City Hall as Plan No. RR-7-13790, the said land being more particularly described as follows:

Beginning at a point where the northwestern official street line of Robie Street is intersected by the western boundary line of Canadian National Railways Willow Park Branch; thence southwardly along the various courses of the said western boundary line of the Canadian National Railways Willow Park Branch for a distance of twelve hundred and ninety feet (1290') more or less or to the southeastern official street line of Forrester Street; thence southwestwardly along the said southeastern official street line of Forrester Street for a distance of five hundred and seventy-two feet (572') more or less or to the northeastern boundary line of the MacKintosh Subdivision; thence northwestwardly along the said northeastern boundary line of the MacKintosh Subdivision for a distance of sixty feet (60') more or less or to the northwestern official street line of Forrester Street; thence southwestwardly along the said northwestern official street line of Forrester Street for a distance of four hundred and sixty feet (460') more or less or to the prolongation southeastwardly of the northeastern boundary line of land now or formerly owned by Irving Oil Company Limited; thence northwestwardly along the said prolongation southeastwardly of the northeastern boundary line of land now or formerly owned by Irving Oil Company Limited and continuing northwestwardly along the said northeastern boundary line of land now or formerly owned by Irving Oil Company Limited for a distance of two hundred and forty feet (240') more or less or to the northern corner of said land now or formerly owned by Irving Oil Company Limited; thence northeastwardly for a distance of twenty-two hundred and eighty feet (2280') more or less or to a point on the aforesaid northwestern official street line of Robie Street distant northwestwardly five hundred (500') from the place of beginning; thence southeastwardly along the said northwestern official street line of Robie Street for a distance of five hundred feet (500') or to the place of beginning; containing an area of 25.17 acres.

BE IT RESOLVED that this Council does hereby adopt the recommendation contained in the resolution passed at a meeting of the Committee on Works held the 27th day of June, A.D., 1957, for the expropriation of certain lands situated in the northern portion of the City of Halifax to be acquired for the purpose of providing sites for industrial development and which are more fully described in the resolution of the said Committee on Works and set out on a Plan prepared by the Commissioner of Works dated June 13th, 1957, and bearing the number RR-7-13790, referred to in the resolution.

AND BE IT FURTHER RESOLVED that the said lands be and the same are hereby expropriated and that the City Clerk do pay to the Prothonotary of the Supreme Court the sum of One Dollar of lawful money of Canada as the price or compensation for the said lands.

June 27, 1957.

Moved by Alderman Vaughan, seconded by Alderman Macdonald that the report and resolutions as submitted be approved. Motion passed.

Moved by Alderman Vaughan, seconded by Alderman Macdonald that the funds be provided from the Land Sale Account subject to the approval of the Minister of Municipal Affairs. Motion passed.

ASSESSMENTS FOR SEWERS - DUTCH VILLAGE ROAD - LEGISLATION ✓

Alderman O'Brien: "According to the minutes of the Works Committee meeting of June 18, 1957, we had before us a report from the Commissioner of Works on this matter and I do not recall that the report was read and we did not have it in our hands and I do not believe we considered it. There was a motion passed but there was an important part of the Commissioner's recommendation, his last sentence, which was not dealt with by the Committee. The motion simply said that the necessary legislation be sought and full assessment charged the owners. The part of the assessment being held in abeyance was not considered by the Committee and not dealt with and the minutes seem to sustain that view-point. There have been a number of letters written by the residents either to the Aldermen or to the Works Department regarding this matter and since it had not been fully dealt with by the Committee, I would like to see it go back so that the residents could be given an opportunity to present their case."

Moved by Alderman O'Brien, seconded by Alderman Greenwood that the matter be referred to the Committee on Works for further consideration. Motion passed.

PURCHASE OF LAND RAINNIE DRIVE - MARITIME AUTO SUPPLY COMPANY ✓

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: June 18th, 1957.
Subject: Maritime Auto Supply Co.Ltd. - Re: Purchase of Land.

At a meeting of the Committee on Works held on the above date, a request from Maritime Auto Supply Company Limited to purchase an additional piece of land 20' x 80' adjoining the back of their lot on Rainnie Drive, to enable them to extend their plant and connect to the sewer and water line, was considered.

The Committee agreed to forward this to City Council without recommendation and the Acting City Manager have the City Assessor fix a fair price with reference to the sale price of it in 1950, and ask the City Solicitor to suggest some formal action that can be taken to sell that piece of land.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

June 27, 1957.

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

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

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

Date: June 25, 1957.

Subject: Maritime Auto Supply Co. Ltd. Re: Purchase of Land.

At a meeting of the Board of Works held on June 18, I was requested to bring forward a memorandum in regards to the purchase by Maritime Auto Supply Company of a strip of land 20 ft. x 80 ft. adjoining their present holdings on Rainnie Drive. I was also requested to have the City Assessor fix a fair price with reference to the price originally paid by this Company in 1950. Mr. Thomson's memorandum on this appears below.

I have also discussed this with the City Solicitor who suggests that the formal action to be taken is to send this back to the Town Planning Board for resubdivision of the land in that area, and as this is to be used for Commercial purposes, that additional land required by the Company will either have to be advertised for sale by tender, or Council will have to seek special legislation in order to sell it to the Company.

Allan R. Morton
Acting City Manager.

ARM/em.

"Concerning the above-mentioned matter, the land at present owned by Maritime Auto Supply Co. Ltd. was purchased in 1951 for \$13,500.00 or 80¢ per square foot.

In 1956, the City of Halifax sold rear land in this location to the Provincial Government for \$1.00 per square foot.

For vacant land one block to the North fronting on Brunswick Street, the Court of Tax Appeals set the value of land at \$1.05 per square foot.

The assessment value per front foot for land on Rainnie Drive is \$1.25 per square foot.

In view of the fact that the land they desire to purchase is located on the 30' right-of-way and is not fronting on Rainnie Drive, the rate of \$1.00 per square foot, is, in my opinion, a good value for the land. This is the same rate paid by the Provincial Government.

(Sgd.) J.F. Thomson,
CITY ASSESSOR.

Moved by Alderman Fox, seconded by Alderman Macdonald, that the report be approved. Motion passed.

BUILDING SHIP "NAME LINER" IN HALIFAX

Read letter dated May 30, 1957, from the Industrial Union of Marine and Shipbuilding Workers of Canada, Local No. 1 requesting that Council endorse the following resolution:

June 27, 1957.

"BE IT RESOLVED; That the Federal Government be urged to construct a Canadian ocean-going "name passenger liner" which could be operated by the C.N.S. or leased to private Canadian shipping interests, and thus enhance Canada's prestige as a maritime nation, as a world trader and as a travel attraction to the ever-growing number of ocean-going tourists."

Moved by Alderman Vaughan, seconded by Alderman Lloyd, that the resolution be endorsed by City Council.

Moved in amendment by Alderman Lane, seconded by Alderman Ferguson, that the matter be referred to the Port of Halifax Commission for a recommendation.

The amendment was passed.

REZONING CLINTON AVENUE ✓

Read letter dated June 12, 1957, from F.W. Bissett, Q.C., Solicitor for the North-West Arm Taxi Co.Ltd., requesting that a portion of Clinton Avenue owned by the Company be rezoned from R-2 to C-1 zone.

The matter was referred to the Town Planning Board for a report.

OFFICE MANAGER WORKS DEPARTMENT ✓

A report was submitted from the Acting City Manager recommending the establishment of the position of Office Manager in the Works Department at a salary scale as recommended in the Griffenhagen Report \$4,050. to \$5,120.

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

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

Meeting adjourned. 11:25 P.M.

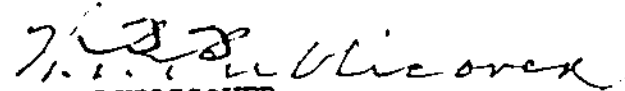
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L.A.Kitz,
MAYOR AND CHAIRMAN.


W.P. PUBLICOVER,
CITY CLERK.

CITY COUNCIL MEETING
THURSDAY, JULY 11, 1957

A G E N D A

Prayer.

Minutes (May 23, 30, June 6 & 27)

1. Public Hearing Re: Expropriation Bluebell Park (Strawberry Hill).
2. Tuberculosis - Prevention and Treatment Programs.
3. Holiday Time City Home.
4. Hot Water Boiler City Home.
5. Accounts over \$500.00.
6. Hospital Accounts Settlement (Benevolent Funds.)
7. Appointment of Guardian Ephriam Romo (City Treasurer).
8. Expropriation of Lands - Industrial Sites.
9. Widows Pension - Mrs. J.M. Cody - \$380.00.
10. Tenders Canteen Concession Central Commons.
11. Resubdivision Lands - Queen Street - Mr. D. Arron. (Recommended)
12. Horse Racing on Commons.
13. Dartmouth Natal Day - August 7 (Proclaiming Half Holiday)
14. Salaries Engineers.
15. Charge for Prefab Agreements (\$10.00)
16. Capital Borrowing \$10,000.00 (Rest Rooms Point Pleasant Park)
17. Additional Staff City Court.
18. Convention Union of Nova Scotia Municipalities September 17-20.
19. Questions.
20. Undersized Lots:
 - (a) 38 Connolly Street (recommended)
 - (b) 18 Rector Street "
21. Application for Barber Shop - 90 West Street.
22. Acquisition Land Corner Howe Avenue & Bayers Road.
23. Request to reduce Building Line - Duffus Street (Refused.)
24. Public Address System Band Concerts.
25. Fire Alarm Box Connection - Freemason's Hall Limited.
26. Stephenson Report - Printing - \$1,100.00 additional.
27. Earle Grey Shakesperian Festival.
28. Provincial Brief.
29. Letter Pinehurst Civic Improvement Association Re: Sidewalk Abbott Drive between Ashburn and Ralston Avenues.

DEFERRED ITEMS

Assistant City Manager.
Greater Halifax.

ITEMS FOR INFORMATION ONLY

City of Halifax vs Vaughan Construction Co. Ltd.
City Manager's Administrative Report.
Tax Collections.
Annual Report N.S. College of Art.
Approvals Minister of Municipal Affairs.
Acknowledgement of Grant - Canadian Paraplegic Association.

use of Strawberry Hill for the construction of an incinerator to which there was no reply. He then asked if anyone were opposed to the use of the site.

EVENING SESSION

Council Chamber,
City Hall,
Halifax, N.S.,
July 11, 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, Abbott, Dunlop, Lane, Macdonald, Fox, Ferguson, O'Malley, Lloyd, Wyman, O'Brien and Greenwood.

Also present were Messrs. A.A. DeBard, Jr., W.P. Publicover, R.H. Stoddard, C.P. Bethune, Q.C., L.M. Ronkey, G.F. West, W.A. Gray, V.W. Mitchell and Dr. A.R. Norton.

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

The following named papers were submitted.

MINUTES MAY 23, 30, JUNE 6 & 27, 1957

Moved by Alderman Dunlop, seconded by Alderman Abbott that the minutes of the above meetings be approved. Motion passed.

PUBLIC HEARING RE: EXPROPRIATION BLUEBELL PARK (STRAWBERRY HILL) ✓

Alderman Dunlop asked if the resolution passed at the last meeting of the City Council still stood to expropriate the Strawberry Hill site for the incinerator to which His Worship the Mayor replied in the affirmative and said that the Committee on Works recommended to Council a specific course of action which they have done.

Alderman Lloyd: "I felt the public hearing would proceed and there might be points at the hearing which might influence the Aldermen in their final decision. It is our job to listen to the reasons put forward by the tax payers and to meet their wishes if at all possible."

His Worship the Mayor then asked if anyone were present in favor of the use of Strawberry Hill for the construction of an incinerator to which there was no reply. He then asked if anyone were opposed to the use of the site.

July 11, 1957.

Mr. H.A. Shea of the Halifax District Trades and Labor Council appeared and addressed Council as follows: "We were of the opinion that we would oppose the Strawberry Hill site for the proposed incinerator. We wrote a letter to the Council and asked for a voice at this hearing tonight which we have and for which we are grateful. We voice our protests on several points: (1) There is the health menace. We do not believe that it will be free from rats and vermin. (2) We do not believe Strawberry Hill is a realistic site for an incinerator. (3) It would condone a traffic hazard. There would be a great bottleneck. We are of the opinion that a site close to the water where wharfage facilities are available. In the event of a breakdown the garbage could be cleared by water. We are not opposed to an incinerator but we are directly opposed to the Strawberry Hill site. When the Rockhead property was being discussed as a site the thought of Council was of sub-dividing that property and selling the lots. The person who said that said he would be very much afraid if the incinerator were placed on that property it would decrease the value of the lots. We are discussing the fate of a number of people who for a number of years built their houses. Those houses would be very much decreased in value and it would be very difficult for these people to sell or replace their homes. We believe the City owns sufficient land even the Rockhead property to house not only the incinerator but also the City Field as well. We believe it is in the best interests of the citizens of Halifax that we keep our spending down as closely as possible when we don't believe it is necessary to buy this piece of land."

Mr. Harry Paton: "I have been retained by the home owners in the immediate area. I have a petition signed by 75 property owners in this area. There was an Association formed last night called the Wards 6 & 7 Home and Property Owners Association and they passed the following resolution:

"Resolved that the Wards Six and Seven Home and Property Owners Association go on record as opposing the apparent intention of City Council of the City of Halifax to acquire Strawberry Hill, so called, for the purpose of establishing thereon an incinerator and a City Field."

This Association was formed last evening with the sole purpose of having this resolution presented to City Council tonight. The Strawberry Hill site

July 11, 1957.

which has been chosen has been chosen mainly because of its suitability. The owner has expressed his intention of future development for residential purposes. With the scarcity of land in this City it is hardly fair to the tax payers of this City to make such use of this land. I feel the other land could serve as well for the purpose of an incinerator. The City has made plans for the intersection of Windsor Street, Kempt Road and Lady Hammond Road. There are plans for a rotary there. Just visualize the steady flow of garbage trucks to and fro and what affect it would have on this rotary. I submit there is going to be a smell. These people find there is a move afoot to put this land to a use they never expected. If Strawberry Hill is accepted as a site the City Council would be breaking faith with these tax payers. There is also a co-operative housing group in the area. You would also be breaking faith with this group. The City does have other land which is City owned land which could be used for an incinerator. The land is not being utilized for any useful purpose. It should be used for this purpose."

Alderman Dunlop: "Where is this land? I would like to know where it is?"

Mr. Paton: "The City Prison site and possibly some of the area along the shores of the Basin. Some is owned by the City."

Mr. V. Oland: "I represent the Board of Trade and we do feel that the City already owns property in various parts of the City that could be used for the incinerator. We think a capital expenditure of several hundreds of thousands of dollars will cost the City that much money. Taxes in this City are such that they are working against the improvement of industry in this area and any further additional taxes is going to make the situation that much worse. Consider the fact that the City has land already available at a cost a great deal less. The Board of Trade is absolutely opposed to the accumulation of additional property by the City."

Mr. L. Mair of the Junior Board of Trade: "We earnestly solicit the City to give their utmost consideration and to solicit them to consider the utilization of presently owned City property for the incinerator site. The reasons are principally the same as those already mentioned."

July 11, 1957.

Mr. A. Mathews: "I am appearing in opposition to the incinerator on the Strawberry Hill site. The cost of handling the offall from the incinerator is a very important consideration because it is a matter of dollars and cents. There is a property which the City acquired from the Imperial Oil Limited on the shores of the Bedford Basin on which there is sufficient land to build such an incinerator and the by-products coming from the cleaning of the furnace could be taken to the dump site by means of a rotating belt or escalator. We can ill afford to tie up any more money. I want to join with those who have spoken about the home owners in the immediate area. We have had fires occurring in the immediate vicinity due to sparks coming from the chimney of the incinerator. I think the smoke coming from the chimney and odor would be almost as bad as the fish and oil we get in Ward 1. We should consider using some property that we own rather than buying further property."

Mr. West: "The Committee on Works recommended the Strawberry Hill site tonight. I might point out that I was discussing the matter of incinerator sites with Mr. Eddy today. Being familiar with the City and having all the plans and descriptions in his possession, he is familiar with all the sites that have been before Council. At 5.00 P.M. we went over all the sites. He wishes me to convey to you, in his opinion, Strawberry Hill would be his first selection from an engineering point of view. Second would be Irving Oil-Cooper lands. Third would be the City Prison land by the Marden Wild site and fourth a portion of the area which the City recently expropriated for Industrial purposes. The area in the Industrial site best suited for the incinerator was site #3 in our original report last April".

1. He then submitted a plan showing Strawberry Hill in relation to the City itself and the immediate Metropolitan area. He continued: "This $3\frac{1}{2}$ mile radius might take in any area in the County which the City might take in in the next 3 generations. It goes to the Esquire Hotel and to Spryfield. All the arteries colored in red lead to the site as a hub. The site is suitable for an incinerator from an engineering point of view. We were asked to find a site for the relocation of City Field. In our opinion Strawberry Hill is suitable for a City Field if for no other reason it is centrally located and would be ideally located for dispatching equipment throughout the City. There is an

July 11, 1957.

amount of fill which it would make available for other civic purposes." He then showed an expropriation plan of the site and said: "If we consider both incinerator and City Field this entire area could be used to advantage."

2. This is a map showing a portion for an incinerator only. If that were the case we would recommend purchasing a portion of Strawberry Hill on the northern end of the property which could be approached from Windsor Street or Kempt Road. It would be ideally suited for the incinerator with the storage of vehicles that is shown in green.

3. We also considered the possibility of locating the incinerator only on the east side on the Kempt Road side of Strawberry Hill which would necessitate taking less space than on the previous plan but it would be cutting the property up in an undesirable manner. During the discussions when Mr. Eddy was here, he was asked about the possibility of extending the incinerator if and when the volume collected was too much for the design. I think we should keep in mind wherever we put it, we should look forward to adding another furnace or two as the volume dictates.

4. With respect to the Irving Oil-Cooper Land, I don't think this requires any explanation on our part. The incinerator was designed for that particular site.

5. This is the Marden-Wild or Prison site. The site suitable would be in between the two properties shown on the map."

Alderman Lane: "Where would the nearest home be?"

Mr. West: "There is a co-operative housing group along Memorial Drive. The nearest house would be at the corner of Memorial Drive and Robie Street.

6. This is the area purchased from Imperial Oil Limited. The two red lines represent the proposed re-location of Barrington Street. We took test borings to see if this site would be suitable and the results indicated that it was suitable. We found the building was a little larger than expected. It posed a problem as to how we would put the building on the property. The chimney would be out on the proposed extension of Barrington Street. We considered placing the chimney on the inshore side and the building would still be out beyond the shores requiring a certain amount of piling and filling and re-locating Barrington Street would be well out into the Basin.

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7. This is the Lady Hammond Road-MacKintosh Street Area. The area outlined in red is the industrial land which was recently expropriated for industrial purposes. It has been mentioned that maybe we would use part of that land. On our original report #3 did take in a part of this area and it would be the rectangular shaped land shown on the map. We recommended that if this were chosen, the approach should be by way of MacKintosh-Bayne Street and a right of way purchased from the Standard Paving Maritime Limited and an entrance to the incinerator gained that way. I would still think if it is decided to put the incinerator in this area, the logical approach still appears to me to be by way of MacKintosh-Bayne Street and Standard Paving Limited land. We would require at least 4 acres of that land because of the topography. We would still close off part of Forrester Street and approach by MacKintosh-Bayne Streets."

Alderman DeWolf: "Where is the Tully property? Could we have Mr. West give us his particular objection to it. There is a frontage of 900 feet on Barrington Street."

Mr. West: "There is very little land on the Tully site which could be used for an incinerator. It would require considerable fill and it would depend on just exactly where we placed the incinerator. We did not consider it seriously at any time due to the fact that it would require too much made land at this time. The Imperial Oil site would lend itself more readily than the Tully property."

Alderman DeWolf: "Is not the City going to develop that land? If the City does not develop it, who will? How much refuse comes out of the incinerator per day? About 20 tons? It will cost \$1.00 per ton to move it to some disposal point."

Mr. West: "The actual disposal of ashes is handled in this way. You get a truck which can carry about 20 to 25 yards and they just drive in under the furnaces and go out again and then come back."

His Worship the Mayor: "There is the cost of fill and the time to fill."

Mr. West: "It would take a long period of time to recover enough residue to build up sufficient land to realize any saving I think. You have to have a considerable amount of fill for the incinerator and approaches before you can

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realize any benefit from the ashes. In our original 8 sites some are included in the land expropriated for industrial purposes. Of all the sites suggested since we made the survey it boils down to the sites we showed preference for. I recommended originally the Irving Oil property. Apparently there are 3 industries ready to come into the City. We then considered Irving Oil-Cooper property. We did not recommend it from the start but we were asked if it were suitable. It all ties in whether you are going to consider an incinerator site and City Field or an incinerator itself. The garage alone would cost close to \$400,000.00 and any move of City Field would be in the future. Our thinking on the matter would be if it is going to be moved it is a question of people looking into the crystal ball and deciding whether land will be any cheaper 10 or 20 years from now. The Strawberry Hill is suitable and ideal."

Alderman Dunlop: "What are the advantages of combining the operations?"

Mr. West: "The operations would be more efficient if we had them as close as we could. It makes for a neater and more efficient operation in my opinion. More efficient by far than having an incinerator with 20 or 30 men in one location and City Field in another. I am thinking mainly of this idea of the City expanding into the County at some future date. Strawberry Hill would be the hub in such a case. It would cut down the necessity of a number of smaller service garages or maintenance units. I made reference once before to the fact that we should retain a part of the existing City Field if and when it is moved to facilitate the dispatching of equipment in snow storms for the downtown hills. I have not changed my mind on that."

Alderman Dunlop: "What would be wrong with using storage space in the proposed parking lot? What about the basement?"

Mr. West: "There is nothing wrong with that, if we could install gas tanks and facilities for greasing these trucks. Snow equipment has to have periodic attention in a matter of hours rather than days."

Alderman Wyman: "About the map with the circle around it. With respect to the matter of the central location of Strawberry Hill, I wonder if Mr. West could show us where the Marden Wild property is? I think you could come down to the property suggested when we advertised a short time ago; the Municipal

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Spraying property on Barrington Street. It seems to me as far as the centralness of the thing is concerned, it is not going to make much difference unless we go into the South end. The available sites are pretty well in the centre of the projected circle. With respect to the arteries marked, I think we all know these are good streets and they apply equally to Strawberry Hill, the Cooper site and the Industrial sites. They would not apply to the Marden Wild."

Alderman Dunlop: "Mr. Cooper said he was being held up and the fault was the City's."

His Worship the Mayor: "I think you are getting at the fact that the requested figure was \$90,000.00."

City Solicitor: "Approximately \$115,000.00 plus compulsory taking. That includes both. That is our appraisers' figures."

Alderman Dunlop: "What was the asking price of the Cooper property?"

City Solicitor: "\$88,000.00."

His Worship the Mayor: "I should make it clear that I have looked with favor on the Strawberry Hill location. I have been forcibly led to that conclusion on the matter of cost. I agree that the question of cost is most important. The Strawberry Hill location would appear to be by far the best bargain for the City. I am not one of those who thinks that because we own ourselves, it is of no value to us. If we use land ourselves, it is out of our own land reserve as if we buy it. The Industrial Commission have calls for industrial land development. It was for that reason the land was taken over. This is not economical to use that land but in my opinion it is extravagant. It is rail serviced land. The other lands are not. We own some of the land but the bulk belongs to the C.N.R. and Halifax Relief Commission against whom expropriation does not take effect. We cannot expropriate from them. If they say we can't have that land that would in effect end it. Strawberry Hill would have a 25 foot clear shear drop making it conducive to the building and eliminating any nuisance of any kind. From a dollar and cents point of view, in my opinion, the Strawberry Hill location is the cheapest of the lot. It does not make sense to take part of it. I think the severance

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cost would be expensive. If we don't go there, I would suggest we go into the part we are going to take over for industrial purposes. Using land on the market to bring in industry would bring in more than we would have to pay for the other land in question."

Alderman Dunlop: "It is alright to talk about other places being available. We have gone over that for the last year and there is something against them all. In my opinion this is the most suitable site in the City. You have to look at more than the first cost of the site. The site must be central and easy to get at. If we put it on the Imperial Oil land, I have no doubt that in 10 years the extra saving would be eaten up in transportation costs. I took a visit to City Field. I think it is between 3 and 4 acres and we must have up to 100 mechanical vehicles there now."

Mr. West: "91 of all types."

Alderman Dunlop: "When they are all parked in there it does not leave too much room for anything else. This is being built for perhaps 100 years and we should be looking ahead. Land is not getting any more plentiful. One of the things I believe that makes the Aldermen hesitate is that the land is owned by the wife of an Alderman. The compensation could be determined through the courts or by negotiation. I believe the whole land should be taken. I think in the end the saving would not be too great if there is a severance. The Cooper land was before the Tax Appeal Court and it did not alarm us about what the cost would be. It looked like we would get both the Cooper and Irving Oil lands for around \$50,000.00 but when we got our own appraisers going and we were asked \$80,000.00 for one, it made it unreasonable. For the benefit of the Board of Trade we have looked at other sites. There is one that is \$200,000.00 for 2 acres. I think this is a chance for the City to get about the only remaining site for the combined purposes in the City. I would like to point out to the Board of Trade that the amount it is going to cost for land will not be much more than 10% of the total project."

A resolution was submitted from the Committee on Works as follows:

BE IT RESOLVED that this Council does hereby adopt the recommendation contained in the Resolution of the Committee on Works passed at a meeting of the said Committee held the 11th day of July, A.D. 1957, for the expropriation

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of certain lands more fully described in the said Resolution of the Committee on Works and set out on the said Plan dated July 2nd, 1957, numbered RR-7-13815, referred to in the said Resolution.

AND BE IT FURTHER RESOLVED that the said lands be and the same are hereby expropriated and that the City Clerk do pay to the Prothonotary of the Supreme Court the sum of Forty Six Thousand and Five Hundred Dollars (\$46,500.00) of lawful money of Canada as the price or compensation for the said lands.

Moved by Alderman Dunlop, seconded by Alderman Macdonald that the resolution be approved.

Alderman Dunlop: "I want it distinctly understood that I for one do not anticipate that we will get the lands for that amount. That is the assessed value and I understand that is the common procedure. I expect the lands will cost a great deal more than that. I think the City should proceed and get the building underway."

Alderman Macdonald: "This site has many advantages over the others mentioned and I think the points have been mentioned by the other speakers. The important one is the area that we can acquire which is going to accommodate the re-location of City Field at some future time. I believe it will be necessary within 5 or 10 years time. The number of vehicles is growing each year. There is easy access to this and that means short haulage. The vermin and rat nuisance was mentioned. I don't think anyone need be concerned about that according to Mr. Eddy. He says there will be none of that from the modern incinerator. There is the smoke nuisance also. I don't think the residents should be too concerned about that. I was in contact with the Weather Office on the prevailing winds over a year. They were northwest and southwest. The southwest wind will carry the smoke out over the Basin and the northwest wind will carry it down Kempt Road over an entire commercial area. I do think it is time we considered the future needs of the City as far as land is concerned and I think now is a good time to consider that."

Alderman O'Brien expressed his opposition to the motion and said not too much attention should be paid to prevailing winds as he was once a weather forecaster himself and the winds come from all directions. "My reasons have to do more with the purchase of land for which we do not have a well prepared plan for a particular use. It has been suggested we may move City Field sometime but

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we have no clear cut study and recommendation that says we must have so much space and construct buildings that will cost so much. Acquiring a piece of land on Strawberry Hill for City Field is not the end of capital borrowing. We are not planning to move City Field in the immediate future. This is not the time when we want to add to our capital borrowings. We are expecting a report which will involve us in a re-development in the near future. In any case I feel the argument Alderman Fox put forward sometime ago and endorsed by the Trades and Labor Council and the Board of Trade about using City owned land has validity and I think we should bear it in mind."

His Worship the Mayor: "There will be no other parcel of land you could ultimately go to."

Alderman O'Brien: "There will be land on the map with the circle around it. It maybe that City Field will not all be in one spot some day. In any case there are some other objections. The slope on the Strawberry Hill site is a reverse slope in getting the attractive side of the building out where people would see it. I cannot see using Windsor Street. There are objections from people in the area and I have heard objections from people living in other parts of the City and I do not believe it is the will of the people of the City as a whole that we should proceed with Strawberry Hill as the site. I think the better sites are either Marden Wild or a portion of the Industrial lands. I would like to see the motion defeated so the Committee on Works could give further consideration to those sites and bring forth a recommendation in proper form to the Council so we could put the incinerator on City owned land and not concern ourselves with the City Field. I believe 15 cents per sq. ft. was put on the value of the land in the industrial area. If we use any portion of the industrial sites we are valuing Strawberry Hill and any other sites for industrial development. We can take this piece of land and we still leave the other sites for development in the future. I would hope that Council would give some consideration to the variation in the prices of land that an expropriation court would put on them and what the Tax Appeal Court would put on them. I would like to see us choose a site which would not be the Cooper or Strawberry Hill sites. Let us find out what is wrong with the figures. Those figures are far too far apart. What rules does the Assessor work under?"

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His Worship the Mayor: "What a buyer will pay for land and what a seller will sell it for."

Alderman O'Brien: "All we have to do is place before the Assessor the asking price for these pieces of land and he can use his own judgment."

Alderman Wyman: "I still think the place for the incinerator site is over here. (Buckingham Street) I would like to say a word about smoke; the question of where it is going to blow and what it is going to smell like; unless we are going to be sadly taken in there is no reason with modern burning equipment why our incinerator should not burn all and the smoke be perfectly odorless. If that is the case, we should not have to worry about that. With respect to the purchase of property for the City Field and incinerator. I feel the question of moving City Field has not been brought to the point where we should be buying land for it. Mr. West said he considered including land for the City Field because City Council suggested he should. Nevertheless City Council has not seriously considered the detailed problem of moving City Field. Until we know what we want it seems to me like poor policy buying a location which in the long run may turn out to be what we don't need; not locating in the right place. There is still the possibility of when we come to the moving of City Field we will find it desirable to have a number of small City Fields rather than one big one. We have discussed the high cost of borrowing money. There is the question of land prices and with land becoming less available perhaps the land will go up. The land will not go up too much out of proportion with the general costs and 20 years from now it might be twice as much to buy land. We have tried to produce some way of bringing some relief in taxation in the future. In 20 years time if we have to move City Field, some of our efforts to reduce the cost may have had some effect on the tax payers and they maybe better able to afford to move City Field. The plan we have does not present a clear picture. The amount of garbage collected; a great deal of it will come from the left hand corner of the map. Your commercial area downtown produces more refuse than the residential districts of the north end. Your south end will produce more garbage than the single family dwelling area or most R-2 areas of the west end. If we are going to get our incinerator near the centre,

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then it should be near the north commons. For these reasons I do not feel we should buy land on Strawberry Hill for a proposed City Field and if we take that away from it I do not see that the Strawberry Hill site has any great advantage over one, two or the third choice."

Moved in amendment by Alderman Lloyd, seconded by Alderman Lane that this matter be deferred and request the Committee on Works to reconsider its recommendation and consider a site in the Industrial area.

Alderman DeWolf: "In my opinion Strawberry Hill is the best site except for the residue to be carried away. I have to respect the feeling of the public; the Trades and Labor Council, Junior and Senior Boards of Trade. My own feeling is that Strawberry Hill is the best site for immediate use. I know from experience that Mr. Abbott 2 years ago did not desire to sell that property because on behalf of a client I tendered him quite a substantial sum for that property. His response was 'I do not want to sell'. I know he is sincere and I want the public to know that. I would suggest that it be done on a lease basis until money is cheaper. If it should go through the Council, I would suggest it be done on a 99 year lease basis and possibly the owner might agree to that. We would not be put in a position to borrow."

Alderman Lane: "I would like to point out that I have viewed the various sites with some considerable physical effort on my part. I feel that the Commissioner of Works in recommending Strawberry Hill considers it something ideal. We are never going to get a site that will suit everyone. I could see the advantage of the Strawberry Hill site and I could see the advantage in the Irving Oil-Cooper site if anything to clean up what appears to be insanitary conditions that existed on part of that property. Our Department of Health might look into that. I have become quite attached to the Marden Wild site. If a reconsideration is given and I would like it to be I feel if you put the question, I am going to vote as now I feel about it. I would prefer that it be deferred for reconsideration. I hope to live long enough to see the first load go into the incinerator. It is true that the financial consideration is one thing. The Alderman has said his wife does not want to sell that land."

Alderman Lloyd: "The reason for reconsideration is not an easy one. We have a reputable engineer and consultant engaged saying Strawberry Hill is the

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best. It is pretty difficult for us to assess the degrees. There is some mention and I feel very strongly on the Alderman's position. If you want to help any Alderman who is directly or indirectly in the real estate business, you would vote against the expropriation. The income tax on \$200,000.00 is close to \$100,000.00. As to the two or three sites I don't think we will get any opposition to the Industrial site or the Marden Wild site. The longer we let this matter go there will be all kinds of sites being proposed and you never know who is behind the gun. You won't know where you fit. I think the safest bet is to follow the course that has been recommended to us. I defy anybody to tell me tonight that they can sit down and say that in their opinion it is practical to put an incinerator on a parcel of land in the industrial area until the engineers are through."

Alderman O'Malley: "Some months ago I brought forward a suggestion that this be dealt with by the erection of a seawall rather than the building of an incinerator. The Finance Committee said that that was far too expensive a way of handling this. 8 or 10 years ago I believe you will find the Council of that day did upon the recommendation of a consultant adopt a procedure to erect a seawall on that area. I find myself in a position tonight that I cannot support any of these sites. I do say this that there is more merit in the suggestion of Alderman Wynn that we erect it at Buckingham Street. I would like to see a report on the costs of a seawall."

His Worship the Mayor: "We have a contract for \$600,000.00 worth of machinery and the contractor tells me he can't hold that price indefinitely."

Alderman O'Malley: "I don't think anyone can decide that we are taking more land than we need. I believe at this moment that we should confine ourselves to the erection of an incinerator. We are rather late in dealing with the question of incineration. Why did not the architects come forward on housing projects that incinerators be housed within the homes? We have one incinerator now and if some thought was applied to the erection of another incinerator in this location on the waterfront, we would dispense with the long haul to Bedford Basin."

Alderman P. ...: "We were told that the Marden Wild property was under lease until 1960. Is that correct?"

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His Worship the Mayor: "I don't think that is terribly important. You can expropriate an interest in land. The main objection to Marden Wild was that you are practically on the same level as the houses."

Alderman Lloyd: "Suppose the motion is defeated, what's the next procedure?"

His Worship the Mayor: "The only site that would get a necessary 9 votes in my opinion would be the Industrial Site. I would convene a meeting of the Committee on Works and get it over."

Alderman Lloyd: "With the permission of my seconder I will withdraw my amendment."

Alderman Lane: "Agreed."

Alderman Dunlop: "Some of the Aldermen have mentioned costs. The big cost for the incinerator and machinery is \$1,500,000.00. If we want to cut down borrowing we should not build until the cost of money comes down."

The motion was put and lost 2 voting for the same and 9 against it as follows:

FOR THE MOTION - Aldermen Dunlop and Macdonald - 2 -

AGAINST IT - Aldermen Lane, Fox, Ferguson, O'Malley, Lloyd, Wyman, O'Brien, Greenwood, and DeWolf - 9 -

Alderman Abbott was excused from voting.

10:05 P.M. Council adjourned for a short recess.

10:35 P.M. Council reconvened the following members being present: His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Dunlop, Lane, Macdonald, Fox, Ferguson, O'Malley, Lloyd, Wyman, O'Brien and Greenwood.

The following resolution was submitted:

"RESOLVED that the City set aside for use as a site for the new incinerator the parcel of land expropriated by the City pursuant to resolution of the City Council on the 27th day of June, A.D., 1957 more particularly described as follows:

That parcel of land bounded on the southeast by the northwesterly official street line of Forrester Street; on the southwest by the southeastern street line of Garvie Street; on the northwest by the southeastern street line of Bismarck Street; on the northeast by the southwestern street line of Prince Street; on the east by the western boundary line of land of H.M. The Queen used by the Canadian National Railways together with such portions of Bismarck Street, Prince Street and Garvie Street as maybe found to be necessary for the said purpose. The streets herein referred to are as set out on the Plan No. RR-7-13790 dated June 13, 1957."

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Moved by Alderman Lloyd, seconded by Alderman O'Brien that the resolution as submitted be approved.

His Worship the Mayor: "There is no access into the land but you will have to have a further expropriation as a means of entrance over lands owned by the Standard Paving Maritime Limited. The area suggested is not the next choice of the Commissioner of Works. He would rather have preferred the Marden Wild property. There is a plan you can see before you. In the minds of the Committee on Works this is unquestionably City owned property by virtue of expropriation to take this land for industrial purposes."

Alderman Dunlop: "Land a little over a month ago was taken for industrial purposes and now it is being taken for an incinerator site. We have title to it by virtue of the expropriation procedure. We have not paid for it. We don't know what the land will cost. It may cost what the Strawberry Hill site would cost. There is the Marden Wild site but we were told that the lease had to run till 1960. The argument was put up here that we should use City owned land. That land contains 4.2 acres. I am told it is plenty land. We don't have to expropriate that land for streets."

Moved in amendment by Alderman Dunlop that the Marden Wild site be selected as shown on the plan.

His Worship the Mayor: "I can't accept the amendment. You are entering upon the Industrial land that the Industrial Commission has taken over. It might be a proper step to hear such representations as the Industrial Commission may wish to make to you. That is for you to consider. Part of the land the owners are unknown."

City Solicitor: "In this block I think I can say the owner is unknown."

Alderman DeWolf: "Are we going to get into a mess at some later date by not knowing the cost and who you are going to deal with?"

His Worship the Mayor: "I would not think so."

City Solicitor: "We are now the owners of the property and we are liable to somebody if they ever show up. They must put in a claim."

Alderman DeWolf: "I believe the site was chosen because it was further away from housing than the Marden Wild site. You mention the Industrial Commission."

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His Worship the Mayor: Mr. Post is here. He looks upon this with a great deal of horror and amazement."

Alderman Lloyd: "I am in favor of Industrial Producing Enterprises. When it comes to warehousing developments and distributing developments they are all helpful but I can't see how that type of development would be prejudiced by the incinerator."

Alderman Macdonald: "I feel if this site is selected perhaps in the centre of the industrial area, it will have some adverse effect on some types of industries. I asked if it were possible to locate the incinerator on the west boundary of this industrial area so it would not be in the centre."

Mr. Post: "As the plan stands now we have 11 one and one-half acre lots marked for that area. We feel if the incinerator should be placed in the industrial area that we would rather have it at the extreme end of it rather than in the middle. People objected to the abattoir on the left hand side. It might have an effect on industry locating here if the abattoir was on the left hand and the incinerator on the right hand side."

City Manager: "With respect to people living near these two sites there are people 300 or 400 feet away from the incinerator. In the case of the Marden Wild site the nearest would be 600 feet."

His Worship the Mayor: "Why would you prefer the Marden Wild property to this location."

Mr. West: "Accessibility should be a major consideration in the location of this incinerator. We feel it is easier to get in and out of the Marden Wild area than this one. In our original report we pointed out if we went closest to MacKintosh Street it would necessitate a retaining wall and a lot of grading. We don't feel we should recommend a location we will have trouble with."

Alderman Lloyd: "The only reason we don't go on other lands in that industrial area is that the C.N.R. would say no. Is that a fact? Are they willing to negotiate? They would in turn be more likely to go along if we co-operate in the location of the incinerator. The City Manager or yourself would have to contact the C.N.R."

City Manager: "It would be in Montreal."

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His Worship the Mayor: "As this stands since it is City owned property it would need a bare majority to carry but you would need two-thirds when you took the necessary step for expropriation or buying the land of Standard Paving Maritime Limited. Would you also need a two-thirds vote on the Marden Wild property?"

City Solicitor: "If you proceed by expropriation it would depend on how you would finance it. If it were a borrowing over five years it would require a two-thirds vote of Council."

His Worship the Mayor: "I make no bones about it I thought Strawberry Hill was the best site."

City Manager: "We have tried to show we would not disturb Marden Wild by segregation of that land."

Alderman Macdonald: "I would favor the Marden Wild property in preference to the Industrial Sites."

Alderman Lane: "The Industrial Commission is objecting to the use of land for a hypothetical industry."

His Worship the Mayor: "Mr. West thinks the Marden Wild property will be more workable."

Alderman Dunlop: "The Marden Wild property is a rough piece of land while the other land is not the same type of roughness. We have this and it will not interfere with anyone."

His Worship the Mayor: "If this goes through with a simple majority I will instruct the Manager to see about our entrance and we will have that tested by a vote of Council."

Alderman O'Brien: "Could we arrange for a Public Hearing to cover the two sites?"

Alderman Lloyd: "I favor another hearing."

Moved in amendment by Alderman Greenwood, seconded by Alderman Wyman that the matter be deferred and a Public Hearing be held on July 25, 1957 on the Marden Wild property and part of the Industrial area.

Alderman Dunlop: "I think we should settle this without any other Public Hearing. We should drop the expropriation. We should not keep that land tied up. If we are not going to take the Irving Oil-Cooper site, we should say so."

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The amendment was put and passed 8 voting for the same and 4 against it as follows:

FOR THE AMENDMENT - Aldermen Macdonald, Fox, Ferguson, O'Malley, Lloyd, Wyman, O'Brien and Greenwood - 8 -

AGAINST IT - Aldermen Lane, DeWolf, Abbott and Dunlop - 4 -

NOTICE OF MOTION ALDERMAN DUNLOP ✓

Alderman Dunlop gave notice that at the next meeting of Council he will move that the City abandon the expropriation of the Irving Oil-Cooper site.

TUBERCULOSIS - PREVENTION AND TREATMENT PROGRAM ✓

July 4, 1957.

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

The attached report from the Commissioner of Health respecting Halifax Tuberculosis Prevention Program and Tuberculosis Treatment Program was considered by the Public Health and Welfare Committee at a meeting held on the above date.

It was agreed to recommend that the offer of the Provincial Government be accepted.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

Re: Halifax Tuberculosis Prevention Program
and Tuberculosis Treatment Program.

On April 24th, 1957, I prepared for the information of the Members of the City Council, a fairly long memorandum outlining the history of the Tuberculosis Hospital and the Control Program for tuberculosis in Halifax, its development and status up to that date.

In it, I also made six specific recommendations to the Committee which were dealt with at a private meeting in the Mayor's office, following which the Committee met with the Minister of Health and his Deputy in the Minister's office.

I have now received from the Deputy Minister for the Province, a reply which is a counter proposal to the request the Mayor and Committee made to him in his office; but entails most of the recommendations that I made to the Committee at that time. My recommendations to the Committee were as follows:

I that whereas funds are available to carry on our Control Program for 1957, that I be allowed to continue this program with
(a) a minimum of 23 beds which is the actual number on one Ward in the Tuberculosis Hospital, for investigation purposes. The City to be paid a per diem rate as now by the Province for this.

(b) that patients shall not be in these beds longer than 60 to 72 days, required for obtaining cultures and deciding whether or not they have active

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lesions. They would then be transferred to Kentville or to other Provincial Institutions where surgical or other measures of treatment would be followed.

In the reply from the Province, they feel that this recommendation should be carried on.

II that the City of Halifax request financial assistance towards this program from the Provincial Department of Health.

(a) because we are carrying out this without any assistance and they in turn are getting considerable assistance from Ottawa for this purpose.

(b) a good deal of our control work, diagnostic and Out-Patient clinical work is on patients who are not tax payers in the City.

(c) this program is an integral part of the teaching at the Dalhousie Medical School.

They are now willing to make a generous contribution towards our Control Program for 1958-59, and granting to the City, a share of the Federal Government Funds in proportion to our population; and this will amount, as estimated by Dr. J.S. Robertson in his letter to me, to approximately \$24,782.00 for their fiscal year. At the time of the meeting in the Minister's office, the City's request was for \$50,000.00.

III that as Commissioner of Health, I be permitted to make arrangements to carry on sufficient staff for feeding these 23 patients and for feeding all inpatients for the Rehabilitation Council when they are admitted. (cost to be paid by them and arranged with the City). Also, from the same kitchen in this Tuberculosis Hospital, to feed the patients in the Infectious Diseases Hospital.

As to the request for feeding all the patients being maintained in the Hospital and giving me permission to negotiate with the Rehabilitation Council for the feeding of their inpatients, if the City is agreeable to allowing them additional space in this building, none of this negotiation has taken place up to the present time.

IV that the balance of the space in the Hospital should not be assigned to any particular function until further discussion.

The use of the balance of the space of the Hospital has not, as yet, been assigned, and I am not in a position at this time to make a definite recommendation.

V that the County patients now in Hospital be transferred as quickly as possible to Provincial Institutions and this to be followed with a gradual transfer of the Halifax City patients throughout the months of July and August.

This has been almost completed, and at the present time, all female patients including Halifax City patients who require long-term treatment have already been transferred to Kentville. The male patients have not, because Kentville has been taking in D.V.A. patients from Camp Hill Hospital and have had some extra demand for beds for male patients. Our arrangements have been that longterm male patients will be transferred during July and August of this year. This plan will continue in operation.

VI that a firm agreement be completed for a definite time, not shorter than five years, on this basis, and to be reviewed then so that staff will have better security of their positions.

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There is no reference to this in the letter from the Deputy Minister. He does, however, point out that there is nothing in the Provincial Budget for this year and that their proposal would not come into effect until April 1st, 1958, and if the Committee remembers, at the meeting in the Minister's office, it was pointed out that there was a possibility that the National Scheme would come into effect in January of 1959; but no long-term agreement will be possible until the effect of this program is studied and known.

I would surmise, therefore, that this proposition from the Province is only for the one year; namely, April 1, 1958 to March 31, 1959, at which time it would, possibly, require review.

It is my feeling that the Province is most interested in maintaining the Control Program under the control of the City Department and their offer to pay the \$24,782.00 will absorb about two-thirds of the actual cost of our program; and as our program is of greater intensity than that in the Province, I feel that their offer is quite fair and should be accepted.

Respectfully submitted,

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

Dr. A.R. Morton, M.P.H.,
Commissioner of Health
Department of Public Health and Welfare
City Hall
Halifax, Nova Scotia

Dear Dr. Morton:

Re: Assistance to City of Halifax
Tuberculosis Prevention Program
Tuberculosis Treatment Program

You will remember the previous discussions in connection with the above mentioned and, following a conference with the Honourable Minister of Health, I have been authorized to write to you indicating that the Province of Nova Scotia is prepared to assist the City of Halifax in the above mentioned programs as follows:

Tuberculosis Prevention

That the City of Halifax be granted a share of the Tuberculosis Control Grant based on population, less that amount presently being granted for the provision of tuberculosis control drugs. The Tuberculosis Control Grant for the year 1957-58 will amount to \$189,612.00 at present, we are supplying tuberculosis control drugs to the City of Halifax in the amount of approximately \$5,200.00 per annum. Thus, based on a Province of Nova Scotia population of 694,717 and a Halifax City population of 93,301, the share of the Tuberculosis Control Grant would be approximately \$24,782.00.

In addition, we would continue to supply anti-tuberculosis drugs (P.A.S., Streptomycin and I.N.Z.) - further, we would continue to replace any films and to pay a charge for developing of same in connection with cases examined from outside the City limits.

Tuberculosis Treatment

With regard to the suggestion that the City continue to maintain a twenty three bed ward at the Halifax Tuberculosis Hospital in order to assist in diagnosis, I am authorized to indicate that the Province would continue to pay to the City the same per diem payment as is our cost per patient day at the Nova Scotia Sanatorium, Kentville. Further, that we supply anti-tuberculosis

July 11, 1957.

drugs in addition for use in this Unit (P.A.S., Streptomycin, and I.N.Z.). We are further prepared to provide laboratory service to this Unit other than routine urine examinations, blood counts and sedimentation rates.

In view of the fact that no appropriation has been placed in our budget for the prevention program for 1957-58, we are prepared to have such an item placed in the budget for the fiscal year 1958-59 and the support of the prevention program, as noted above, would be effective from April 1, 1958.

Since we do have an item in our budget for support of the treatment program, the support of this program would continue as at present.

We trust that the above suggestions will result in the continuance of your very excellent program of tuberculosis control and treatment in the City of Halifax.

Yours very truly,

(sgd.) J.S. Robertson, M.D., D.P.H.
Deputy Minister.

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

HOLIDAY TIME CITY HOME ✓

July 4, 1957.

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

The Public Health & Welfare Committee at a meeting held on the above date considered a report from the Commissioner of Health respecting "Holiday Time City Home".

It was agreed to recommend that the Nurses employed at the City Home and Infectious Diseases Hospital caring for City Home patients be granted four weeks holidays and no statutory holidays.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

HOT WATER BOILER CITY HOME ✓

July 4, 1957.

To His Worship the Mayor and
Members of the City Council

The Commissioner of Health reported to the Public Health & Welfare Committee at a meeting held on the above date that a hot water boiler at the City Home had developed a bad leak and recommended that it be replaced by a heavy standard galvanized tank.

Your Committee recommends that the Commissioner of Health be authorized to replace the boiler at an approximate cost of \$850.00 funds for same to be

July 11, 1957.

obtained from the current estimates of the City Home.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

ACCOUNTS OVER \$500.00 ✓

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

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

Date: July 9, 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	H.R. Doane & Company	Auditing and preparing Financial Statements	\$4,840.00
	Eastern Trust Company	City's share of Super- annuation for School Board, Regional Library City, and past service benefits	189,068.82
	W.R. McInnes & Co.	Insurance	8,302.54
Housing Survey	Institute of Public Affairs	Work carried out in connection with Survey	2,000.00
Works	Canadian Fairbanks Morse Company Ltd.	Installing sump pump and necessary fittings piping, pipe brackets, etc	676.00
Works	Canadian General Electric Co. Ltd.	Street lights, insuli- ators, reflectors and brackets	614.50
	The Gillis Company, Ltd.	Supply and installation of toilet partitions, Parts for sweeper	2,009.40
	Frank J. Hamm	Supply and installation of linoleum, chrome nosings, tiles, rubber base, rubber cove base smoothedge	670.89

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Noonan Sand and Gravel Limited	Sand and Gravel	\$759.60
Walter Partridge	Dredging for Sewer Outlet Pier Nine	6,240.00
Public Service Commission	Water Extension on Service Line btwn. Cogswell & Rainnie Drive	<u>3,100.00</u> \$218,281.75

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

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

HOSPITAL ACCOUNTS SETTLEMENTS ✓

July 5, 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 acceptance offers of the Royal Canadian Naval Benevolent Fund and the Army Benevolent Fund to settle the following accounts for hospitalization:

<u>NAME</u>	<u>AMOUNT OF ACCOUNT</u>	<u>AMOUNT OF SETTLEMENT</u>
(1) Mrs. Robert Craig nee Susan Marlene Burke	\$ 90.00	\$63.00
(2) George A.F. Doucette	\$275.00	\$193.00

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

APPOINTMENT OF GUARDIAN FOR EPHRIAM ROMO ✓

July 4, 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 that the City Treasurer be appointed Guardian for Ephriam Romo who is a patient in the City Home.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

July 11, 1957.

EXPROPRIATION OF LANDS - INDUSTRIAL SITES ✓

July 4, 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 make the following recommendations respecting the expropriation of lands for industrial purposes:

1. That the City expropriate all the land with the exception of the C.N.R.
2. That any sums in excess of the funds in the Land Sale Account be borrowed under the provisions of Section 618 G of the City Charter.
3. That the City Manager negotiate with the C.N.R.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

A resolution was submitted from the City Solicitor requesting authority from the Department of Municipal Affairs to withdraw from the Sale of Land Account a sum not exceeding \$94,000.00 to pay compensation to the owners of the land expropriated by the City in the Bedford Basin area.

Moved by Alderman Fox, seconded by Alderman Wyman that the resolution as submitted be approved and forwarded to the Department of Municipal Affairs.

Motion passed.

WIDOW'S PENSION - MRS. J.M. CODY - \$380.00 ✓

July 4, 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 Mrs. Winnifred Cody, widow of the late Captain James Cody be paid an annual allowance of \$380.00 under the authority of Section 310H subsection 2 of the City Charter.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

July 11, 1957.

TENDERS CANTEN CONCESSION CENTRAL COMMONS ✓

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: June 27th, 1957.
Subject: Tenders -- Canteen -- Central Commons.

At a meeting of the Committee on Works held on the above date, the following Tenders were received:

John E. Andrews	.....	\$827.00	-----	1 year
Jack Katz	.....	105.00	-----	1 year
Vasil Velcoff	.....	400.00	-----	1 year
Fred A. Grant	.....	175.00	-----	1 year
John Younes	.....	620.00	-----	1 year.

The Committee recommended that the highest tender be accepted.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

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

RESUBDIVISION OF LANDS -- QUEEN STREET -- MR. D. ARRON ✓

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: June 27, 1957.
Subject: Resubdivision of Lands of D. Arron, Queen Street.

At a meeting of the Town Planning Board held on this date the attached report from the Town Planning Engineer recommending approval of a plan of resubdivision showing six lots being arranged to provide three large lots, on which it is proposed to construct apartment buildings, was approved and recommended to City Council.

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. Sneek, Town Planning Engineer.

July 11, 1957.

Date: June 27th, 1957.

Subject: Resubdivision of lands of D. Arron, Queen Street.

Attached find a plan of resubdivision of the above lands showing six lots being rearranged to provide three large lots on which is it proposed to construct apartment building.

I have examined the site and would recommend the Board refer a report of approval to City Council and that no public hearing be held.

Respectfully submitted,

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

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

HORSE RACING ON COMMONS ✓

The Commissioner of Works advised that he was completely occupied with preparation of plans and information relative to the location of the incinerator and did not have the necessary time to consider this item. He requested that same be deferred until the next meeting of Council which was agreed to.

DARTMOUTH NATAL DAY - AUGUST 7, 1957 \

July 4, 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 a civic half-holiday be proclaimed on Wednesday, August 7, 1957, for the celebration of Dartmouth Natal Day.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

SALARIES OF ENGINEERS .

July 4, 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 respecting Salaries - Engineers.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

July 11, 1957.

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

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

Date: July 4, 1957.

Subject: Salaries -- Engineers.

In my last memorandum to the Council on this subject, I suggested that a Scale be set for Engineers without realizing that this had been previously done. I am sorry that I did not at that time bring forth the next step which is suggested below.

It is recommended that the following Engineers be considered as Grade 3 Engineers with a Salary Scale of -

\$5,520 -- 5,760 -- 6,000 -- 6,240 -- 6,480

The Engineers who would be considered in this category are Messrs. Snook, Dodge and Waller.

It is also recommended that Mr. Harris, the City Engineer, have his maximum increased from \$7,280 to \$7,500.00.

I believe Council knows that I dislike adjusting salaries in the middle of a year, but the situation with regard to Engineers is such that I deem it to be in the best interests of the City to keep salaries of our Engineering positions as attractive as we can possibly make them without an undue burden on our finances.

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

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

CHARGE FOR PREFABRICATED HOUSING AGREEMENTS \$10.00 ✓

July 4, 1957.

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

A report from the City Solicitor respecting Prefab Agreements and Deeds was considered by the Finance and Executive Committee at a meeting held on the above date.

It was agreed to recommend that a charge of \$10.00 be made for new agreements and that deeds be provided free of charge.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

CAPITAL BORROWING \$10,000.00 REST ROOMS POINT PLEASANT PARK

A Borrowing Resolution in the amount of \$10,000.00 was submitted by the

July 11, 1957.

City Solicitor covering the cost of constructing rest rooms at Black Rock in Point Pleasant Park.

Moved by Alderman O'Brien, seconded by Alderman Abbott that the Resolution as submitted be approved. Motion passed unanimously the following Aldermen being present and voting therefor: Aldermen DeWolf, Abbott, Dunlop, Lane, Macdonald, Fox, Ferguson, O'Malley, Lloyd, Wyman, O'Brien and Greenwood.

ADDITIONAL STAFF CITY COURT ✓

July 4, 1957.

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

The City Solicitor reported to the Finance and Executive Committee at a meeting held on the above date that additional staff is required in the office of the Clerk of the Courts due to increased work particularly in Motor Vehicle prosecutions and extra sessions of the Police Court.

It was agreed to recommend that provision be made for the appointment of an additional senior clerk in the office of the Clerk of the Courts at a salary range of \$1,860.00 - \$2,260.00, the funds for same to be obtained from the current estimates.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

CONVENTION UNION OF NOVA SCOTIA MUNICIPALITIES SEPTEMBER 17-20, 1957 ✓

July 4, 1957.

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

A report from the Secretary of the Union of Nova Scotia Municipalities advising that the fifty-second annual convention will be held at Lakeside Inn, Yarmouth, September 17 to 20, 1957 was submitted to the Finance and Executive Committee at a meeting held on the above date.

It was decided to recommend that Council appoint delegates to this Convention.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

His Worship the Mayor stated that any Alderman who wished to go to the convention could do so and advise his office of the same.

July 11, 1957.

HEAVY BLASTING SOUTH END OF CITY ✓

Alderman DeWolf drew attention to the fact that heavy blasting was going on in the Greenbank area of the City which was causing alarm to the residents.

Mr. West: "I was talking with the Foundation Maritime Limited and I told them we were seriously considering cancelling the permit. They said they were willing to co-operate and not disturb the people. We will have it straightened out in a few days."

FLYNN PARK ✓

Alderman Fox drew attention to the fact that Flynn Park was in need of grass cutting and a general clean-up.

The matter was referred to the Commissioner of Works.

STEAM FROM INCINERATOR ✓

Alderman Wyman requested the Commissioner of Works to submit a report at the next regular meeting of Council on the matter of the amount of steam that could be produced in an incinerator and what would be the cost of additional equipment required.

ORDINANCE RE: TRAIN WHISTLE BLOWING ✓

Alderman O'Brien asked when the above Ordinance would be prepared to which the City Solicitor replied as soon as he could get around to it.

MINIMUM STANDARDS ✓

His Worship the Mayor stated that with respect to the Minimum Standards Ordinance there will be some infringements of the law.

Alderman O'Brien: "Could we have a report from the Commissioner of Works?"

Mr. West: "We are suggesting demolitions. In July and August there are quite a number. Some buildings should be demolished rather than have them come up to minimum standards."

UNDERSIZED LOT #38 CONNOLLY STREET ✓

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: July 2nd, 1957.
Subject: Undersized Lot - #38 Connolly Street.

At a meeting of the Town Planning Board held on the above date, the

July 11, 1957.

attached report from the Town Planning Engineer, recommending refusal of a request for permission to add a basement apartment to a duplex dwelling, on a lot of 4400 square feet in area, was considered.

The Board recommended that the Application be granted provided the necessary requirements are met.

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: June 17th, 1957.
Subject: Undersized lot, 38 Connolly Street.

This matter was deferred until after the consideration of the revision to the R2 zone.

Attached is a request to build a basement apartment at 38 Connolly Street. This dwelling is now a duplex on an undersized lot, the lot size being 44' x 100' or 4,400 square feet in area, the required area being 5,000 square feet.

The proposed basement apartment would make this dwelling a triplex with a lot requirement of 5,500 square feet or 20% undersize.

I have again examined the site and would recommend the Board refer a report of refusal to the City Council.

Respectfully submitted,

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

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

UNDERSIZED LOT #18 RECTOR STREET v

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: July 2nd, 1957.
Subject: Undersized Lot - #18 Rector Street.

At a meeting of the Town Planning Board held on the above date the attached report from the Town Planning Engineer recommending refusal of a request to add a basement apartment to an existing duplex dwelling, on an undersized lot of 4424 square feet, was considered.

The Board recommended that permission be granted.

July 11, 1957.

Aldermen O'Brien and Macdonald opposed.

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: June 27th, 1957.

Subject: Undersized lot, 18 Rector Street.

Attached is a request to add a basement apartment to an existing duplex dwelling.

The lot is triangular in shape having a frontage on Rector Street of 63.3 feet and an area of 4,424 square feet. With this area the lot is now undersized for the present use as an area of 5,000 square feet is required and for the proposed use an area of 5,500 square feet is required; hence the lot is 20 percent undersized.

I would recommend the board refuse this request and so report to City Council.

Respectfully submitted,

W.A. G. Snook,
TOWN PLANNING ENGINEER.

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

APPLICATION FOR BARBER SHOP 90 WEST STREET ✓

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

From: Town Planning Board.

Date: July 2nd, 1957.

Subject: Application for Barber Shop - #90 West Street.

At a meeting of the Town Planning Board held on the above date, a request for permission to open a barber shop at #90 West Street, was considered.

The Board recommended that the request be granted.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

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

July 11, 1957.

ACQUISITION OF LAND CORNER HOWE AVENUE AND BAYERS ROAD ✓

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: July 2nd, 1957.
Subject: Acquisition - Small Piece of Land - S.E. Corner of Howe Avenue and Bayers Road.

At a meeting of the Committee on Works held on the above date the Commissioner of Works recommended that a small triangular piece of land, with an area of 13 square feet, be purchased for the sum of \$10.40 for the purpose of rounding off the South-east Corner of Howe Avenue and Bayers Road.

The Committee approved and recommended same to City Council.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

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

To: His Worship the Mayor and Members of the Committee on Works.
From: Mr. G.F. West, Commissioner of Works.
Date: July 2, 1957.

Subject: Acquisition - Small Triangular Piece of Land - S.E. Corner of Howe Avenue and Bayers Road.

To effect a better improvement at the Southeast corner of Howe Avenue and Bayers Road, it is necessary that the City acquire a small triangular piece of land having an area of 13 square feet from the owners of the property at that corner.

Plan # RR-5-13442 has been prepared showing the rounding off of the corner and based on the assessment value, the land required would amount to \$5.85. The owners of the property have been contacted and they feel that they should receive a slightly higher value and have asked an amount of \$10.40.

The matter was discussed at our Agenda meeting, held last Wednesday and we felt that where the difference of value is so small that the Committee recommend to Council the purchase of this land from the owners that a subsequent search may reveal.

G.F. West,
Commissioner of Works.

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

REQUEST TO REDUCE BUILDING LINE ON DUFFUS STREET ✓

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.

July 21, 1957.

To: His Worship the Mayor and Members of the Committee on Works.

Subject: Request to reduce building line on Duffus Street.

At a meeting of the Committee on Works held on the above date, the attached report from the Commissioner of Works recommending refusal of a request to reduce the building line on both sides of Duffus Street, between Isleville and Agricola Streets, from 15 feet to 10 feet, was considered.

The Committee concurred in the recommendation that this request be refused.

Respectfully submitted,

W.P. Fublaover,
CITY CLERK.

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

To: His Worship the Mayor and Members of the Committee on Works.

From: Mr. G.F. West, Commissioner of Works

Date: July 2, 1957.

Subject: Request to reduce building line - Duffus Street.

Attached is a petition of 16 signatures requesting that the building line on both sides of Duffus Street, between Isleville and Agricola Streets, be reduced from fifteen feet to ten feet.

We have examined the area and feel a reduction as requested would be of no advantage to the street as a whole.

It is therefore recommended that this request be refused.

The Town Planning Engineer concurs in this recommendation.

G.F. West,
Commissioner of Works.

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

PUBLIC ADDRESS SYSTEM FOR BAND CONCERTS

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

From: Committee on Works.

Date: July 2nd, 1957.

Subject: Public Address System for Band Concerts.

At a meeting of the Committee on Works held on the above date, the attached report from the Acting City Manager, recommending that an amount of \$360.00 be provided from A.C.C. for the purpose of hiring Hooper's Sound Equipment for eight Band Concerts, was approved and recommended to City Council.

Respectfully submitted,

W.P. Fublaover, CITY CLERK.

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

July 11, 1957.

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

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

Date: July 2, 1957

Subject: Public Address System -- Band Concerts.

The appropriation for Band Concerts was increased to \$2,000.00 but this did not include any amount for the hiring of Public Address loud speaker equipment. For the band concert held on Sunday night, June 30, I authorized the hiring of Hooper's Sound Equipment at a charge of \$25.00 for the concert. This was the price that was paid to Hooper's for a series of ten concerts last year.

I understood this afternoon from the Purchasing Department, that Hooper's price from now on will be \$40.00 per Concert. If there is to be a total of eight (8) Concerts by the American Federation of Musicians Union, as well as one by the Royal Canadian Mounted Police Band, I would recommend that an amount of \$360.00 be provided, and this be recommended to City Council to come from 3.60.

Allan R. Morton,
Acting City Manager.

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

FIRE ALARM BOX CONNECTION - FREEMASON'S HALL LIMITED ✓

July 2, 1957.

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

The Safety Committee at a meeting held on the above date agreed to recommend for approval the attached report from the City Electrician respecting Master Fire Alarm Signal Box Freemason's Hall Limited.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

To: Dr. A.R. Morton, Acting City Manager.

From: A.P. Flynn, City Electrician.

Date: June 26, 1957.

Subject: Master Fire Alarm Signal Box.

I have received a request from Mr. R.V. Harris, Secretary Treasurer of the Freemason's Hall Limited for permission to have their Master Fire Alarm Signal Box connected to the City Fire Alarm System which in turn will be connected to their Sprinkler System in their building at 371-375 Barrington Street.

I would recommend that this application be granted without a yearly

July 4, 1957.

service charge as this box will replace the city owned box located at the corner of Granville and Salter Streets, for installation in an other location.

All costs concerned to be borne by the Freemason's Hall Limited and the equipment to be approved by the City Electrician.

A.P. Flynn,
City Electrician.

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

STEPHENSON REPORT ON PRINTING - \$1,100.00 ✓

July 4, 1957.

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

A request from Professor Stephenson for authority to print the second part of the report in connection with the Housing Survey viz: the contribution by the Institute of Public Affairs at an estimated cost of \$1,100.00 was considered by the Finance and Executive Committee at a meeting held on the above date.

It was agreed to recommend that the request be granted and the funds provided under the authority of Section 316C of the City Charter.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

Moved by Alderman Greenwood, seconded by Alderman DeWolf that the report be approved. Motion passed.

EARL GREY SHAKESPERIAN FESTIVAL

July 4, 1957.

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

At a meeting of the Finance and Executive Committee held on the above date a letter was submitted from Mr. Len Chapple respecting the Earl Grey Shakesperian Festival Company's proposed visit to Halifax, August 10 and 12 requesting the City to guarantee a sum not exceeding \$500.00 should the public patronage not make it possible to meet the contractual obligation to the Company.

Your Committee recommends:

1. That the appropriation for the Natal Day Committee be increased by the sum of \$500.00 under the authority of Section 316C of the City Charter for the purpose of providing two showings of Shakespeare.
2. That the contract contain a clause that the performances shall be satisfactory to the Natal Day Committee.
3. That the loss, if any, shall be the amount over \$500.00 and not more than such sum.

Alderman Dunlop dissenting.

July 11, 1957

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

Moved by Alderman Lane, seconded by Alderman Lloyd that the report be approved. Motion passed with Aldermen Dunlop and O'Brien wishing to be recorded against.

PROVINCIAL BRIEF ✓

Deferred until the Council Meeting scheduled for July 25, 1957.

LETTER PINEHURST CIVIC ASSOCIATION RE: SIDEWALK ABBOTT DRIVE BETWEEN ASHBURN
AND RALSTON AVENUES ✓

This matter was referred to the Committee on Works for consideration.

DEFERRED ITEMS

The following items were further deferred for one month.

1. Assistant City Manager. ✓ 2. Greater Halifax. ✓

CITY OF HALIFAX VS VAUGHAN CONSTRUCTION COMPANY LIMITED ✓

A report was submitted from the City Solicitor advising that Mr. Justice Doull has delivered a decision in the above matter holding that the City is entitled to share in the compensation money arising out of the expropriation of the Bellevue Property by the Crown. The amount to which the City is entitled pursuant to this decision is \$202,104.00 together with interest at five per cent (5%) on this amount from July 18, 1956.

FILED

ADMINISTRATIVE REPORT FOR MONTH OF JUNE

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

Copies of the report were furnished the members of Council previous to the meeting.

FILED

ANNUAL REPORT N.S. COLLEGE OF ART ✓

The Annual Report of the Nova Scotia College of Art was submitted for the year 1956-57.

FILED

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

From: City Manager, A. A. De Bard, Jr.,

Date: July 9, 1957

Subject: Monthly Administrative Report for June, 1957

1. Electrician's Department

245 wiring inspections made, permit income	\$267.07
Revenue from license fees	10.00
" " fire alarm boxes	450.00
Two new fixtures installed on Pepperelli St.	
One " " " " Chetusto Road	
Four " " " " Harvey Street, replacing four old fixtures.	

2. Building Permits

	<u>No.</u>	<u>Value</u>
Dwellings, new	7	\$ 94,700.00
Garages, new	10	5,200.00
Commercial, new	2	75,000.00
Institutional, new	4	737,364.00
Dwellings, repairs	293	125,239.00
Garages, repairs	6	475.00
Commercial, repairs	27	12,429.00
Institutional, Repairs	4	5,200.00
Industrial, repairs	1	7,000.00
	<hr/> 354	<hr/> \$ 1,062,607.00

3. Streets and Sewers

Square yards of streets stoned and oiled	3,065.
" " " sealcoated	39,303
" " " graded	12,000
Tons of hot patch used on paved streets	80
" " " " stoned & oiled streets	409
Cubic yards of material used on streets	166
No. of sq. yds. applied with dust layer	17,699
" " " sidewalk repairs	450
Lineal feet curb and gutter repairs	355
Number of new street signs	22
" street signs maintained	124
Sewers cleared and cleaned	1,772 ft.
Number of catchpits repaired	2
" " constructed	13
" " cleaned	70
" manholes repaired	4
" " constructed	5
" junctions installed	18
Miles of streets swept by hand	241
" paved streets swept by machine	787
Square yards of new sidewalk	6
Lineal feet of curb & gutter built	35
" " new sewer	530

FILED

4. Garbage

2,418 tons of garbage and refuse were collected of which 475 tons were burned together with 1,779 tons of privately collected material. Total amount processed 2,254 tons with incinerator in operation 405 hours.

5. Prefab Housing

Houses completely paid	400
Current accounts	<u>412</u>
Original number of houses	812

Mortgages receivable, May 31, 1957	\$898,695.44
" " June 30, 1957	<u>879,134.55</u>
decreased during month	19,560.89

Total borrowings, May 31, 1957	162,886.72
" " June 30, 1957	<u>136,835.50</u>

Borrowings decreased during month 26,051.22

101 accounts two or more months in arrears \$15,094.30

6. Claims

B. L. Fatterson	Fire Department Vehicle	\$505.63
Arthur G. Dickie	Sand box	47.14
Citadel Motors	Parking Meter	30.00

7. Rotary Club of Halifax thanks Council for use of the City Market for White Elephant Sale, proceeds of which are used for Boy's work.

The Red Cross sends its thanks for the City's contribution of \$2,500.00.

8. Sewer Construction

<u>Street</u>	<u>Size</u>	<u>Started</u>	<u>Feet Laid</u>			<u>Completed</u>
			<u>This</u>	<u>Prev.</u>	<u>Total</u>	
Gottingen	15" Conc.	Feb. 15/57	-	480	480	70%
Newbery (S)	15" Conc.	Mar. 19/57	-	225	225	May 1/57
Newbery (N)	12" Conc.	Apr. 1/57	355	161	516	90%
Lynch	19" Conc.	May 1/57	800	-	800	60%
	24" Conc.					
Dunvegan	12" Conc.	Apr. 15/57	461	34	495	95%
Windsor	12" V. C.	Apr. 4/57	-	31	31	May 17/57
Oxford (	12" Conc.	May 9/57	-	395	395	99%
Maxwell (	15" Conc.					
Swimming Pool)						
Irwin-Central Commons	10" V. C.	May 23/57	131	-	131	May 31/57

9. Sewer Rehabilitation

Pier Nine	48" Armo	Apr. 1/57	280	40	320	99%
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10. Paving

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length</u>	<u>Started</u>	<u>Completed</u>
Connaught	Almon	Bayers	1500'	June 5/57	June 17/57
Beech	Norwood	Quinpool	632	June 11/57	June 18/57
Pepperell	Oxford	Beech	525	June 12/57	June 18/57
Kane	Agricola	Robie	411	June 15/57	June 19/57
Inglis	Robie	Bellevue	827	June 7/57	June 25/57
Walsford	Robie	Windsor	429	June 21/57	June 28/57

FILED

11. Stroming & Oiling

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length</u>	<u>Started</u>	<u>Completed</u>
Inglewood	Existing 150' North	Lead End	150'	June 17/57	June 17/57

12. Grading

Robie	Leeds	Memorial	1400	June 11/57	June 17/57
High	Leeds	Robie	800	June 11/57	June 11/57
Bright	Leeds	Robie	800	June 11/57	June 11/57
Eastview	Leeds	Robie	1300	June 12/57	June 12/57
Inglewood	Franklyn	Lead End	1000	June 17/57	June 17/57
Balmoral	Franklyn	End of Curb	800	June 18/57	June 18/57
Atlantic	Tower	Young	800	June 18/57	June 18/57
Cooke	Romans	Lead End	900	June 24/57	June 24/57
Scott	Howe	Howe	400	June 24/57	June 24/57
Rowe	Bayers	S of	1000	June 24/57	June 24/57
Ernst	Ashburn	Stanford	250	June 24/57	June 24/57
Elliott	Ashburn	Howe	500	June 24/57	June 24/57
Abbott	Ralston	Howe	1400	June 26/57	June 26/57
Pearson	Mayfield	Flemington	400	June 26/57	June 26/57

13. Sidewalk, Sodding, Curb and gutter

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length</u>	<u>Side</u>	<u>Total Length</u>	<u>Work</u>	<u>Started</u>	<u>Completion</u>
South	E W bridge	W. Arm	500'	N	500	C&G	6/6/57	100%
Risham	Bowen	End of S-	275	E	550	C&G	6/10/57	
Ashburn	Howe	Robie	200	W	200	S&S	6/22/57	
Wasswoltac	Existing	Conrose	160	S	160	C&G	6/25/57	
Webster	South	End of St.	275	E	275	C&G	6/6/57	95%
Howe	Bayers	Spruce	380	E	380	S&S	6/10/57	80%
Spruce	Ashburn	Howe	400	N	400	S&S	6/11/57	90%
Bower	Tower	Lead End	225	W	225	S, C&G, S	6/14/57	80%
Rogers	Bower	Lead End	625	B	1,250	S, C&G, S	6/14/57	75%
Stanford	Existing	Abbott	300	E	600	S, C&G, S	6/14/57	20%
First	Connaught	Newton	320	S	320	S&S	6/20/57	35%
Geo. Lauphinee	Ed Arab	Bayers	475	W	475	C&G	6/25/57	35%
Edgewood	Micmac	Connaught	210	B	420	C&G	6/27/57	90%
College	Tower	Robie	1,550	S	1,550	C&G	6/27/57	90%
Connolly	Regent	Chester	230	W	230	C&G, S	7/3/57	85%
Regent	Micmac	Connaught	210	B	420	C&G	7/3/57	30%
Balmoral	Existing	Chain Rock	300	B	600	C&G	7/4/57	5%
Crow's Nest	Balmoral	Chain Rock	250	B	500	C&G	7/5/57	20%
St. Andrew's	Chisholm	Lead End	1,125	E	2,250	S, C&G, S	7/2/57	5%

a. a. DeBard

City Manager

/em

FILED

To: His Worship, L. A. Kitz, and
Members of City Council,
From: City Manager, A. A. De Bard, Jr.,
Date: July 9, 1957
Subject: Monthly Administrative Report for June, 1957

1. Electrician's Department

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Revenue from license fees	10.00
" " fire alarm boxes	450.00
Two new fixtures installed on Pepparelli St.	
One " " " Chabucto Road	
Four " " " Harvey Street, replacing four old fixtures.	

2. Building Permits

	<u>No.</u>	<u>Value.</u>
Dwellings, new	7	\$ 94,700.00
Garages, new	10	5,200.00
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	<hr/>	<hr/>
	354	\$ 1,062,607.00

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Square yards of streets stoned and oiled	3,065.
" " " sealcoated	39,303
" " " graded	12,000
Tons of hot patch used on paved streets	80
" " " " stoned & oiled streets	409
Cubic yards of material used on streets	166
No. of sq. yds. applied with dust layer	17,699
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Lineal feet curb and gutter repairs	355
Number of new street signs	22
" street signs maintained	124
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Number of catchpits repaired	2
" " constructed	13
" " cleaned	70
" manholes repaired	4
" " constructed	5
" junctions installed	18
Miles of streets swept by hand	241
" paved streets swept by machine	737
Square yards of new sidewalk	6
Lineal feet of curb & gutter built	35
" " new sewer	530

FILED

4. Garbage

2,418 tons of garbage and refuse were collected of which 475 tons were burned together with 1,779 tons of privately collected material. Total amount processed 2,254 tons with incinerator in operation 405 hours.

5. Prefab Housing

Houses completely paid 400
 Current accounts 412
 Original number of houses 812

Mortgages receivable, May 31, 1957 \$898,695.44
 " " June 30, 1957 879,134.55
 " decreased during month 19,560.89

Total borrowings, May 31, 1957 162,886.72
 " " June 30, 1957 136,835.50

Borrowings decreased during month 26,051.22

101 accounts two or more months in arrears \$15,094.30

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E. J. Patterson	Fire Department Vehicle	\$505.63
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	24" Conc.					
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Windsor	12" V. C.	Apr. 4/57	-	31	31	May 17/57
Oxford (12" Conc.	May 9/57	-	395	395	99%
Maxwell (15" Conc.					
Swimming Pool)						
Train-Central (10" V. C.		May 23/57	131	-	131	May 31/57
Commons)						

9. Sewer Rehabilitation

Pier Nine	48" Armco	Apr. 1/57	230	40	320	99%
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10. Paving

Street	From	To	Length	Started	Completed
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Inglis	Robie	Bellevue	827	June 7/57	June 25/57
Walsford	Robie	Windsor	429	June 21/57	June 28/57

FILED

11. Stomach & Oiling

Street	From	To	Length	Started	Completed
Inglewood	Existing 150' North	Lead End	150'	June 17/57	June 17/57

12. Lead Lining

Robie	Leeds	Memorial	1400	June 11/57	June 17/57
Hight	Leeds	Robie	800	June 11/57	June 11/57
Bright	Leeds	Robie	800	June 11/57	June 11/57
Eastview	Leeds	Robie	1300	June 12/57	June 12/57
Inglewood	Franklyn	Lead End	1000	June 17/57	June 17/57
Balmoral	Franklyn	End of curb	800	June 18/57	June 18/57
Atlantic	Tower	Long	300	June 18/57	June 18/57
Cooke	Romans	Lead End	900	June 24/57	June 24/57
Scott	Howe	Howe	400	June 24/57	June 24/57
Rowe	Bayers	Scott	1000	June 24/57	June 24/57
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Abbott	Raleston	Howe	1400	June 26/57	June 26/57
Pearson	Mayfield	Pennington	400	June 26/57	June 26/57

13. Sidewalk Sodding, Paving and Repair

Street	From	To	Length	Side	Total Length	Work	Started	Completion
South	W. Bridge	N. Am	500'	N	500	C&G	6/10/57	100%
Blenheim	Tower	End of St	275	E	550	C&G	6/10/57	
Ashburn	Spruce	Howe	200	W	200	S&S	6/12/57	
Waegwoltic	Existing	Conroy	160	S	160	C&G	6/25/57	
Welster	South	End of St	275	E	275	C&G	6/6/57	95%
Howe	Bayers	Spruce	380	E	380	S&S	6/10/57	20%
Spruce	Ashburn	Howe	400	N	400	S&S	6/11/57	90%
Bower	Tower	Lead End	225	W	225	S, C&G, S	6/14/57	80%
Rogers	Bower	Lead End	625	E	1,250	S, C&G, S	6/14/57	75%
Stanford	Existing	Abbott	300	E	600	S, C&G, S	6/14/57	80%
First	Connaught	Newton	320	S	320	S&S	6/20/57	85%
Geo. Lauphine	Ed Arat	Bayers	475	W	475	C&G	6/25/57	85%
Edgewood	Micmac	Connaught	210	E	420	C&G	6/27/57	90%
College	Tower	Robie	1,550	S	1,550	C&G	6/27/57	90%
Connolly	Regent	Chester	230	W	230	C&G, S	7/3/57	85%
Regent	Micmac	Connaught	210	E	420	C&G	7/3/57	30%
Balmoral	Existing	Chain Rock	300	E	600	C&G	7/4/57	5%
Crow's Nest	Balmoral	Chain Rock	250	E	500	C&G	7/5/57	20%
St. Andrew's	Chisholm	Lead End	1,125	E	2,250	S, C&G, S	7/3/57	5%

a. a. Weisbard

City Manager

/em

FILED

July 11, 1957.

TAX COLLECTIONS MONTH OF JUNE 1957

CIVIC YEAR	RESERVES	O/S BALANCE MAY 31st, 1957	NEW ACCOUNTS & ADJUSTMENTS	JUNE 1957 COLLECTIONS	O/S BALANCE JUNE 1957
1955	60,053.97	217,763.89	Cr. 9.75	10,558.77	207,195.37
1956	83,693.80	496,198.56	Cr. 15.48	25,814.67	470,368.41
1957	96,468.42	6,146,618.65	Dr. 13,817.96	1,626,240.57	4,534,196.04
Tax Years Prior to 1955 (covered by reserves)				6,860,581.10	5,211,759.82
				7,817.83	
				<u>1,670,431.84</u>	
Poll Taxes					
1954		14,390.32	Dr. 10.00	156.69	14,243.63
1955		4,519.69	Dr. 5.40	444.50	4,080.59
1957		114,318.09	Dr. 20.00	8,297.09	106,041.00
				8,898.28	
Poll Taxes other than listed above				<u>1,055.64</u>	
				<u>9,953.92</u>	
Total Collections in June 1957				1,680,385.76	
Total Collections in June 1956				<u>2,388,786.33</u>	
Current Taxes Collected Jan. 1st to June 30th 1957				3,693,327.99	
Corresponding Period 1956					3,419,055.83
Tax Arrears Collected Jan. 1st to June 30th 1957				563,285.39	
Corresponding Period 1956					525,433.87
Poll Tax Collections Jan. 1st to June 30th 1957				45,709.06	
Corresponding Period 1956					36,856.29
				<u>4,302,322.44</u>	<u>3,981,345.99</u>
				AMOUNT COLLECTED	
				JAN. 1st to JUNE 30th	%
Tax Levy 1957			8,006,619.63	3,693,327.99	46.13
Tax Levy 1956			7,215,880.21	3,419,055.83	47.38
Tax Arrears January 1st, 1957			1,334,370.00	563,285.39	42.21
Tax Arrears January 1st, 1956			1,293,653.31	525,433.87	40.62
Total Collections to June 30th, 1957				4,256,613.38	53.16
Total Collections to June 30th, 1956				3,944,489.70	54.66

Respectfully submitted,

H.R. McDonald,
CHIEF ACCOUNTANT.

FILED

July 11, 1957.

APPROVALS DEPARTMENT OF MUNICIPAL AFFAIRS

The following approvals by the Department of Municipal Affairs were reported:

1. Rezoning South Side of Bayers Road between Connolly St. and Connaught Ave.
2. Borrowing \$63,000.00 additional St. Thomas Aquinas School.
3. Borrowing \$12,150.00 for Parking Meters.
4. Borrowing Extension Bank of Commerce Re: Prefabricated Houses.
5. Revocation of Borrowing \$90,000.00 for Fire Station Northwest Section of City.

FILED

ACKNOWLEDGMENT OF GRANT - CANADIAN PARAPLEGIC ASSOCIATION

A letter was submitted from the above Association expressing appreciation to the City Council for its grant of \$500.00.

FILED

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

Meeting adjourned. 11:20 P.M.

LIST OF HEADLINES

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July 11, 1957.

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L.A. Kitz,
MAYOR AND CHAIRMAN.

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

EVENING SESSION
SPECIAL MEETING

Council Chamber,
City Hall,
Halifax, N.S.,
July 25, 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, Fox, Ferguson, Lloyd, Wyman, Vaughan, O'Brien and Greenwood.

Also present were Messrs. A.A. DeBard, Jr., C.P. Bethune, Q.C., R.H. Stoddard, W.J. Clancey, L.M. Ronkey, G.F. West, V.W. Mitchell, W.A.G. Snook, W.A. Gray and Dr. A.R. Morton.

The meeting was called specially to consider the following items:

1. Public Hearing re: Rezoning North side of Chebucto Road from R-2 Zone (General Residential Zone) to C-2 Zone (General Business Zone)
2. " " re: Incinerator Sites.
3. Motion Alderman Dunlop to abandon Expropriation proceedings Cooper and Irving Oil properties.
4. Horse Racing on Commons.
5. Provincial Brief.
6. Rezoning:
 - (a) Clinton Lane (Date for Hearing)
 - (b) Quinn Street (To. T.P. Board)
 - (c) St. Andrews Avenue.
7. Undersized Lot 394 Agricola Street.
8. Resubdivision:
 - (a) Lots #9 and #10 Dunvegan Drive.
 - (b) Lands Stairs, Son & Morrow Ltd. - Lr. Water Street.
 - (c) City-owned Land Rainnie Drive.
9. Authority to Accept Deed - South End of MacLean Street.
10. " to close to Public Use Southwood Drive.
11. Assessment for Sewers D.V. Road.
12. Lynch Shows - August 3 - 10, 1957.
13. Final Payment for Fill - Roy Judge \$831.00
14. Progress Payment - Bayers Road Fire Station - \$26,398.66
15. Expenditures Armdale Rotary.
16. Tenders Fire Pumper.
17. Questions.

PUBLIC HEARING RE: REZONING NORTH SIDE OF CHEBUCTO ROAD FROM R-2 (GENERAL RESIDENTIAL ZONE) TO C-2 (GENERAL BUSINESS ZONE).

A Public Hearing into the matter of rezoning the North side of Chebucto Road from R-2 (General Residential) Zone to C-2 (General Business) Zone was held at this time.

July 25, 1957.

At the request of His Worship the Mayor, the City Solicitor explained that the present C-2 Zoning on Chabuto Road extends from Connolly Street eastwardly a certain number of feet and ends in the middle of a property, and the application requests that the C-2 Zoning be extended further eastwardly to the point of intersection of Chabuto Road and North Street.

The Deputy City Clerk advised that no written objections had been received.

No persons appeared either for or against the application.

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

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

Motion passed.

PUBLIC HEARING RE: INCINERATOR SITES

A Public Hearing was held on this date for the purpose of hearing representations from the public as to the siting of the new incinerator upon either of the following two sites:

1. The parcel of land lying to the east of the former City Abattoir building now under lease to Martin-Wild of Canada Limited, and
2. A parcel of land bounded by Forrester Street, Garvie Street, Bismarck Street and Canadian National Railway's property, the same being a portion of the land recently acquired by the City for an industrial site.

The Deputy City Clerk stated that the hearing had been advertised with a general description of the sites.

His Worship the Mayor stated that since two sites were under consideration he would first hear representations on the Martin-Wild site and then on the industrial property site.

8:05 P.M. Alderman MacIssac moved.

Mr. B.L. MacIssac, of 22 Park Lane Drive, speaking on behalf of several hundred residents in the area, requested that he be prepared to submit a brief on both properties at the same time and His Worship the Mayor stated that that would be in order.

Mr. MacIssac: We have prepared a petition signed by several hundred residents of the northern portion of the city who will be most directly concerned.

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I would like to impress on you first that our reason for being here is not solely to be in opposition. The first thing is the fact that the area will probably become congested by a great deal of truck traffic if the incinerator is placed on the Marden-Wild site." He contended that the streets in the area would become strewn with papers and other forms of nuisance from open-type vehicles used by private individuals; also, the added traffic would increase the hazard to the children, property values would be lessened and the City would lose tax revenue. Furthermore, he contended, even if one of the proffered County sites was used the additional cost of haulage would be offset by the rental agreement that could be made with the County. Expert advice had been sought which had recommended other sites rather than the Marden-Wild site which other expert advice had recommended as a very favourable area for the building of homes. "We are of the opinion that the continuing foreseeable growth of the City will be such that the area under consideration will be the centre of the City. It is now one of the most densely populated sections of the City and one of the most beautiful residential sections of Halifax." He referred to the fact that the City Dump has been forced to move several times as the City has expanded. Also, he felt that the fears that the price of the equipment would be increased are unfounded as he suggested that the equipment could be stored until a suitable site was found. "We who live in this area suffer from the effects of the present dump. We are almost willing to put up with it for a short time until a better site can be found if we can be assured that the site will not be in such close proximity to our present homes." He further stated that the people were assured before they built their homes that the area would be maintained as a residential area, and not an industrial one, and the locating of the incinerator on either of the proposed sites would tend to devalue the properties.

Mr. Joseph Granty of 1024 Robie Street stated that he had been delegated to read a letter, which was considered expert opinion, from Mr. G.S. Digby, Manager of the Sun Life Assurance Company in which he contended that the construction of an incinerator in that area would tend to lower the value of the residential properties.

8:20 P.M. Alderman O'Malley withdrew.

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His Worship the Mayor asked if any person wished to be heard in opposition to the Industrial Site.

Mr. J.G. Simpson, Chairman of the Halifax Industrial Commission: "I certainly, and our Commission does not feel that we would oppose the incinerator in this vicinity merely because it is an incinerator. At the moment we would oppose any breaking up of the land that we have already assembled, as yet. It is generally understood that we are in the process of gathering this land, a portion of which is owned by the City, two other portions being owned by other bodies. To have this land used for incinerator purposes would at least spoil all our plans for this industrial estate that we have talked about and might even go so far as to spoil our plans. It would cause us great hardship and we could not put it to the use the City would like to see it put too."

His Worship the Mayor stated that now would be a good time to hear any objections on any other land, before the matter goes to Council.

Donald McInnes, Q.C., representing the Canadian Sevens Company: "My principals own a site at Fairview, some 1/2 mile from Halifax. I think the Aldermen know that this site is available and my clients are prepared to meet any portion available for the industrial site. If the City would want 10 acres that amount would be available at a reasonable price."

The City Manager read a letter which he had received from the Solicitor for the Municipal Spraying and Contracting Limited in which it was pointed out that there are 89,384 sq. ft. of land, in the block of land offered by them in a previous letter, and not 100,000 sq. ft. as had been reported and the Company was willing to reduce their price from \$1,40,000 to \$125,000.

Alderman Lloyd asked to see the plan and a plan shown.

Mr. West displayed a plan showing the land in question and said that it would not be suitable as it is not quite the size of coupe required, and it is in a densely populated area.

Moved by Alderman Lloyd, seconded by Mr. West, Officer, that Council resolve itself into Committee of the Whole for a full discussion on the question of incinerator site. Motion carried.

8:25 P.M. Council adjourned.

Council Chamber,
City Hall,
Halifax, N.S.,
July 25, 1957,
8:50 P.M.

A meeting of a Committee of the Whole Council was held on the above date.

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

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

The meeting was called to consider the matter of Incinerator Sites.

His Worship the Mayor: "The reason for meeting as Committee of the Whole is to give ourselves a freer latitude of discussion. Secondly, I think we must try to resolve ourselves on what may be the horns of a dilemma, to choose a site that we are not all in favor of but to make a decision if we can. Where we have several conflicting locations we might conceivably find some two or three aldermen for each one and if we adhere to that position we are going to find ourselves completely cuff linked with our own procedure. It is more true where we require a tabulated vote of nine to make our Capital borrowing. We must try and find what is the next best thing in the minds of the larger number of aldermen.

The property that Mr. McInnes discussed. I have had a little further data brought forward if it is to be further considered. It seems to me to be nothing less than a puerile argument to say, as it has been said in the Press, the distance is from the Arm Bridge to that point it is only a mile further than from the centre of the City.

I would urge that we try to think alike. We are at the stage where we have spent over a half million dollars for equipment and the need is known and this is the eighth debate and we should try and reach a conclusion tonight."

Alderman DeWolf: "Could I ask the Engineer how much extra it would cost to build on the shore of the Basin because of the fact that there must be a ramp constructed to get the height required."

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Mr. West: "If you mean the Imperial Oil Site, actually, it may be overcome by going under ground and that would necessitate a lot of piling and it may increase the cost by as much as \$50,000.00 and may go as low as \$25,000.00 because of the possibility of sea water. If you are considering the Tully property it would be more expensive. We would have to build a copper dam and reclaim a considerable amount of land because the Tully property is not deep enough to accommodate the building."

Alderman DeWolf: "I assume the City owns out in the Basin quite a depth."

City Manager: "I do not know at that particular spot, how far out we own."

Alderman DeWolf: "Where we are spending quite a few dollars for property that we could use the Imperial Oil so called property and if the cost is \$50,000.00 that would be less than the land cost in a good many cases. It would have the advantage that the fill that would come from the burning of the garbage could be used for filling in the harbour front and the amount of dollars saved in the truckage of that refuse material would be enough to pay that added cost of \$50,000.00 over a period of a few years. It would be the logical thing to use the Imperial Oil Site and if the railway is too close we could probably get the Railway Company to move the tracks."

His Worship the Mayor: (to the City Manager): "I would suggest that you read the report you prepared this afternoon".

To: His Worship L.A. Kite and Aldermen

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

Date: July 25, 1957.

Subject: Incinerator Sites.

At the Council Meeting of July 11, 1957, the choice of a site seemed to narrow down to two City-owned properties - the so-called Garden Hill site and a portion of the area being acquired for industrial purposes.

1. Garden-Hill site (Plan RR-7 - 13938 (outlined in red))
 - A. - The topography lends itself readily to the construction of an incinerator.
 - B. - The location is readily accessible from either Nehls Street or Göttingen Street, by way of a proposed road between these two streets, as outlined in green on Plan No. RR-7-13938.
 - C. - This site is probably unsuitable for any other use.
 - D. - The cost of developing the proposed road, referred to in "B" above, would be reasonable. The estimated cost of rough grading this road would be in the order of \$25,000.00.

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2. The portion of the Industrial site, which we feel is best suited for an Incinerator site, is shown on attached Plan No. RR-7-13837, cross-hatched in green. This site is not as readily accessible as the Marden Wild site and would have to be approached in one of two ways.

E. - By way of Mackintosh Street (coloured orange) and Forrester Street (coloured black). This approach would involve the following costs.

Improving Mackintosh Street	\$ 3,000.00	
Grading Forrester Street—including a retaining wall along approximately 300' of the northern street line	<u>64,000.00</u>	
Total estimated cost of "E"		\$67,000.00

F. - By way of Mackintosh Street (orange)	2,000.00	
Bayne Street (yellow)		
#Standard Paving (purple)		
Forrester Street (black)	<u>16,000.00</u>	
Total estimated cost of "F"		\$18,000.00

This estimate does not include any cost for acquiring a right-of-way from Standard Paving.

It should be understood that the estimated costs, given above, are for rough grading and do not include any type of finished surface at this time.

We have also prepared diagrams showing the number of houses in the blocks included in various radii from the proposed locations.

Mr. Snook counted the houses within circles with radii of 500, 1000 and 1500 feet.

	<u>Industrial Site</u>	<u>MARDEN WILD SITE</u>
Within 500 feet	18	2
" 1000 "	plus 70	plus 58
" 1500 "	plus <u>120</u>	plus <u>127</u>
Total houses	208 #	187 X

Plus industries along Lady Hammond Road

X Plus Prison, Marden Wild & Trachoma Hospital.

With a chimney 175 feet high and the advantageous slope of the Marden-Wild land the incinerator should operate with no discomfort to any area.

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

City Manager: "That is the site I personally approved in the beginning. It seems to me you might even have to go underground and then you can take the material and throw it under your ramps. You ~~might~~ would have land built up."

Alderman Lloyd: "I am in favor of that site."

His Worship the Mayor: "Have you any further thought you care to develop in regard to the so-called Imperial Oil land?"

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Mr. West: "I pointed out at the last meeting that one of the expensive items would be the eventual re-location of Barrington Street. The building is of such a size that it would protrude out into the water necessitating reclaiming land immediately and would require placing Barrington Street further to the north making a more expensive job."

His Worship the Mayor: "Are you not in a position to translate that into dollars and cents."

Mr. West: "I would rather take some soundings before I make an estimate on that particular roadway."

City Manager: "You say 'eventually'."

His Worship the Mayor: "When this building is erected, that is when 'eventually' occurs."

City Manager: "It is possible they may reduce the size of the abattoir and we may get some of that land back which might help solve our problem."

Alderman DeWolf: "I was wondering if those who spoke against the Marden-Wild and Industrial sites would care to offer an opinion whether they would as a group be adverse to the Incinerator being located in that area?"

His Worship the Mayor: "Mr. McIssac are you aware of the land we are talking about? Maybe we can pinpoint it for you."

Mr. McIssac: "I don't think any of our group discussed the matter and we thought if the incinerator must be located in the City it should be located at the present Dump."

Mr. West: "Actually, it is part of the present Dump site and you can pinpoint it exactly if you can visualize a little brick building on the shore of the Basin which formerly belonged to the Imperial Oil and it would be along side that little brick building."

Mr. McIssac: "I believe that brick building is almost in a direct line with the Marden Wild plant."

Mr. West: "No, it is west of that."

His Worship the Mayor: "It is a fact that the abattoir operation is being re-examined from many points of view. I just don't know if their re-examination entails any change in their thinking of making it smaller but I think they would be amenable to discussion."

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Alderman Lloyd: "This incinerator was planned for expansion with possible revenue to be obtained from the use of the facility by the County. The closer you get to the boundary line the better. I think it is quite clear that the citizens are going to be unhappy about any location close to residential districts. We have abandoned the Strawberry Hill site and there is no comparison with the objections we have tonight. If we have turned that one down because the residents would be affected then I think we have to follow through that policy. We have had the same concentration, engineer-wise-cost-wise on the use of the Present Dump site because we have had a confusion of ideas and we concentrated on other sites. It might be that that concentration of thought, the expression of the City Manager and Commissioner of Works, will give us time to consider the costs involved. I would like to see those two sites (Imperial Oil & Tully) given the same concentration of thought now that we have given to the other sites."

Moved by Alderman Lloyd that further consideration be given to utilization of the present Dump site and, also, the Tully property as sites for the incinerator and that the City Manager confer with the Commissioner of Works and submit a report giving all pertinent data such as land area, cost of acquisition, mile-ton cost, additional costs where necessary."

His Worship: "I think we should have your report put in dollars and cents the cost of using the Marden-Wild, Imperial Oil, Tully and Industrial sites" and he suggested that when the report was prepared from an engineering point of view, the City Manager should reckon such other costs as affect the acquisition of the various sites. "I think a delay along those lines seems the proper thing to do at this juncture."

Alderman Dunlop: "I agree. When it comes back here I will move that we consider the Strawberry Hill property. It will be the cheaper property and the best property for the citizens of this City. It will cause less harm to the citizens than any other site. It was turned down for many other reasons, chiefly, because the problem of the transfer of City Field was tackled with it. I will consider taking the smaller area to the extreme north. The Imperial Oil site cost us \$38,000.00. We bought it for industrial purposes. We should be looking a hundred years ahead. I think that Strawberry Hill is the best

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site we can get. I quite agree with Mr. McIssac regarding the Marden-Wild property. The incinerator site is going to bring more traffic. At the Strawberry Hill site it will be in one way and out the other."

His Worship the Mayor: "We will examine them all if it is the wish of Council. I think it might be wise to give ourselves all the time we need. I don't want to hurry the Staff on a matter that will cost so much money."

Alderman Vaughan: "I wish you would instruct the Engineer to investigate the County site, "and he said that he was not alarmed at the distance from the City as were some people and he referred to the olden days when dumps were located in the south end and other locations and horse-drawn vehicles were in use, considerable time was taken to dispose of the garbage, and he continued, "The idea of going into the County seems to be so appalling and, yet how much truck time is consumed in the actual operation of collecting garbage and how much time is consumed driving to and from the dump."

His Worship the Mayor: "The way to examine it is by mile-ton cost."

Alderman Vaughan: "How much would we save by converting all our vehicles to packard-type vehicles?" He referred to the suggestion which had been made regarding use of the watershed area for building sites and said, "Can we cast our minds ahead and see the area to be served by the incinerator in the next 60 or 70 years from now. I don't think we should dismiss the County site but it should be re-investigated and I would ask to have it included in the report of the City Manager and Commissioner of Works, and I would include it in the motion of Alderman Lloyd."

His Worship the Mayor: "I know the City Manager will collate the information for any site in the County."

Alderman Lane: "I would like to commend the speakers who are against the Marden-Wild site. I heard their arguments before, and I have driven around that particular area; and I feel quite sure that it is much more adjacent to those homes than even the plans would make it look. We have gone over this Dump site before and the Commissioner has expressed himself against it. Are we going over the same ground again? There were objections expressed and that site was discarded long ago. What did Mr. Eddy say about that site?"

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Alderman O'Malley: "I would like to have added to the motion the exploration of the downtown waterfront sites. There is quite a possibility that there are a number of water-front sites in the northern section of the waterfront, as well as the southern section that could be obtained at a reasonable figure, and I would like a report on that section as well."

His Worship the Mayor: "Do you want to particularize?"

Alderman O'Malley: "—say from Buckingham Street north."

The motion was put and passed.

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

L.A. Kitz,
MAYOR AND CHAIRMAN.

9:00 P.M. Council reconvened the following members being present: His Worship the Mayor, Chairman, Aldermen DeWolf, Abbott, Dunlop, Lane, Macdonald, Fox, Ferguson, O'Malley, Lloyd, Wyman, Vaughan, O'Brien and Greenwood

The following report was submitted from the Committee of the Whole Council

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To His Worship the Mayor and
Members of the City Council

At a meeting of a Committee of the Whole Council held on the above date the matter of selecting a site from which to construct an incinerator was considered.

Your Committee recommends that the City Manager and Commissioner of Works gather all pertinent data such as

1. Area
2. Cost of acquisition
3. Mileage haulage
4. Additional cost where necessary
5. Distance County road from the City

Of the following suggested sites:

1. Imperial Co.
2. Tully Property
3. Marden Hill
4. Industrial Area
5. Waterfront from Barrington Street north
6. Strawberry Hill
7. County

and report to Council

Respectfully Submitted

H. H. Johnson
DEPUTY CITY CLERK

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

MOTION .. ALDERMAN DUNLOP TO ABANDON EXPROPRIATION PROCEEDINGS CONCERNING IRVING OIL PROPERTIES

The following resolution was submitted:

WHEREAS by resolution of the City Council of the City of Halifax passed the 13th day of December, A.D. 1956, it was resolved to expropriate the lands hereinafter more particularly described for an Incinerator Site pursuant to Section 624 of the Halifax City Charter, and a plan and description of the said land having been duly filed at the Registry of Deeds for the County of Halifax on the 17th day of December, A.D. 1956 as Plan #900;

AND WHEREAS it was found that the land hereinafter more particularly described is unnecessary for the purpose for which it was expropriated

AND WHEREAS the compensation payable in respect of the said expropriation of the land hereinafter more particularly described not having been actually ascertained or determined.

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NOW THEREFORE BE IT RESOLVED by the Council of the City of Halifax and by virtue of Section 220 of the City Charter of the City of Halifax and by virtue of every other power and authority vested in this behalf in the said City, that the following lands be and do follow, to wit:

Lands expropriated from Herbert J. Cooper:

All that certain lot, piece or parcel of land situate, lying and being at the northwestern corner of Lady Hammond Road and MacKintosh Street in the City of Halifax as shown bordered in green on a Plan entitled, "Expropriation Plan of Certain Lands Required by the City of Halifax for an Incinerator Site, Lady Hammond Road" dated December 11, 1956 signed by G. F. West, Commissioner of Works of the City of Halifax and filed in the office of the Commissioner of Works of the City of Halifax at City Hall as Plan No. RR-6-23642, and being also on file in the office of the Registrar of Deeds at Halifax, Nova Scotia, the said land being more particularly described as follows:

Beginning at a point formed by the intersection of the northern official street line of Lady Hammond Road with the southwestern official street line of MacKintosh Street;

Thence westwardly along the said northern official street line of Lady Hammond Road for a distance of one hundred and twenty-two feet (122') more or less or to the point of beginning of land now or formerly owned by Irving C. Gentry;

Thence northwesterly along the said northern official street line of Lady Hammond Road for a distance of one hundred and fifty feet (150') more or less or to the southern official street line of Bayne Street or of some other street by the name of MacKintosh Street;

Thence northwesterly along the said northern official street line of Bayne Street for a distance of one hundred and fifty feet (150') more or less or to the aforesaid southwestern official street line of MacKintosh Street;

Thence so the westerly along the said northern official street line of MacKintosh Street for a distance of four feet and twenty-six feet (4' 26") more or less or to the point of beginning;

Lands expropriated from Irving C. Gentry:

All that certain lot, piece or parcel of land situate, lying and being on the northern side of Lady Hammond Road between MacKintosh Street and Bayne Road as shown bordered in red on a Plan entitled, "Expropriation Plan of Certain Lands Required by the City of Halifax for an Incinerator Site, Lady Hammond Road" dated December 11, 1956 signed by G. F. West, Commissioner of Works of the City of Halifax and filed in the office of the Commissioner of Works of the City of Halifax at City Hall as Plan No. RR-6-23642, and being also on file in the office of the Registrar of Deeds at Halifax, Nova Scotia, the said land being more particularly described as follows:

Beginning at a point where the northern official street line of Lady Hammond Road is intersected by the southwestern boundary line of land now or formerly owned by Herbert J. Cooper;

Thence southwesterly along the said southwestern boundary line of land now or formerly owned by Herbert J. Cooper, for a distance of three feet and five hundredths of a foot (3' 05") more or less or to the point of beginning of the former northern street line of Lady Hammond Road;

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Thence westwardly along the various courses of the said former northern street line of Lady Hampton Road for a distance of two hundred and thirty-three feet and five tenths of a foot (233.5') more or less or to a point distant southwestwardly two hundred feet (200') measured at a right angle to the aforesaid southwestern boundary line of land now or formerly owned by Herbert L. Cooper;

Thence northwestwardly parallel to the aforesaid southwestern boundary line of land now or formerly owned by Herbert L. Cooper for a distance of two hundred and ninety-nine feet (299') more or less or to the prolongation southwestwardly of the southeastern boundary line of land now or formerly owned by Hubley's Sand and Gravel Company;

Thence northeastwardly along the prolongation of southwestwardly of the southeastern boundary line of land now or formerly owned by Hubley's Sand and Gravel Company for a distance of two hundred (200') more or less or to the southwestwardly prolongation of Bayne Street now or formerly owned by the J. C. McKinnon Estate;

Thence southeastwardly along the said southwestern boundary line of Bayne Street now or formerly owned by the J. C. McKinnon Estate and ending at the southernly prolongation of the said boundary line of land now or formerly owned by Herbert L. Cooper for a distance of four hundred and sixteen feet (416') more or less or to the place of beginning;

Lands expropriated by the City of Halifax, N.S.

All that certain lands and portions of lands situate lying and being on the southeastern side of Mackintosh Street, bounded by Hampton Road and the Canadian National Railway, and also the portion of a plan entitled, "Expropriation Plan of Certain Lands Required by the City of Halifax for an 'Interim' Site - Lady Hampton Road", dated September 11, 1956, signed by the Mayor, Commissioner of Works of the City of Halifax and filed in the office of the Commissioner of Works of the City of Halifax at City Hall as Plan No. 1642, and also on file in the office of the Registrar of Deeds at Halifax, Nova Scotia, and also a plan more particularly described as follows:

Beginning at a point where the southwestern official street line of Mackintosh Street is intersected by the southeastern boundary line of land now or formerly owned by Hubley's Sand and Gravel Company;

Thence southeastwardly along the said southwestern official street line of Mackintosh Street for a distance of sixty feet (60') more or less or to the intersection of the said southwestern official street line of Mackintosh Street with the northwestwardly prolongation of land now or formerly owned by Herbert L. Cooper;

Thence southeastwardly along the said southwestern official street line of Mackintosh Street for a distance of one hundred feet (100') more or less or to the southeastwardly prolongation of land now or formerly owned by Hubley's Sand and Gravel Company;

Thence northwestwardly along the said southeastern boundary line of land now or formerly owned by Hubley's Sand and Gravel Company for a distance of sixty feet (60') more or less or to the southeastern boundary line of land now or formerly owned by Hubley's Sand and Gravel Company;

Thence northeastwardly along the said southeastern boundary line of land now or formerly owned by Hubley's Sand and Gravel Company for a distance of one hundred feet (100') more or less or to the place of beginning;

is not required and is hereby declared to be superfluous by the said City of Halifax.

DATED at Halifax, N.S., the 25th day of July, A.D., 1957.

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Moved by Alderman Butler, seconded by Alderman Lane, that the resolution be approved. Motion passed with Alderman Wyman and Vaughan wishing to be recorded against.

HORSE RACING ON COMMONS

The Commissioner of Works stated that at a recent meeting of Council he had been requested to obtain an area on the Common that could be used by the Halifax Harness Horse Club for the purpose of racing. He stated that a part of the Common pointing north-west of the town would be suitable.

Alderman Vaughan: "The area is a public area and the area will be restored to its former use."

His Worship the Mayor: "The area is a public area and the area will be restored to its former use."

Moved by Alderman Butler, seconded by Alderman Lane, that the Council of the Halifax H.A. be authorized to apply to the North Common for an area of land by the Commissioner of Works for the purpose of horse racing. Resolution of 1958, be approved.

Deferred for further consideration.

To: His Worship the Mayor, Halifax, West Yorkshire

From: Town Planning Officer

Date: July 23rd 1957

Subject: Application for permission to use the North Common for horse racing.

At a meeting of the Council of the Halifax H.A. on July 19th 1957, the attached report was considered. It was agreed that the Council should make a request to the Commissioner of Works for an area of land from the North Common for the purpose of horse racing. The report of the Council Office was approved.

Moved by Alderman Butler, seconded by Alderman Lane, that the resolution be approved. Motion passed.

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REZONING - QUINN STREET

An application was submitted from Mr. P. M. Hofield requesting the spot rezoning of No. 12 Quinn Street from R-2 (General Residential) Zone to R-3 (Multiple Dwelling) Zone, and same was referred to the Town Planning Board for report.

REZONING - ST. ANDREWS AVENUE

To: His Worship the Mayor and Members of City Council

From: Town Planning Board

Date: July 23rd, 1957

Subject: Rezoning - St. Andrews Avenue

At a meeting of the Town Planning Board held on the above date the attached report from the City Manager recommending that the present zoning should remain unchanged, was approved and recommended to City Council.

Respectfully submitted:

W. P. F. L. COVAT,
CITY CLERK.

W. P. F. L. COVAT,
CITY CLERK.

To: Mayor and Aldermen

Subject: Rezoning - St. Andrews Avenue

The area under consideration was originally zoned Park and Institutional until the City decided to sell a portion of the property. At that time Mr. Snook recommended R-2 zoning as being in conformity with the surrounding zoning. Representations were made by the property owner for sale under special circumstances and Council resolved:

1. To sell without zoning change.
2. To zone as R-2 zoning as being in conformity with the surrounding zoning was justified in that it would be in line with homes.

Some of the thinking of the Council was that the property would be sold and the land, have a tendency to be used for a purpose other than that of a home, and special price concessions would be made to the property owner, which would be a subsidy and in the nature of a gift.

The zoning should remain unchanged.

- 1) Because some of the property owners had built their houses believing that the zoning was R-2.
- 2) Our experience in the past has been that the price of the property at the time of sale is a profit to the owner of the property at the time the property is sold.
- 3) Many citizens criticized the granting of a concession to the property owner and felt they as individuals had no right to the concessions as they were not members.

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4) Nothing has happened since 1955 to change the zoning so soon after Council made its decision. Had we zoned the area R2 originally and offered the lots by public tender the City would probably have realized more than selling as it did.

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

Moved by Alderman Lane, seconded by Alderman Ferguson, that the reports be approved. Motion passed.

UNDERSIZED LOT #12, AGRICOLA STREET

This item was withdrawn from the agenda.

RESUBDIVISION - LOTS #9 & #10 DUNVEGAN DRIVE

This item was withdrawn from the agenda.

RESUBDIVISION LANE STAIRS, SON & MORROW LIMITED

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board
Date: July 24th, 1957.
Subject: Resubdivision of lots of Wm. Stairs, Son & Morrow Ltd., Lower Water Street

At a meeting of the Town Planning Board held on the above date, the Town Planning Engineer recommended approval of a Plan of Subdivision to provide an eight foot right-of-way for a Sewer and Water Line to serve the Bank of Canada building on Hollis Street.

The Board approved same, as shown on Plan No. 00-8-13840.

Respectfully submitted,

W.P. Publicover,
CITY CLERK.

Per J.B. Sabean,
Clerk of Works.

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

RESUBDIVISION CITY OWNED LAND BAINBRIDGE DRIVE

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board
Date: July 23rd, 1957.
Subject: Resubdivision of City owned land - Bainbridge Drive

At a meeting of the Town Planning Board held on the above date, the Town Planning Engineer recommended approval of a Plan of Resubdivision of lands of the City of Hamilton showing a 21' x 80' section being cut off from

July 25, 1957.

City Owned Lanes to be converted for sale.

The Board approved same as shown on Plan No. 00-8-13841.

Respectfully submitted,

W P. Publicover,
CITY CLERK.

Per J. B. Sabean,
Clerk of Works.

Moved by Alderman Macdonald, seconded by Alderman Ferguson that the report be approved. Motion passed.

AUTHORITY TO ACCEPT DEED - SOUTH END OF MACLEAN STREET ✓

To: His Worship the Mayor and Members of City Council

From: Committee on Works

Date: July 23rd, 1957

Subject: Authority to accept Deed - Southern End of McLean Street.

At a meeting of the Committee on Works held on the above date, the attached report from the City Engineer recommending that a deed of piece of land forming a part of the Southern End of McLean Street be accepted from Harry Arron and Co. for the nominal sum of \$1.00, was approved and recommended to City Council.

Respectfully submitted,

W P. Publicover,
CITY CLERK.

Per J. B. Sabean,
Clerk of Works.

Moved by Alderman Ferguson, seconded by Alderman Macdonald that the report be approved. Motion passed.

AUTHORITY TO CLOSE TO PUBLIC USE SOUTHWOOD DRIVE ✓

To: His Worship the Mayor and Members of City Council

From: Committee on Works

Date: July 23rd, 1957

Subject: Authority to close Public Use Southwood Drive (Formerly Owen Street)

At a meeting of the Committee on Works held on the above date, the attached report from the City Engineer recommending that the portion of Southwood Drive (Formerly Owen Street) east of Young Avenue, be closed for Public Use and the Official Street Name lifted, was approved and recommended to City Council.

Respectfully submitted,

W P. Publicover,
CITY CLERK

Per J. B. Sabean,
Clerk of Works

July 25, 1957.

Moved by Alderman [Name] seconded by Alderman [Name], that the report be approved and the following resolution adopted:

BE IT RESOLVED that pursuant to the authority conferred by Section 91 of Chapter 62 of the Acts of 1952, that that portion of Southwood Drive in the City of Halifax (formerly known as Old Street) lying to the east of Young Avenue be and the same be declared to be public use.

Motion passed.

ASSESSMENT FOR SEWERS LITCH VILLAGE ROAD

Deferred at [Date]

USE OF COMMON BELLEVILLE SHOW

To: His Worship the Mayor and Members of the Council

From: Committee of Works

Date: July 23rd 1957

Subject: Use of Common for [Name] Show

At a meeting of the Committee of Works held on the above date, an application from Mr. [Name] of [Address] for the use of the Common for [Name] Show, under the terms of the [Name] Act, 1952, was considered and the Council resolved to grant the same.

[Name]

[Name]

[Name]

Moved by Alderman [Name] seconded by Alderman [Name], that the report be approved. Motion passed.

FINAL PAYMENT [Name]

To: His Worship the Mayor and Members of the Council

From: Committee of Works

Date: July 19th 1957

Subject: Final Payment [Name]

At a meeting of the Committee of Works held on the above date, the attached Final Account for [Name] of \$831.25, in respect of [Name] and Maxwell Avenue, was considered and the Council resolved to pay the same.

[Name]

[Name]

[Name]

July 25, 1957.

Moved by Alderman Ferguson, seconded by Alderman Macdonald, that the report be approved. Motion passed.

PROGRESS PAYMENT - BAYERS ROAD FIRE STATION ✓

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: July 23rd, 1957.
Subject: Progress Payment - Foundation Maritime Limited - \$26,398.66

At a meeting of the Committee on Works held on the above date, the attached Certificate No. 2 payable to Foundation Maritime Limited, amounting to \$26,398.66, on account of their Contract for the construction of the Fire Station, Bayers Road, was approved and recommended for payment.

Respectfully submitted,

W. P. Publicover,
CITY CLERK.

Per J. B. Sabean,
Clerk of Works.

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

EXPENDITURES - ARMDALE ROTARY ✓

To: His Worship the Mayor and Members of City Council
From: Committee on Works.
Date: July 23rd, 1957.
Subject: Report on Expenditure - Armdale Rotary

The attached report from the City Manager was submitted to 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.

To: His Worship, L. A. Kitz and
Members of City Council
From: City Manager, A. A. DePard Jr
Date: July 19, 1957.
Subject: Report on Expenditure - Armdale Rotary

We have received a progress report from the Department of Highways of the Province which shows:

July 25, 1957.

Total spent to June 29, 1957	\$270,686.68
10% retained less \$20,000.00	7,068.67
	263,618.01
Previously paid	255,545.09
	\$ 8,072.92

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

FILED

TENDERS . . . FIRE PUMPER ✓

To: His Worship the Mayor and Aldermen.
From: A.A. DeBard, Jr. City Manager.
Date: July 24, 1957.
Subject: Fire Equipment

Tenders were opened at a Safety Meeting on July 23, 1957, and referred to the City Manager and Fire Chief for tabulation and report.

American La-France F.O.B. Halifax	\$33,815.00
King-Seagrave F.O.B. Halifax	33,992.00

The tender of American La-France is recommended by the City Manager and Fire Chief.

- 1) Lowest price.
- 2) Five year guarantee against one year for King Seagrave.
- 3) 60 working days delivery against 20 days for King-Seagrave.

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

Moved by Alderman Greenwood, seconded by Alderman Vaughan that the report be approved, and a borrowing resolution for the sum of \$33,815.00 be forwarded to the Minister of Municipal Affairs for approval.

Alderman Lane stated that she felt that where there was such a comparatively small difference in the tenders (\$177.00) and since the recommended tenderer had sold the best piece of heavy equipment to the City, and both tenderers were paying high taxes to the City that the tender should be awarded to the other tenderer; and she contended that the guarantee term was not an important factor.

His Worship the Mayor contended that it was bad municipal practice to consider other than the lowest tender.

July 25, 1957.

Alderman Lane: "I don't think it is bad municipal practice to consider the needs of the taxpayers."

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

FOR THE MOTION -- Aldermen Ferguson, O'Malley, Wyman, Vaughan, O'Brien, Greenwood, DeWolf, Abbott, Dunlop and Macdonald -- 10 --

AGAINST IT -- Aldermen Fox, Lloyd and Lane -- 3 --

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

Meeting adjourned. 9:20 P.M.

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L. A. Kitz,
MAYOR AND CHAIRMAN.

R.H. STODDARD,
DEPUTY CITY CLERK.