

To: His Worship the Mayor, Halifax, Nova Scotia  
 From: The City Engineer  
 Date: November 19, 1914  
 Subject: By-laws for the regulation of the use of the streets

At a meeting of the Council of the City of Halifax, Nova Scotia, held on the 11th day of November, 1914, the Committee on the subject of the proposed By-laws for the regulation of the use of the streets, which are contained in the report of the City Engineer, dated the 11th day of November, 1914, and the report of the Committee on the subject of the proposed By-laws for the regulation of the use of the streets, dated the 11th day of November, 1914, were considered and the following resolution was passed:

The City Engineer is authorized to prepare and submit to the Council a report on the subject of the proposed By-laws for the regulation of the use of the streets, and to cause the same to be printed and distributed to the members of the Council, and to the members of the Halifax Railway Commission.

The City Engineer is also authorized to prepare and submit to the Council a report on the subject of the proposed By-laws for the regulation of the use of the streets, and to cause the same to be printed and distributed to the members of the Council, and to the members of the Halifax Railway Commission. The City Engineer is also authorized to prepare and submit to the Council a report on the subject of the proposed By-laws for the regulation of the use of the streets, and to cause the same to be printed and distributed to the members of the Council, and to the members of the Halifax Railway Commission.

This subject was also discussed at a meeting of the Council of the City of Halifax, Nova Scotia, held on August 11th, 1914, and the following resolution was passed: The City Council on August 11th, 1914, resolved to refer the subject of the proposed By-laws for the regulation of the use of the streets to the Halifax Railway Commission, and to request the Commission to report thereon to the Council.

As far as the expense of the proposed By-laws for the regulation of the use of the streets is concerned, it is recommended that the City Council should have authority to obtain Legislative authority to make a loan of \$1,000 between the City of Halifax and the Halifax Railway Commission for the purpose of \$1,000.

J. H. G. G. G.  
 City Engineer

Moved by / seconded that the report be approved. Motion carried.

RECEIVED BY THE CITY ENGINEER

To: His Worship the Mayor, Halifax, Nova Scotia  
 From: The City Engineer  
 Date: November 19, 1914  
 Subject: Report of the City Engineer on the proposed By-laws for the regulation of the use of the streets

At a meeting of the Council of the City of Halifax, Nova Scotia, held on the 11th day of November, 1914, the City Engineer reported from the Halifax Railway Commission on the subject of the proposed By-laws for the regulation of the use of the streets, and the following resolution was passed: The City Council on November 11th, 1914, resolved to refer the subject of the proposed By-laws for the regulation of the use of the streets to the Halifax Railway Commission, and to request the Commission to report thereon to the Council.

J. H. G. G. G.  
 City Engineer

November 22, 1957.

Moved by Aldermen Abbott, seconded by Alderman DeWolf that the report be approved, and that Council fix the date, January 16th, 1958 at 8:00 P.M. in the Council Chamber, City Hall, Halifax, N.S. at the time and place for a public hearing on this matter. Motion passed.

8:10 P.M. Commissioner of Works arrives.

AGREEMENT FOR EASEMENT - PIER 9 - NATIONAL HARBOURS BOARD ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: November 19th, 1957.  
Subject: Agreement for Easement for Sewer - Pier 9 - National Harbours Board.

At a meeting of the Committee on Works held on the above date, a lease from the National Harbours Board, granting an Easement and Privilege for the City to install and maintain a Sewer Outfall at Richmond Terminals, North of Pier 9, at a rental of \$25.00 per year for the period from January 1, 1957 to December 31, 1966, and for the periods January 1, 1967 to December 31, 1971, and January 1, 1972 to December 31, 1976, the rental payable to be on such respective periods at rates as may be fixed by the Board, was approved and recommended to City Council, and the Mayor and City Clerk authorized to execute the Agreement on behalf of the City.

Respectfully submitted,

W.P. Phipps,  
CITY CLERK.

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

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

APPOINTMENT - MR. R.J. POONEY AS LEGAL COUNSEL ✓

To: His Worship the Mayor and Members of the City Council.  
From: T.C. Doyle, City Solicitor  
Date: November 25, 1957.  
Subject: Re: Legal Assistance.

Your Worship and Aldermen:

At the October meeting of the City Council, the City Manager recommended "In order to make a quick assistance should we have need of it for settlement work, committee meetings, etc. I would like to engage Mr. Leo Rooney at a fee to be determined by the City Manager".

November 28, 1957.

In the discussion that followed, the City Manager's recommendation in this respect was not passed, and I am therefore requesting that the above recommendation re the employment of Mr. Rooney be approved by Council.

Yours very truly,

T.C. Doyle  
CITY SOLICITOR.

Deputy Mayor: "How does this come before Council?"

Acting City Manager: "It was part of Mr. DeBard's recommendation at that time but there is no mention in the minutes of Council regarding the employment of Mr. Rooney." He said that the City Solicitor has a number of collection cases, as well as other work, and is anxious to have them settled.

Deputy Mayor: "The Finance Committee didn't recommend it and now it comes before Council. What do you want to do with it, send it back to Finance again?"

Alderman Greenwood: "What is the request -- full-time employment?"

Deputy Mayor: "No, part-time. I suggest it be left to next meeting and advertise for an assistant."

Alderman Lloyd: "The Manager, if he had had the authority, would have employed Mr. Rooney; but under the Charter he has no authority and requires Council approval. I see no reason why we cannot hire him and get the work done. There is quite a lot."

Moved by Alderman Lloyd that the recommendation be approved.

There was no seconder to the motion.

Alderman Lane: "Does not the letter state that Mr. Rooney be employed at a fee set by the City Manager, and there is no fee set?"

Alderman Lloyd stated that the City Manager had recommended that Mr. Rooney be employed, and he was under the impression that the matter had been settled; and he asked to have the report re-read.

The Deputy City Clerk then re-read the report.

Alderman Ferguson: "Who signed the letter?"

Deputy City Clerk: "Mr. Doyle".

Alderman Ferguson: "It says the request was turned down by the Committee. Has it been before the Finance Committee?"

ITEM # 4 WORKS  
19 November 1957  
ITEM # 4 COUNCIL  
28 November 1957

CITY OF HALIFAX

WORKS DEPARTMENT

TABULATION OF TENDERS

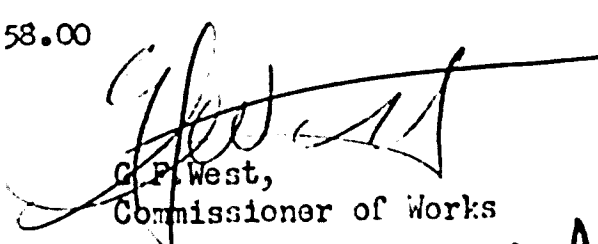
FOR

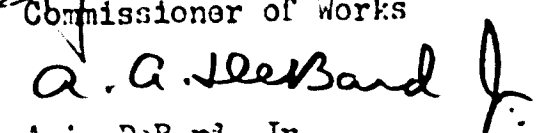
1 - BRUSH CHIPPER

Item No. 2	## Allan Fyfe Equipment Co.	R.R. Power Ltd.
Make	Asplundh	Fitchburg
Model	16" Trailer	C-915
Tender	4,458.00	5,140.00

## Denotes Lower Tender

Lower Tender Recommended  
Allan Fyfe Equipment Co. .. Ontario .. \$ 4,458.00

  
G. P. West,  
Commissioner of Works

  
A. A. DeBard, Jr.  
City Manager

MEMBERS Dues  
 10 Nov. 1957  
 Tenants Council  
 100 F.M.  
 10 Nov. 1957

CITY OF MILWAUKEE  
 WORKS DEPARTMENT  
 TABULAR STATEMENT

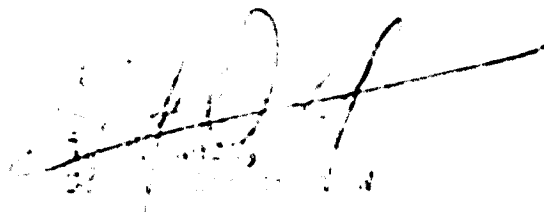
ITEM # 4 Works  
 10 Nov. 1957  
 ITEM # 1 Council  
 10 Nov. 1957

PAID

STATEMENT OF RECEIPTS FOR THE MONTH OF NOVEMBER 1957

ITEM #	# ADAMS HOUSE QUARTERS	CHARGE NUMBER	DATE PAID	# CITY COUNCIL
1000	1	1000	11/15	1000
1000	1	1000	11/15	1000
1000	1	1000	11/15	1000
1000	1	1000	11/15	1000
1000	1	1000	11/15	1000

# 1000  
 # 1000  
 # 1000  
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 A. A. Hubbard

November 28, 1957.

Deputy City Clerk: "No. It has not been before the Finance and Executive Committee. It was brought direct to Council by the City Manager and Council did not act on it."

Acting City Manager: "Mr. DeBard advised me before he left for Ottawa that he was in favor of this."

Alderman O'Brien: "Can we act without a figure on the fee?"

Deputy Mayor: "The request from the City Manager before was the same that he be authorized to engage Mr. Rooney at a fee to be determined by him. Council is not able to determine the fee because it is only part-time employment."

The City Solicitor stated that the matter of an assistant has never been settled because it was coupled in the same report with the question of the appointment of the City Solicitor and during the discussion, the last part of the report which was concerned with the assistant was not acted upon.

Moved by Alderman Lane, seconded by Alderman Ferguson, that the matter be referred to the Finance and Executive Committee for clarification and recommendation. Motion passed.

#### TENDERS FOR EQUIPMENT ✓

Deputy Mayor: "Mr. West, there was a question asked about the Catchpit Cleaner."

Alderman DeWolf: "The question was this. I noted that the tender was accepted for a piece of equipment for \$18,302.00. There was a piece for \$10,800.00 but it didn't meet the specifications. Would a cheaper piece of equipment do the work even though it didn't meet the specifications called for?"

Commissioner of Works: "That lower priced machine doesn't meet the specifications, as pointed out, and before we wrote the specifications we investigated the machines quite thoroughly, both the cheaper and the expensive one; and there are many factors about the more expensive one that would prompt us to buy it, and it would be in the best interests of the City to buy it. First, we think of service and parts. This is English equipment on which we feel the suppliers cannot give service and supply parts as quickly as the suppliers of the Canadian or American made machines. Another feature about

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the machine is that the motor which drives the pump that cleans the catchpit has a separate unit apart from the motor of the machine giving longer life and less expense in maintenance. The type of motor we want has an expected life of 15 to 20 years whereas we can't say the same of the cheaper machine. Another feature about the larger machine is the fact that we can use it for a number of other purposes, such as assisting in emergencies on snow blowing, on pumping flooded cellars and properties; and, possibly, even assisting at times in fire fighting; and I think the all-round features about the truck and cleaner make it well worth the money we are going to spend, and it will give much more value per dollar than the cheaper machine."

Moved by Alderman Greenwood, seconded by Alderman O'Brien that the lowest tender meeting the specifications on Item No. 1 be accepted. Motion passed.

Deputy Mayor: "The next item is the Brush Clipper."

Moved by Alderman O'Brien, seconded by Alderman Greenwood, that the lowest tender on Item #2 be accepted. Motion passed.

#### CITY FIELD UNION CONTRACT.

A proposed working agreement with Local 115 of the Civic Workers' Union was submitted, copies of which had been circulated to the members of Council prior to the meeting.

The Commissioner of Works said that the proposed draft was the culmination of several meetings of the Union, City Manager and himself and that the Committee on Works had gone over the agreement item by item but, after being re-typed and run off, there were still the following changes to be made:

- (a) Clause 3 GRIEVANCE PROCEDURE - A line was left out regarding the number of days the Commissioner of Works had to consider a grievance coming from the Union, and it was agreed by the City Manager and Commissioner of Works that the five day interval was sufficient.
- (b) Clause 1 - The word "Restraint" to be inserted after "Sanitary Work".
- (c) Clause 3 (3) (a), line 2 - The word "within" to be inserted after "commence".
- (d) Clause 4 - The words "every second Thursday" to be substituted for "date of payment".
- (e) Clause 29 - Effective date of agreement for conditions to be "January 1st, 1958" and not from "date of signing", and for wages from November 1st, 1957.

November 28, 1957.

Commissioner of Works: "The major change is in Item No. 29. It was agreed as far as we were concerned that the agreement would become effective as of January 1st, 1958, and for wages from November 1st, 1957, but that is different than it is printed here. The reasons for the wages being effective on November 1st is that the Salary Committee recommended a wage increase amounting to 5.6% and since the other civic employees were getting that raise as of November 1st, I think it is realized that the City Field employees should benefit from such an increase on the same date."

The Deputy Mayor asked how the change in effective date would affect the City.

Commissioner of Works: "Due to a clause that existed in the old Union contract there was a class of employees known as "card men". These card men although they were entitled to all the benefits enjoyed by the Union members, they weren't entitled to holidays. In our budget for this year we didn't budget for holidays for these card men; and if this agreement is signed within the next few days there could be a number of men accepted legally into the Union and entitled to holidays for which there is no money provided; and it was agreed that they wouldn't ask for holidays until after January 1st, 1958. By us changing it to January 1st, 1958, doesn't change the spirit of the contract."

Alderman Lane referred to Item No. 26 and contended that employees called for jury duty should not be required to turn in their jury fees to the City.

Moved by Alderman Lane, seconded by Alderman O'Brien, that the agreement be amended by deleting the words "jury duty or" from the second sentence of Clause #26. Motion passed.

Alderman Ferguson asked if an employee was injured and off duty for a long period of time would be paid at his full rate.

The Commissioner of Works stated that an employee is paid his full rate until the Workmen's Compensation Board decides that his injury is of a permanent nature.

Alderman DeWolf: "How will the wages now paid to our employees compare with those who come under the Mechanics' Exchange Act, or men working for contractors doing the same class of work. Will they be higher or what will be the



November 28, 1957.

position: Will the change embarrass contractors hiring the same class of labor?"

Commissioner of Works: "Some months ago I had a tabulation made of rates paid by contractors doing somewhat similar work and at that time our rates compared very favourably with those and, in some cases, were a little higher for certain trades. Our basic rate for labor was \$1.26. They were a little higher on that score and they were quite concerned about our labor rates. The basic reason was that contractors in the City were bidding on jobs throughout the Province and if they had to pay the rates applicable in the City, they were at a disadvantage. We have never heard them say that they were concerned about our special rates -- our tradesmen's rates. They did express some hope that we would not go above \$1.33 for labor which is the rate recommended."

Alderman DeWolf: "That is fine as long as it doesn't conflict with or jeopardize private contractors."

Moved by Alderman Lloyd, seconded by Alderman Lane, that the agreement as amended be accepted subject to approval of the City Solicitor, and that His Worship the Mayor and City Clerk be authorized to execute same on behalf of the City. Motion passed.

#### SMOKE ABATEMENT ADVISORY BOARD ✓

Alderman O'Brien: "Some months ago we passed an Ordinance, No. 51 having to do with smoke nuisance, and part of that ordinance says: "A Board named the Smoke Abatement Advisory Board consisting of seven members, six of whom shall be appointed by the Council within thirty days of approval of this Ordinance, is established". That was never done and there may be a reason why it wasn't done and I would like an explanation or report brought forward, or we should change the Ordinance. I would think we would want some recommendation from a Committee or staff."

Deputy Mayor: "All I can do is direct the City Clerk to bring it to the attention of the Mayor."

#### PREFABRICATED HOUSES ✓

Alderman DeWolf referred to the Monthly Administrative Report insofar as it concerned the Prefabricated Housing operation and said, "The amount owing to the bank, I believe, is \$106,000.00 and today there are about 400-odd houses still under agreement, and the equity to the City in mortgages is now about \$10,000.00, which is quite a substantial sum. I have been requesting the Council to direct the City Manager to induce some of the holders of these

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agreements of sale to speed up the payment; perhaps, take another mortgage I am sure that most of the houses are down to a point where it would be a simple matter for the purchasers to pay the whole amount owing and, thus, turn into the coffers about \$750,000.00. Of the amount outstanding it is my belief the City has been paying the Betterment Charges for these purchasers. I don't think it was in the original agreement. There may be tens of thousands of dollars in that item alone that should be paid for by these purchasers. I think it is reasonable to see if we could get this money in. I see no reason why we should pay the Betterment Charges, and why these people should be treated differently."

Alderman Ferguson: "If this money is charged up over the 15 year period what rate of interest do they pay?"

Deputy Commissioner of Finance: "They pay 1 1/2% more than we pay."

Alderman Ferguson: "They are paying more for it."

Alderman DeWolf: "They pay 6 1/2% today but they might have been paying 6% six months ago, and there is no reason why further gratuities should be given to them."

Alderman Lloyd: "This is a problem that involves a method of financing. We re-funded certain current assets through a bond issue. The same thing could be accomplished here. Fundamentally, the objection is that there is a large amount of money which could be used to better advantage and it is tied up. We might re-finance that in some way if interest rates could be obtained favourably; and, therefore, it merits a special review by the Finance and Executive Committee."

Moved by Alderman DeWolf, seconded by Alderman Lloyd, that the matter be referred to the Finance and Executive Committee for consideration and report to Council. Motion passed.

PARKING METERS - VANDALISM

Alderman Macdonald referred to the large amount of damage to parking meters caused by pilferers and he suggested that it might be practical to change the time of collection from the meters to a later hour; and he asked the Chief of Police to submit a report to the Safety Committee on this matter.

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showing the cost of repairs to broken meters, the approximate cost of the implementation of the later collection and the approximate loss of revenue.

Deputy Chief of Police: "I will have that done."

PUBLIC SERVICE COMMISSION

Alderman Butler: "On a recent attendance at a meeting of the Public Service Commission I came to the conclusion that there is considerable misunderstanding in respect to the Trust Deed between the City and the Public Service Commission; and I feel I should ask if it would not be a good idea to have the matter of the Public Service Commission and its relation with the City placed before the Finance and Executive Committee for further study and report to Council. Apparently, from what I understood, there is some question as to what would happen to a surplus of the Public Service Commission if the assets were sold; whether they would belong to the City or other party or parties. I think there is sufficient doubt to justify our looking further into the matter and give it further study, and come up with some definite answer as to what the exact position is."

Moved by Alderman Butler, seconded by Alderman Fox, that the matter be placed before the Finance and Executive Committee, for study.

Alderman Lane: "The assets of the Public Service Commission may not be sold without permission of the City Council at any time. Nevertheless, it is well to review the terms for the benefit of Council, especially the new members since 1951 when the assets were sold. Certainly, it should be established that the assets cannot be sold without Council permission."

Deputy Mayor: "I recall a time when the Public Service Commission said they did not have to have the consent of Council."

Alderman Lane: "If you will read the covenant, you will see that it is bound by this Council. The piece of land and the assets are different things."

Alderman Lloyd said that there is a question as to whether or not there is a distinction between a company selling some scrap equipment as against selling the entire undertaking and some limiting authority under which that could be done has to be found and he contended that ways and means of settling that question should be found, and he said, "In the case of the Public Service

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Commission, this question about their partial authority to dispose of working assets and inventories, there is some point where we could find the mechanics of defining that authority; and reviewing and clarifying our general authority to sell. A casual examination of the Public Service Commission's operation shows a very commendable operation in their hands. Their operating revenues against expenses reflect creditably to the efficient management of the Public Service Commission. I think, generally speaking, if anything the Public Service Commission has bent over backwards to be prudent and economical in its operation.

Alderman Butler: "In 1946 when the Public Service Commission was formed a section was placed in the Bulk Sales Act stating that the Commission could only sell assets they didn't require for their operation. They would require further authority to sell their assets. As far as the efficiency is concerned, I agree that from the report they have put out, the Public Service Commission is efficient. They are so efficient I am afraid they are going to accumulate a healthy surplus and I foresee in the future the Public Service Commission could be liquidated and if that should occur what would happen to that surplus?"

Alderman Lloyd stated that he had always questioned, with the Public Utilities Board, the final disposal of depreciation reserves in general. The Public Service Commission has a healthy reserve for depreciation but what must be watched is the method of calculating depreciation on real estate, for which provision must be made because you know, eventually, a building is going to wear out. He said the Public Service Commission undertakes studies of other water systems in an endeavour to find as good an answer as possible. "That is the only point one might question but it might be the basis of a discussion with the Public Service Commission. I must confess that they have approached that particular task with the public interest fully in mind, and they have tried to determine it prudently. What happens in the event of sale is important and we should confine ourselves to that."

The motion was put and passed.

November 28, 1957

PURCHASE OF LAND FROM ZION CHURCH FOR WIDENING FALKLAND STREET ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: November 19th, 1957  
Subject: Purchase of Land from Trustees of Zion Church in Halifax of the British Methodist Episcopal Connection as it exists in Canada - Falkland Street

For the purpose, of Widening Falkland Street, at the corner of Gottingen Street, the Committee on Works, at a meeting held on the above date, recommended that the City buy

1254 Square Feet of the Church Property @ \$3.00 per sq ft.	\$3,760.00
and sell to Them 940 Sq Ft. in the back @ \$0.65 per sq ft.	<u>601.00</u>
NET COST	<u>\$3,159.00</u>

Respectfully submitted,

W. P. Publicover,  
CITY CLERK.

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

Moved by Alderman Trainer, seconded by Alderman Lane that the matter be referred to the Finance and Executive Committee for further study and report to Council.

Alderman O'Brien: "What is the purpose of taking it to the Finance and Executive Committee?"

Alderman Lane: "Perhaps, they can give an opinion on the price."

Deputy Mayor: "What did the Committee on Works do on it?"

Alderman O'Brien: "There was only one against."

Deputy Mayor: "This matter has been around for four or five years."

Alderman Lloyd: "It has been before the Council for a variety of reasons-- not this reason."

Deputy Mayor: "Last year there was a question of title. Apparently, that has been resolved."

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

FOR THE MOTION - Aldermen Abbott, Lane, Macdonald, Butler, Fox, Ferguson, Trainer, Lloyd, Conolly, Greenwood and DeWolf - 11 -

AGAINST IT - Alderman O'Brien - 1 -

November 28, 1957.

BUILDING LINE - LIABILITY OF CITY ✓

Alderman Butler: "At that meeting of the Committee on Works the question of a 'blue line' on Falkland Street came up and I was a bit concerned about the liability the City would have. Has the City any liability in laying a 'blue line' on a street, that is, setting the line back 25 feet and cutting in to the houses that are there? It occurred to me that if one of the buildings should burn down the owner of the land would have to comply with the 'blue line'. The value of his land has depreciated and I should think it has depreciated once the 'blue line' was laid, and I wonder what the legal standing is?"

The City Solicitor stated that he was not prepared to give a ruling at this time, but would submit a report to the Finance and Executive Committee.

Deputy Mayor: "The City has no liability until such time as the street is widened. It does have some effect on the assessment but the Assessor takes cognizance of it in making the assessment."

PARKING ON COMMONS ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: November 19th, 1957.  
Subject: Re: Parking on Commons.

The Committee on Works, at a meeting held on the above date, recommended that Parking be permitted on the Commons, between the hours of 7:00 P.M. and 11:00 A.M. from November 15th to April 15th, subject to arrangements to be made by the Chief of Police and Commissioner of Works.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

Moved by Alderman Trainer, seconded by Alderman Lane, that the report be approved.

Acting City Manager: "The question is what areas are to be laid down. There has been some change in the actual race track and the Commissioner of Works wanted direction."

Alderman Lane: "That was clarified in the Committee on Works."

November 28, 1957

The Commissioner of Works said that he had discussed the matter with the Acting City Manager and Chief of Police and it was felt that it should be ascertained whether or not Council wanted to permit parking on the whole perimeter of the North Commons or whether it was to be restricted to certain sections. He displayed a map showing how in other years a section at the corner of North Park and Cunard and another at Cunard and Robie Streets were marked off for parking purposes. A snow fence was erected and the Police had definite boundaries for controlled parking. Last year they parked all over the Commons and it was difficult to keep the snow fence up.

It was agreed to refer the matter back to the Committee on Works for further study and report.

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

Meeting adjourned 9:25 P M

LIST OF HEADLINES

Public Hearing Re: Rezoning Property on Queen Street between Spring Garden Road and Clyde Street from R-3 Zone to C-2 Zone	774
Public Hearing Re: Rezoning Land Bounded by Shirley, Vernon, Pepperell and Robie Streets from R-2 Zone to R-3 Zone	775
Motion Alderman Lloyd Re: Judicial Inquiry into Housing and Rents in the City of Halifax	775
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Progress Payment Certificate #6 - Bayers Road Fire Station	775
Expropriation of Land South side of Chebucto Road for Armistice Rotary	776
Lease of Jib of Land - J S Boutilier	778
Exchange of Land with Canadian National Railways	778
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Purchase of Land from Zion Church for Widening Fairland Street	789
Building Line - Liability of City	790
Parking on Commons	790

W. S. Dunlop  
DEPUTY MAYOR AND CHAIRMAN

R. B. STODDARD,  
DEPUTY CITY CLERK.

CITY COUNCIL MEETING  
THURSDAY, DECEMBER 12, 1957

.....

1957.  
Minutes: October 17, 31, November 4, 11 & 18, 1957

Public Hearing Reopening Certain Portions of South Street, Bedford Street and  
Beaufort Avenue from R-1 Zone to R-2 Zone

Motion Alderman O'Brien Re: Legislation to authorize appeals from Negative  
Decisions of Commissioner of Works

Partition Home Owners Ward 6 - Re: Incinerator Site

Palisade Street Widening

Accounts over \$500.00

Boxing Day

Orders:

(a) Supplies

(b) License Plates, etc.

Bayers Road Housing Project Proposed Budget 1958

Appointments:

(a) Board of School Commissioners,

(b) Halifax Regional Library Board

(c) Recreation & Playgrounds Commission

(d) Smoke Abatement Board

(e) Directors Four Percent Levy

(f) Civil Defence

(g) Housing Advisory Committee

Quotation Police Revolvers

Extra Work Rates - Police Department

Purchase of Traffic Line Marker

Signs of Police Department Signs

Traffic Lights:

(a) Barrington Street

(b) Chebucto Road, Mumford Road & McDonald Street

Fire Alarm Signal Box - Children's Hospital

Resubdivisions:

(a) Lots 3 & 4 Göttingen Street (Seaboard Investments Ltd.) (Recommended)

(b) Lot 13 Clinton Avenue (Recommended)

Unimproved Lot 25 Claremont Subdivision Connelly Street (Recommended)

Application Beauty Parlor - 101 Spring Garden Road (Recommended)

Change of Street Name Portion of Norton Street to Parkwood Place

Renewal Lease Boat Landing Coburg Road - Weagwater Club

Parking on Commons

Brussels Street Excavation - Permits and Sale of Fills

Questions

Planning Park Canteen

Retirement Extension of Services

Legislation Re: Superannuation Plan

Purchase of Land from C.N.R. - Bedford Parkin Shop

Tax Certificates

Assessing Collector's Office - January 1 and 4, 1958

Appointment Legal Assistance

Supplementary Appropriations: 1957-58

(a) Purchase of Tourist Information \$10,000.00

(b) Various Departments

Salaries

DEFERRED ITEMS

Motion Alderman Dunlop Re: Amending Section City Charter  
List

ITEMS FOR INFORMATION ONLY

City Manager's Administrative Report

City Collector's

Street Rates



Council Chamber,  
City Hall,  
Halifax, N.S.,  
December 12, 1957,  
8:20 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 Deputy City Clerk, joined in repeating the Lord's Prayer.

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

Also present were Messrs. A.A. DeBard, Jr., T.C. Doyle, R.H. Stoddard, W. J. Dancy, L.M. Romkey, G.F. West, J.F. Thomson, W.A.G. Snook, A.P. Flynn and Dr. A.R. Morton.

#### MINUTES

Moved by Alderman DeWolf, seconded by Alderman Abbott, that the minutes of meetings held on October 17 and 31 and November 4, 14 and 28, 1957, be approved. Motion passed.

#### PUBLIC HEARING RE: REZONING CERTAIN LANDS ON SOUTH STREET, DALHOUSIE STREET AND BEAUFORT AVENUE FROM R-2 ZONE TO R-1 ZONE ✓

A Public Hearing in connection with the rezoning of certain lands on South Street, Dalhousie Street and Beaufort Avenue from R-2 (General Residential Zone) to R-1 (Single Family Dwelling Zone) was held at this time.

The Deputy City Clerk advised that the hearing had been advertised and that no written objections had been received.

No persons appeared either for or against the rezoning.

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

Moved by Alderman DeWolf, seconded by Alderman Abbott, that the By-Law be approved.

Alderman Dunlop: "How many multiple dwellings in the area; and they will become, become 'non-conforming', will they not?"

The Town Planning Engineer replied that there are eight out of thirty-three multiple units and they will become 'non-conforming'.

The motion was put and passed unanimously.

December 1, 1957.

ALDERMAN O'BRIEN'S RESOLUTION TO AUTHORIZE APPEALS FROM NEGATIVE  
REPORTS OF THE BUILDING INSPECTOR TO THE COMMITTEE ON WORKS ✓

Alderman O'Brien: "This motion has to do with the possibility of securing permission to amend Section 757 of the City Charter with respect to Orders for the Demolition of Dilapidated Buildings. The amendment I should like to see introduced would make possible the following procedure. In the case where the Building Inspector reports to the Committee on Works that in his opinion a certain building is not structurally sound and is not a 'public disfigurement', that the Committee would have before it the possibility of further action. At the present time that is where the matter stands. If the report is negative, the Committee has no right to act. I would suggest in that case the Committee would have the right to appoint a special committee of three members to look into the condition of the building and make a further report. If that report were 'positive', then the Committee could order the demolition. Now, I am suggesting that such a committee should be composed of a Town Planner, Architect, and an Engineer, and I am suggesting that the only professional planner I know of on the City staff. The Architect and Engineer could come from outside the City staff. If we had a separate Building Inspector it would probably be easy to draw the personnel of the committee from the City staff. I am proposing that such a committee be set up for such a purpose only to examine the one building, and that it would die afterwards, and would act without remuneration. I don't feel that this would be required often but we have had a case recently which is an example and the problem is not solely to consider action on that building but because, to me, the principles of judgment about public disfigurements should not reside in any one person, there should be some right of appeal. If the owner wishes to appeal he has that right but at the present time there is no right for the neighbours to make an appeal from a negative report of the Building Inspector."

Moved by Alderman O'Brien, seconded by Alderman Lloyd, that legislation be brought at the next session of the Legislature which would give the Committee the right to appeal a negative report of the Building Inspector with respect to the demolition of buildings to a special committee composed of the

December 11, 1957.

the Town Planning Engineer, an architect, and an engineer not on the City staff, such committee to cease to exist after presenting its report to the Works Committee.

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

PETITION HOME OWNERS WARD C RE: INCINERATOR SITE ✓

A petition was submitted from thirty-six residents of High Street, Memorial Drive and Basin View Drive protesting against the action of Council in locating the new Incinerator in such close proximity to their homes.

His Worship the Mayor advised the Council that a spokesman for the petitioners wished to be heard.

Alderman Dunlop contended that the petition was out of order as Council had completed its action with regard to the incinerator site, and the matter was not before Council.

His Worship the Mayor: "In the City Charter provision is made for petition by the citizens at any time we must hear them. We are not re-considering the matter, but we must hear the petition." He stated that the petition had been endorsed by Alderman Wyman.

Alderman Wyman: "I would like to ask if the Commissioner of Works will tell me if the fact stated in this petition is correct, that the proposed location of the incinerator is within 200 yards of not only any part of Memorial Drive but of any part of the property of home owners fronting on Memorial Drive."

Commissioner of Works: "I think it would be fair to say that the closest part of the incinerator to the homes on Memorial Drive would be within the 200-yard radius--that would be the front of the buildings--at the tentative location."

It was agreed to hear the spokesman for the petitioners.

Mr. John Stephenson, property owner at 55 Memorial Drive, addressed the Council as follows: "It is not our intention to come down here and oppose the general location of the incinerator. We, on Memorial Drive realize the need for the incinerator more than anybody in this City and the completion of it is going to mean so much for every one of us. What we would like and we request that the Council would move the location of the incinerator about two or three

December 5, 1957.

... your further down to ... In that way there would be absolutely no objection from anybody who has their name on that petition. We have earned our homes and built them the hard way and we wish to retain our full real estate value."

His Worship the Mayor: "Mr. West, what do you say in answer to the plea of the residents?"

Commissioner of Works: "We certainly will look into that possibility. The City now owns by expropriation a considerable amount of land which they have designated as 'industrial land' and the City owns land further down on the shore of the Basin."

It was agreed that the Commissioner of Works investigate the possibility of relocating the incinerator and report to the Committee on Works and Council as soon as possible.

FALKLAND STREET WIDENING ✓

December 5, 1957.

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

The attached report from the Commissioner of Works respecting the purchase of land required for the purpose of widening Falkland Street was considered by the Finance and Executive Committee at a meeting held on the above date.

It was decided to recommend that the report be approved.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: November 19th, 1957.  
Subject: Purchase of Land from Trustees of Zion Church in Halifax of the British Methodist Episcopal Connection as it exists in Canada - (Falkland Street)

For the purpose of Widening Falkland Street, at the corner of Gottingen Street, the Committee on Works, at a meeting held on the above date, recommended that the City buy --

1254 Square Feet of the Church Property at \$3.00 per sq.ft. - \$3,760.00  
and sell to Them 940 Sq.Ft. in the back at \$0.65 per sq.ft. - \$ 600.00  
\$3,160.00

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

December 21, 1957.

Report by Alderman Wynne, seconded by Alderman O'Brien that the reports  
 be approved. Motion passed.

ACCOUNTS OVER \$500.00

To: His Worship, C. A. Vaughan, and  
 Members of City Council.  
 From: City Manager, A. A. DeBard, Jr.,  
 Date: December 20, 1957  
 Subject: Accounts over \$500.00

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

DEPARTMENT	ENDOR	PURPOSE	AMOUNT
Finance	The National Cash Register Company of Canada	Accounting Machine	\$7,725.00
Works	Murray & Patterson Ltd	Sodding	627.23
	W. H. McPherson	Sodding	583.57
	Municipal Spraying & Contracting Ltd.	Crushed Stone	3,176.95
	Municipal Spraying & Contracting Ltd.	Hauling & applying Road Oils on City Streets	2,962.98
	Industrial Machinery Co. Limited	Repairing Motor in Hough Payloader	1,552.64
	Department of Highways	50% of cost of Dutch Village Rd. Maintenance	3,379.04
	Halifax Shipyard	Repairs to Public Garden's Bandstand	2,106.15
Health Dept.	Cassey's Ltd	Dishwasher	862.60
City Works	T. F. Cochrane Limited	Hot Water Storage Tank	592.10
	J. & M. Murphy Limited	Blankets & Sheets	801.15
Public Utilities	The Canadian Fairbanks-Morse Company Limited	Generating Set	1,792.00
Fire (Engine)	W. H. Norman, Limited	Welded Mesh	536.25
	G. F. Sterne & Sons Limited	Flexcell	718.90
	Industrial Engineering Co. Ltd.	Grader Blades & Bolts	519.20
	Westinghouse Supply Company Ltd.	Electrical supplies	856.13
			<u>\$28,791.89</u>

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

ITEM # WORKS  
 DEPARTMENT #  
 #  
 #

W. F. PALFREY  
 ENGINEER DEPARTMENT  
 DIVISION OF TENDER  
 FOR  
 COAL

BITUMINOUS COALS

TYPE	S. CUNARD AND CO.	MATHEWS COAL CO.	UNION COAL CO.	ARCHIBALD COAL CO.
Screened	Bras d'Or \$15.60 # Four Star 14.92 Dominion 16.22	Dominion \$16.70 Bayview 15.65	Dominion Sydney \$16.32	Drummond \$15.65 Dominion Sydney 16.37 Sydney Mines 15.75
Slack	Dominion 14.32	Dominion 14.70 # Bayview 13.70	Dominion 14.14	Dominion 14.67
Run of Mine	Bras d'Or 13.35 # Four Star 13.92 Dominion 15.22	Dominion 16.20 Bayview 15.15	Dominion Sydney 16.32	Dominion 15.77 Westville 14.70 Sydney Mines 14.75
Old treated prepared stoker	Bras d'Or 16.10 Four Star 15.91 Dominion or Old Sydney 17.45	Dominion 17.30 Bayview 16.15	Old Sydney 17.95	Old Sydney 15.20 Sydney Dominion 17.00 Acadia 16.65 # Acadia P&F 14.40

LOWEST TENDER RECOMMENDED IN EACH CASE

1. SCREENED COAL	FOUR STAR - S. CUNARD AND CO.	\$14.92/TON
2. SLACK COAL	BAYVIEW - MATHEWS COAL CO.	13.70/TON
3. RUN OF MINE	FOUR STAR - S. CUNARD AND CO.	13.92/TON
4. OLD TREATED PREPARED STOKER	ACADIA P.&F. ARCHIBALD COAL CO.	14.40/TON

*G. West*  
 G. WEST  
 COMMISSIONER OF WORKS  
*A. A. DeBard, Jr.*  
 A. A. DEBARD, JR.,  
 CITY MANAGER

ITEM # 20000  
 DECEMBER 1918  
 ITEM # 20000  
 DECEMBER 1918

CITY OF HALIFAX  
WORKS DEPARTMENT  
TABLEMENT OF TENDERS  
FOR  
COAL

<u>TYPE</u>	<u>CUNARD &amp; CO.</u>	<u>MATHEWS COAL CO.</u>	<u>UNION COAL CO.</u>	<u>ARCHIBALD COAL CO.</u>
<u>ANTHRACITE</u>				
Welsh	# \$39.70	\$39.00	\$20.00	\$20.00
American	31.20	....	33.50	# 26.45
Welsh Blower	.....	....	..	# 26.40
<u>OTHER COALS</u>				
Coke	27.90	23.00	30.00	# 26.45
Forge	20.50	20.00	20.00	# 25.95
Blower	# 27.90	29.50		# 26.40
Briquettes	27.90	....	30.50	# 25.95
Reduction as per Section 3 of Specifications	0.75	0.30	0.50	

LOWEST TENDER RECOMMENDED:

		<u>PRICE/TON</u>
WELSH ANTHRACITE	- S. CUNARD AND CO.	\$39.70
BLOWER	- S. CUNARD AND CO.	27.90
AMERICAN ANTHRACITE	- ARCHIBALD COAL CO.	30.45
WELSH BLOWER "	- ARCHIBALD COAL CO.	27.90
COKE	- ARCHIBALD COAL CO.	26.40
FORGE	- ARCHIBALD COAL CO.	18.50
BRIQUETTES	- ARCHIBALD COAL CO.	25.95

*G. F. West*  
 G. F. WEST  
 COMMISSIONER OF WORKS

*A. A. DeBard, Jr.*  
 A. A. DEBARD, JR.  
 CITY MANAGER

ITEM # 4000  
DATE 1957  
BY # 1000  
DEPARTMENT

CITY OF HALIFAX

WORKS DEPARTMENT

TABULATION OF TENDERS

FOR

SAND AND GRAVEL

<u>TYPE</u>	<u>PRICE PER CUBIC YARD</u>	
	<u>1958</u>	<u>1957</u>
<u>CONCRETE SAND</u>		
Delivered at Wharf	\$3.50	\$3.25
Delivered at siding	3.25	2.75
Delivered at City Field or at St.	2.90	2.50
<u>COARSE SAND</u>		
Delivered at Wharf	3.50	3.25
Delivered at Siding	3.25	2.75
Delivered at City Field or at St.	2.90	2.50
<u>GRAVEL</u>		
Delivered at Wharf	3.00	2.75
Delivered at Siding	2.75	2.25
Delivered at City Field or	2.50	2.25
<u>FINE SAND</u>		
Delivered at Wharf	2.25	2.25
Delivered at Siding	2.25	2.25
Delivered at City Field or at St.	2.25	2.25

RECOMMENDED TENDER:

HUBLEY'S SAND AND GRAVEL CO. LTD.  
THIS WAS THE ONLY TENDER RECEIVED.

*G. West*  
COMMISSIONER OF WORKS  
*A. A. Hebert*  
CITY MANAGER



ITEM # 2 WORKS  
DEC 3/57  
ITEM # 11  
DEC 12/57

CITY OF HALIFAX

TABULATION OF TENDERS

FOR

SPECIAL CASTINGS

ITEM NO.	DESCRIPTION	PRICE/POUND	
		1958	1957
1.	Catchpit Grating 16" x 20"	\$0.135	0.135
2.	Catchpit Grating 29 1/2" x 18"	0.13	
3.	Catchpit Frame (For No. 2 Old Pattern)	0.125	0.125
4.	Catchpit Frame (For No. 2 New Pattern)	0.125	
5.	Catchpit Adjustable Curb Section	0.13	
6.	Manhole Cover 21 1/2" x 16 1/2"	0.125	
7.	Manhole Frame (For No. 6)	0.13	
8.	Manhole Cover 24" diameter	0.125	0.125
9.	Manhole Frame (For No. 8)	0.125	0.125
10.	Street Monument	0.12	0.12
11.	All other castings	0.13	0.13

RECOMMENDED TENDER:

HILLIS AND SONS LTD., AT PRICES LISTED ABOVE:

THIS WAS THE ONLY TENDER RECEIVED.

*G. T. West*  
G. T. WEST  
COMMISSIONER OF WORKS

*A. A. DeBard*

A. A. DEBARD, JR.  
CITY MANAGER

ITEM #2 WORKS  
DECEMBER 11/57  
CITY OF HALIFAX  
DECEMBER 12/57

CITY OF HALIFAX

WORKS DEPARTMENT

TABULATION OF TENDERS

FOR

SALT

<u>VENDOR</u>	<u>"A"</u> <u>SALT</u> <u>LOADED AT</u> <u>WAREHOUSE</u> <u>100# BAGS</u>	<u>"B"</u> <u>SALT</u> <u>DELIVERED TO</u> <u>CITY FIELD</u> <u>100# BAGS</u>	<u>"C"</u> <u>SALT</u> <u>LOADED AT</u> <u>WAREHOUSE</u> <u>IN BULK</u>
A.M. Smith Co. Ltd.	# \$0.01/pound	# \$0.0104 pound	# \$0.0092/pound
Burns Fisheries	# 0.01/pound	# \$0.0104 pound	# \$0.0096/pound

RECOMMENDED TENDERS

WE RECOMMEND THAT THE SALT REFERRED TO IN COLUMNS "A" AND "B" ABOVE BE PURCHASED FROM BOTH SMITH AND BURNS ON AN EQUITABLE BASIS AS SET OUT IN THE SPECIFICATIONS AND THAT THE BULK SALT REFERRED TO IN COLUMN "C" BE PURCHASED FROM A.M. SMITH CO. LTD.

G. J. WEST  
COMMISSIONER OF WORKS

A. A. LeBaron

797

ITEM # 1000  
DECEMBER 1958  
ITEM # 1000  
DECEMBER 1958

CITY OF HALIFAX

WORKS DEPARTMENT

TABULATION OF TENDERS

FOR

CRUSHED STONE

<u>TYPE</u>	<u>SIZE</u>	<u>PRICE PER CUBIC YARD</u>	
		<u>1958</u>	<u>1957</u>
No. 1	Passing 3 1/2" Screen Retained on 1/4"	\$2.00	1.50
No. 2	Passing 2 1/4" Screen Retained on 1/4"	2.00	1.50
No. 3	Passing 1 1/4" Screen Retained on 3/8"	2.20	2.20
No. 4	Passing 1" Screen Retained on 1/2"	2.20	1.50
No. 5	Passing 1/2" Screen Retained on 1/4"	2.20	1.50
No. 6	Passing 2 1/4" Screen Retained on 1/2"	2.20	1.50
No. 7	1" Crusher Run	2.20	1.50
No. 8	1 1/2" Crusher Run	2.20	1.50
No. 9	Oversize 3" Retained on 1"	2.00	1.50
No. 10	Oversize 6" Retained on 3"	2.00	1.50
No. 11	Rice Stone	2.20	2.00

RECOMMENDED TENDER:

MUNICIPAL SPRAYING AND CONTRACTING LTD. HALIFAX. AT ABOVE LISTED PRICES.

THIS WAS THE ONLY TENDER RECEIVED.

*[Signature]*  
H. WEST  
COMMISSIONER OF WORKS

*[Signature]*  
A. A. DEPARD, JR.  
CITY MANAGER

ITEM #2 WORKS  
 DECEMBER 3/57  
 ITEM #7 COUNCIL  
 DECEMBER 12/57

CITY OF HALIFAX

WORKS DEPARTMENT

TABULATION OF TENDERS

FOR

GASOLINE AND LUBRICANTS

ITEM.	PETRO FINA	CAN. OIL	IRVING OIL	IMPERIAL OIL	MCCOLL FRONT.	B-A	SHELL OIL	PANTHER
A. Gasoline Gr.1/gal.	# 0.3920	# 0.3940	0.4070	0.3970	0.4020	.....	.....	.....
B. Gasoline Gr.2/gal.	0.3545	# 0.3540	0.3670	0.3570	0.3770	0.3755	.....	.....
C. Mark Gas.Gr.1/gal.	0.2320	0.2520	# 0.2370	0.2720	.....	.....	.....	.....
D. Mark Gas.Gr.2/gal.	0.2420	0.2120	# 0.1970	0.2320	.....	0.3755	.....	.....
E. Naptha(45 drum)/gal.	.....	.....	0.2840	## 0.2790	.....	## 0.2790	.....	.....
F. Kerosene /gal.	.....	0.2370	0.2470	# 0.2295	.....	0.2470	.....	.....
G. H.S.Diesel Fuel /gal.	# 0.1665	0.1750	0.1690	0.1800	.....	0.1900	.....	.....
H. H.D Motor Oil 45 gal drum /gal.	0.7600	# 0.7700	0.9200	# 0.7500	0.7700	0.7700	1.00	.....
I. Motor Oil /qts.	0.2500	# 0.2400	0.3325	0.2500	0.2505	0.2950	0.3050	.....
J. Diesel Lub./gal.	# 0.8800	0.9300	1.0200	0.9000	0.9500	1.1200	1.32	.....
K. Hoist Oil/gal.	0.7400	0.6550	# 0.5375	# 0.5000	0.5800	0.6825	0.5900	.....
L. Flushing Oil/gal.	.....	0.5350	# 0.4100	0.5000	0.5300	0.5100	0.7100	.....
M. E.P.Lubricant /lb.	0.1500	## 0.1150	0.1675	0.1250	## 0.1150	0.1375	0.1770	0.3300
N. Hypoid Lubricant/lb.	0.1500	## 0.1150	0.1675	0.1250	## 0.1150	0.1375	0.1770	0.3300
O. All purpose grease/lb.	0.1900	# 0.1720	0.2600	0.1750	0.2050	0.2235	0.2770	0.3300

LOWEST TENDER ON EACH ITEM RECOMMENDED IN EACH CASE EXCEPT AS NOTED:

ITEMS "A", "G", "J" - CANADIAN PETROFINA  
 "B", "I", "O" - CANADIAN OIL LTD.  
 "C", "D", "L" - IRVING OIL  
 "F", "H", "K" - IMPERIAL OIL.

NOTE: MCCOLL FRONTENAC AND CANADIAN OILS LTD. SUBMITTED IDENTICAL BIDS ON ITEMS "M" AND "N"  
 IT IS RECOMMENDED THAT THE TENDER BE DIVIDED AS EVENLY AS POSSIBLE BETWEEN THESE TWO FIRMS.

BRITISH AMERICAN OIL AND IMPERIAL OIL SUBMITTED IDENTICAL BIDS ON ITEM "E". IT IS  
 RECOMMENDED THAT THE TENDER BE DIVIDED AS EVENLY AS POSSIBLE BETWEEN THESE TWO FIRMS.

*[Signature]*  
 COMMISSIONER OF WORKS

*[Signature]*  
 CITY MANAGER

ITEM #1 WORKS  
DECEMBER 1957  
ITEM #2 WORKS  
DECEMBER 1957

CITY OF HALIFAX

WORKS DEPARTMENT

TABULATION OF TENDERS

FOR

APPLICATION OF LIQUID ASPHALTIC MATERIALS

<u>TYPE</u>	<u>DESCRIPTION</u>	<u>PRICE/GALLON</u>	
		<u>TANK WAGON PICK UP AT REFINERY</u>	<u>AT GRAVE SITE</u>
A	For the Application of SC Asphalts	\$0.047	\$0.057
B	For the Application of MC Asphalts	0.057	0.057
C	For the Application of R.C. Asphalts	0.057	0.057

RECOMMENDED TENDER:

MUNICIPAL SPRAYING AND CONTRACTING LTD. AT ABOVE LISTED PRICES.

THIS WAS THE ONLY TENDER RECEIVED

*G. F. West*  
 G. F. WEST  
 COMMISSIONER OF WORKS

*A. A. DeBard Jr.*

A. A. DEBARD, JR.,  
CITY MANAGER

ITEM # WORKS  
 DECEMBER 1956  
 DECEMBER 1957

CITY OF HALIFAX  
WORKS DEPARTMENT  
TABULATION OF TENDERS  
FOR  
LIQUID ASPHALTIC MATERIALS

ITEM	DELIVERED BY TANK CAR /GAL		TANK WAGON F. O. E. REFINERY /GAL		DRUMS IN CARLOAD DELIVERED /GAL	
	1958	1957	1958	1957	1958	1957
R C 1,2,3,4,5,	\$0.1915	0.1800	\$0.1820	0.1710	\$0.2335	0.2250
W C 0,1,2,3,4,5,	0.1855	0.1740	0.1760	0.1650	0.2285	0.2190
S C 1,2,3,4,5,6,	0.1635	0.1530	0.1540	0.1490	0.2065	0.2030
S C 0	0.1415		0.1320	0.1200	0.2005	
SPECIAL PRIMER	0.1855	0.1855	0.1760	0.1710		

RECOMMENDED TENDER

IMPERIAL OIL LTD., AT PRICES LISTED ABOVE. ✓

THIS WAS THE ONLY TENDER RECEIVED

*G. E. West*  
 G. E. WEST  
 COMMISSIONER OF WORKS  
*A. A. Leonard*

797

CITY OF HALIFAX

WORKS DEPARTMENT

TABULATION OF TENDERS

FOR

FURNACE OIL STOVE OIL BUNKER "A" AND "C"

ITEM # 2 WORKS  
DECEMBER 17, 1917  
ITEM # 3 WORKS  
DECEMBER 17, 1917

ITEM NO.	DESCRIPTION	IRVING OIL CO.	ARCHIBALD COAL CO.	UNION COAL CO.	IMPERIAL OIL LTD.	CUNARD S COAL AND OIL
1	Furnace Oil	# \$0.1560	\$0.1490	\$0.1560	\$0.1600	\$0.1650
2	Stove Oil	# 0.1490	0.1800	0.1525	0.2010	0.1890
3	Bunker A	..	..	..	0.1250	# 0.1250
4	Bunker C	..	....	....	# 0.1035	0.1035

RECOMMENDED TENDERS FOR ITEMS 1 and 2

ITEM NO. 1 - FURNACE OIL - IRVING OIL AT PRICES LISTED ABOVE.  
" " 2 - STOVE OIL - " " " " " " " "

RECOMMENDED TENDER FOR ITEM 3

ITEM NO. 3 - BUNKER "A" - S. CUNARD AND CO. AT PRICES LISTED ABOVE.

RECOMMENDED TENDER FOR ITEM 4

ITEM NO. 4 - BUNKER "C" - IMPERIAL OIL CO. AT PRICES LISTED ABOVE.

NOTE: IMPERIAL OIL AND CUNARDS SUBMITTED IDENTICAL BIDS ON ITEMS 3 and 4. IT IS RECOMMENDED THAT BUNKER "A" BE BOUGHT FROM S. CUNARD AND CO. AND BUNKER "C" FROM IMPERIAL OIL CO.

*G. F. West*  
G. F. WEST  
COMMISSIONER OF WORKS  
*A. A. Debard Jr.*  
A. A. DEBARD, JR.,  
CITY MANAGER

797

December 4, 1957.

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

BOXING DAY ✓

December 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 that Boxing Day, December 26, 1957 be observed as a Civic Holiday.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

Alderman Abbott asked what the procedure would be on Christmas Eve with regard to closing City Hall and it was decided to leave the matter at the discretion of the City Manager who advised the Council that he would close City Hall for a half day on Christmas Eve but it would close on December 31, 1957 at the usual hour.

TENDERS - SUPPLIES ✓

The City Manager stated that there was a correction to be made in connection with the Tabulation of Tenders for Bituminous Coals, the quotation of Archibald Coal Company on Oil Treated Prepared Stoker having been shown as "Acadia P & F" at \$14.40 per ton and should have been shown as "Old Sydney" at \$15.20 per ton. "It was due to an oversight on our original recommendation

Moved by Alderman Greenwood, seconded by Alderman Trainer that the tenders for supplies for the Works Department, as recommended by the City Manager, be accepted.

Alderman Wyman: "I am a little curious to know to what extent the products that are listed under 'Supplies' are specified in order to ensure that the materials tendered are actually competitive. Gasoline is listed as Grades 1 and 2. I don't know exactly what the terms mean and I wonder if they are specified to the point where it is determined what we are buying?"



December 12, 1957.

Commissioner of Works: "Of these nine items, in the majority of cases the specifications are designed and written on a competitive basis. When talking of gasoline and greases it is fair to say we are working on the technicalities of revising those specifications so that they can be on the most competitive basis possible. Our specifications have been accepted in the trade but we must admit the definition of Grades 1 and 2 Gasoline is not as technically defined as it might be. It is the first year we have called for tenders on Grade 2 and we feel that with low speed travel such as our trucks do, we might save money on gasoline."

Alderman Wyman: "What means are provided to ensure that we get what we specify?"

Commissioner of Works: "We feel that we have the right at any time to have the materials tested by reputable people in the field, and we say the decision of the City will be final?"

His Worship the Mayor: "Is it ever done?"

The Commissioner of Works said that it had been done on occasion when the quality of the salt supplied had been questionable.

Alderman Wyman asked if it was found that the salt supplied by one tenderer had more moisture than that supplied by the other, would any allowance be made for the one with the higher percentage of moisture.

Commissioner of Works: "The price paid will be paid for the amount of moisture."

Alderman Wyman: "Has any consideration been given to using an inhibitor with the salt? It has been found and in some cities it has become a practice to use with their salt a material which inhibits the rusting action of the salt on the under portions of automobiles." He said that the Bridge Commission uses it to protect the steel structure of the bridge and suggested that as the cost is but a fraction of the cost of the salt it might be used for the benefit of the people who use the streets.

Commissioner of Works: "We have quite a file on these inhibitors and we have been looking into the possibility of experimenting with a material called "Banox". It is used in many cities and we are going to experiment with a small

December 12, 1957.

amount. In many cities they experiment with it before going into it on a large scale basis, and, according to prices we received only this week, this material costs twenty-six cents a pound. It varies according to the amount purchased and it is recommended that one pound of Banox per hundred pounds of salt be used. On that basis it would cost us in the vicinity of \$15,000.00. It does have a deterrent effect and experts say it has a greater effect from a psychological point of view. I think it is an accepted fact that Banox has served its purpose as a deterrent to the rusting and corrosive action of salt on metal."

The motion was put and passed.

TENDERS - LICENSE PLATES ETC. ✓

December 5, 1957.

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

A report from the City Manager giving a tabulation of tenders received for the supply of License Tags, etc., for the year 1958 was considered by the Finance and Executive Committee at a meeting held on the above date.

It was agreed to recommend that the tender of R.R. Power Ltd. at \$900.30 including sales tax be approved.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Moved by Alderman Trainor, seconded by Alderman Butler, that the report be approved. Motion passed.

BAYERS ROAD HOUSING PROJECT PROPOSED BUDGET 1958 ✓

A report was submitted from the City Manager setting forth the estimated Revenue and Expenditures of the Bayers Road Housing Project for the year 1958.

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

APPOINTMENTS

BOARD OF SCHOOL COMMISSIONERS ✓

Alderman Abbott nominated Alderman Macdonald for a further term of three years.

Alderman Dunlop nominated Alderman Butler.

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His Worship the Mayor declared Aldermen Macdonald and Butler duly appointed to the Board of School Commissioners for terms of three years each, expiring December 31, 1960.

His Worship the Mayor then submitted the following nominations:

BALIFAA REGIONAL LIBRARY BOARD ✓

His Worship the Mayor  
Aldermen Fox and Abbott  
Messrs. John R. Milledge and A.L. Caldwell

RECREATION AND PLAYGROUNDS COMMISSION ✓

Alderman Trainer

SMOKE ABATEMENT BOARD ✓

His Worship the Mayor stated that he had to withdraw his nominations because Council had failed to name the Board within thirty days of approval of Ordinance No. 51, and the matter would have to be referred to the Finance and Executive Committee to initiate an amendment to the Ordinance.

DIRECTORS OF POINT PLEASANT PARK ✓

His Worship the Mayor  
Aldermen Butler, Connelly and Trainer  
Messrs. Gordon E. Smith, Walter Mitchell, H.P. Briggs, H.P. MacKeen, Q.C.,  
George Hawkins, R.A. Kanigsberg, Q.C., and Dr. Alan Curry.

CIVIL DEFENCE CONTROL COMMITTEE ✓

His Worship the Mayor, Chairman  
Aldermen Wyman  
Messrs. A. Murray MacKay, I.B. MacCullum, L.T. Goucher, Alex Webster,  
D.L. Calkin, L.T. Hancock, E.W. Mingo.

HOUSING ADVISORY COMMITTEE ✓

Mr. Colin S. Campbell (Additional appointment)

HISTORIC SITES COMMITTEE

Aldermen Macdonald and Wyman  
Dr. Bruce Fergusson  
Major W.C. Borrett  
Captain J.P. Dwyer

ARBITRATION COMMITTEE ✓

Alderman Fox, replacing Alderman Butler.

Council approved of the nominations of His Worship the Mayor.

December 12, 1957.

FIRE ALARM BOX - CHILDREN'S HOSPITAL ✓

December 3, 1957.

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

The Safety Committee at a meeting held on the above date considered a request from the Children's Hospital to have their fire alarm signal box connected to the city fire alarm system.

It was agreed to recommend that the request be granted without yearly charge, all costs concerned to be born by the Children's Hospital and the equipment approved by the City Electrician.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

RESUBDIVISION LOTS 3 AND 4 GOTTINGEN STREET (SEABOARD INVESTMENTS LIMITED) ✓

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

From: Town Planning Board.

Date: December 3rd, 1957.

Subject: Resubdivision - Lots 3 and 4 Gottingen St. - (Seaboard Investments)

At a meeting of the Town Planning Board held on the above date, the attached report from the Town Planning Engineer again recommending refusal of an Application to subdivide two 50' x 100' lots into one 40' x 100' and one 60' x 100', on which it is proposed to construct a four unit apartment building, was considered.

The Board approved the resubdivision, as shown on Plan No. 00-9-13943 and recommended it to City Council.

Alderman O'Brien opposed.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

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

RESUBDIVISION - LOTS 13 CLINTON AVENUE ✓

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

From: Town Planning Board.

December 17, 1957.

Date: December 17th, 1957.

Subject: Resubdivision of Lot 13 - Proctor Subdivision - Clinton Avenue.

At a meeting of the Town Planning Board held on the above date, the Town Planning Engineer recommended approval of a Plan of Subdivision of a small section of land, Lot 13B, being cut off of Lot 13A and added to Lot 14.

The Board approved the Resubdivision, as shown on Plan No. 00-9-13944 and recommended it to City Council.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

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

UNDERSIZED LOT - CONNOLLY STREET ✓

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

From: Town Planning Board.

Date: December 17th, 1957.

Subject: Undersized Lot - Lot 25 Claremont Subdivision - Connolly Street

At a meeting of the Town Planning Board held on the above date, the Town Planning Engineer, recommended approval of a request to construct a four unit apartment building on a Lot 50' x 120', 6000 square feet.

The Board approved and recommended same to City Council.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

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

APPLICATION FOR BEAUTY PARLOR 301 SPRING GARDEN ROAD ✓

To: His Worship the Mayor and Members of City Council

From: Town Planning Board.

Date: December 17th, 1957

Subject: Application for Beauty Parlor - 301 Spring Garden Road

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

December 12, 1957.

Planning Engineer recommended approval of a request to operate a Beauty Parlor at #100 Spring Garden Road.

The Board approved and recommended same to City Council.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

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

CHANGE OF STREET NAME - PORTION OF NORWOOD STREET TO PARKWOOD PLACE ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: December 3rd, 1957.  
Subject: Change of Name - Norwood Street.

The Committee on Works at a meeting held on the above date, recommended that the Section of Norwood Street, between Bloomingdale Terrace and Parkwood Terrace be named Parkwood Place.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

Moved by Alderman Greenwood, seconded by Alderman Macdonald that the report be approved.

Alderman Wyman: "I believe in connection with re-naming the portion of the street, it was the decision of the Committee on Works that the land for completing the street through from Bloomingdale Terrace to Parkwood Terrace would be retained with the idea that at some future time the street would be opened through. If the portion west is renamed to this name, when we come to the point that the connecting link is needed, we are going to be faced with another case where we have a street with two names. In the last few years we have managed to eliminate two or three of these and this will ultimately come to the same thing unless we decide whether or not that the piece we decide to re-name is actually a part of the same street."

His Worship the Mayor: "Has there been a conveyance as a City street?"

December 12, 1957

Commissioner of Works: "City records show it as a City street."

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

Moved by Alderman Dunlop, seconded by Aldermen Trainor, that the Commissioner of Works submit a report on the possibility of providing a walkway ten feet wide from Parkwood Terrace through to Bloomingdale Terrace, and the portion of land not required for the walkway sold to the adjoining property owners.

Motion passed.

RENEWAL LEASE BOAT LANDING COBURG ROAD - WAEGWOLTIC CLUB ✓

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

From: Committee on Works.

Date: December 3rd, 1957.

Subject: Request for Renewal of Lease of Boat Landing - Coburg Road.

A request from the Waegwoltic Limited for a renewal of their lease of the Boat Landing, Coburg Road, for another five (5) years, from October 16th, 1957, was approved by the Committee on Works at a meeting held on the above date and recommended to City Council.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

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

BRUSSELS STREET EXCAVATION - PERMIT AND SALE OF FILL ✓

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

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

Date: December 9, 1957

Subject: Brussels Street - Excavation Permit & Sale of Fill.

This matter was discussed at the Works Committee meeting of December 3, 1957 and the City Manager was authorized to negotiate for the sale of the fill.

We have found that the National Harbours Board receives a credit of 15¢ a cubic yard for fill they supply, Cameron Construction are paid 25¢ a cubic yard, and Mr. West estimated it was worth 35¢ a cubic yard.

Foundation Maritime have agreed to pay 30¢ a cubic yard for yards  
as determined by their surveyors and ours.

December 12, 1957.

The matter of closing the street, changing street lines and disposition of the lot will be taken up later.

The National Harbours Board has need to complete the pier for ships carrying cargoes such as 400 automobiles and pipe for the Trans-Canada Highway which they wish to unload in Halifax.

The National Harbours Board is clearing with Mr. West as to the type of Permit they should apply for in the future.

A.A. DeFara, Jr.,  
City Manager.

Moved by Alderman Cornblay, secondarily Alderman Trainer, that the report be approved. Motion passed.

#### DUFFUS STREET NUMBERING ✓

Alderman Wyburd: "Some time ago when a portion of Duffus Street was renamed 'Hull Street' the question was raised as to the variety of names and the numbering system of numbering on the rest of Duffus Street, and I thought it was important that the situation hasn't changed in any way. I had hoped at that time that from Barrington Street to Prescott Street would all become Duffus Street and be numbered continuously. However, the situation still exists that one side is Duffus Street and numbered independently, and west is Duffus Street Extension and starts at No. 1; and I would like to ask if some action would be undertaken to make a resolution of that matter."

The Commissioner of Works was requested to make a plan of numbering of Duffus Street and report to the Committee on Works.

#### ALDERMAN LLOYD WITHDRAWAL OF APPLICATION ✓

Alderman Lloyd: "About two months ago I made a formal application for the position of Director of Housing and Rehabilitation because I was urged to do so by some Aldermen, and I feel I was qualified having assisted Mr. John I. McVittie in the preparation of the second volume of "A Redevelopment Study of Halifax, Nova Scotia" in 1954. I conferred with the City Manager and he confirmed his view that I would not be named an Alderman for any position in the City service."

It is apparent from the Minutes of the Housing Committee that no Director will be appointed for some time and it is, also, apparent that in keeping with his view the City Manager did not deal with my application. In the meantime,



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the redevelopment program. I am unable to the stage of a decision by City Council. I do not believe it is possible for me to properly perform my duties as an Alderman with respect to redevelopment matters and at the same time be an applicant for a civil position under those proposals. I, therefore, wish to advise the Council that my application for the position referred to is now withdrawn."

#### GRANDSTAND AT EXHIBITION GROUNDS ✓

Alderman Brien asked that further consideration be given, before action is taken to remove the roof of the Grandstand at the Exhibition Grounds and that a report be submitted showing the cost of restoration of the roof.

His Worship the Mayor: "It was examined by Mr. West and another firm he called in and in their opinion the cover should be moved as a safety measure. The Forum Commission is recommending to the Town Planning Board that the area of the Forum property be zoned 'Commercial' when the Council will have an opportunity to debate the question."

#### ORDINANCE RE AIRCRAFT WHISTLE BLOWING ✓

Alderman O'Brien: "Could the City Solicitor or City Manager tell us at what meeting of Council we might be in a position to have the first reading of the Anti Whistle Blowing Ordinance?"

The City Solicitor stated that his predecessor had prepared a report for submission to the Committee on Works but it was delayed due to his sudden death. Approval of the Board of Transport Commissioners must be obtained before enacting such an Ordinance, and the stops have to be designated.

The Commissioner of Works was requested to indicate the steps for inclusion in the Ordinance.

#### ESTIMATES 1968 ✓

Alderman Lloyd referred to the fact that the end of the fiscal year was fast approaching and asked when the Budget could be expected; and the City Manager said that it should be ready in about ten days.

#### SPECIAL POLICE - TRAFFIC DUTY ✓

Alderman Fox referred to the Special Policemen on Traffic Duty and asked what rate of pay they received and if they were allowed sick time.

December 12, 1957.

His Worship the Mayor: "They get \$4.40 per day. The idea first originated in Canada in Toronto where they engaged housewives and retired persons to do this. The hours of work are such to tie a man down, yet they are sought eagerly by these retired people to keep them active. They get no holidays. They get uniforms and protective clothing and \$4.40 per day. Most of them find a great pleasure in doing the job and it keeps them in a good state of health."

Alderman Fox: "I would like the Chief of Police to make a report before the Safety Committee to find out if they are happy?"

FLEMING PARK CANTEEN ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: December 3rd, 1957  
Subject: Fleming Park Canteen.

At a meeting of the Committee on Works held on the above date, the matter of erecting a Canteen in Fleming Park at an estimated cost of \$15,000.00, plus estimated cost of \$7,500.00, for Sewer and Water, was considered.

The Committee recommended that the Work be done by the City Workman.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

His Worship the Mayor: "This matter has been pending since 1948 or 1949 when the old Canteen burned down. Many attempts had been made in an effort to try to clean up the situation and improve conditions at Fleming Park. The Works Department have found a good supply of water and provision is being made for proper sanitary facilities."

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

RETIREMENT - EXTENSION OF SERVICES ✓

December 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

December 19, 1957.

agreed to recommend for approval the attached report from the City Manager respecting "Retirement Extension of Services" dated September 3, 1957.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

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

Date: September 3, 1957.

Subject: Retirement - Extensions of Service.

In considering the extension of service for Mr. J.B. Sabeau question arose as to procedure.

The writer feels that the desire for extension of service should originate with the employee or the department head. If both are agreeable a request should be made to the City Manager for extension of service. Before the City Manager agrees there should be a thorough physical examination by the employees' physician and a physician representing the City. If the report is favourable the City Manager would request the Retirement Committee to defer retirement for a period not longer than one year. A renewal of extension should be sought each year with a limit of say, five years, imposed.

Aside from the procedure recommended above is the matter of policy on extensions. There are reasons for and against extension beyond retirement age.

For extension:

1. Valuable employee, difficult to replace, has ability to render further service.
2. Employee's desire to continue receiving a higher income than his pension.
3. Retirement fund benefits as there is no demand for payments while contributions still earn interest. If employee dies while employed his estate would only receive contributions with interest. Obviously no extension would be given for this reason but this could be one of the effects.

Against Extension:

1. Less chance for junior employees to advance to the higher positions.
2. Extension may not be in best interests of employee even though he wants to continue in service.
3. Extension of service is contrary to whole idea of pensions.

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

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

LEGISLATION RE SUPERANNUATION PLAN

December 6, 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 general legislation be obtained at the next session of the Legislature to provide that any person who contributed to the Fund provided by the Superannuation Plan in respect to past service benefits for years of employment prior to the first day of January 1945 shall be entitled to receive from the Fund a refund of the amount so contributed.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Moved by Alderman Abbott, seconded by Alderman Macdonald, that the report be approved. Motion carried.

PURCHASE OF LAND FROM C.N.R. - BEDFORD BASIN SHORE

To: His Worship, C. J. Vaughan, and  
Members of City Council.

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

Date: December 11, 1957.

Subject: Purchase of Land from C.N.R. - Bedford Basin Shore.

The Industrial Commissioner has recommended the acquisition of 8.9 acres of land from the Canadian National Railways for industrial development.

A partial extract from a letter to the City Manager reads,

"However, to take part in an organized plan of development our Vice-President is prepared to recommend to the Railway Management and the Department of Transport the sale of an area of land comprising approximately 8.9 acres located adjacent to our Basin Yard at Halifax, providing the City will restrictively zone the area for industrial purposes and locate on the property such traffic producing industries as are acceptable to the Railway Company. In addition, the City shall begin preparing the land to make it suitable for industrial purposes within two years of the date of the Deed, otherwise the land shall revert to the Railway for the same consideration as provided in the Deed. The recommended sale price for the land shall be 15¢ per square foot, and if the sale becomes final the City shall assume such leases as are now pending or in effect.

If the conditions outlined above are acceptable to the City of Halifax we would appreciate a letter from you to that effect so that we may proceed to make our final submission to our Headquarters and the Department of Transport. Title of 50% of the Railway land is vested in the Department of Transport and that is why we must bring the matter up with them."

If the conditions with regard to price are acceptable, the total cost at 15¢ a square foot would be \$98,152.60. Funds are available, having been earmarked from the Land Sale Account.

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

December 12, 1957.

His Worship the Mayor said that the recommended price is the assessed value of the land, and he contended that we should not bargain for a price less than the assessed value.

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

TAX CERTIFICATES v

December 5, 1957.

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

The attached report from the Deputy Commissioner of Finance respecting "Tax Certificates" was considered by the Finance and Executive Committee at a meeting held on the above date.

It was agreed to recommend that the report be approved.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

To: His Worship the Mayor and Members of the Finance and Executive  
Committee.  
From: J.L. Leitch, Deputy Commissioner of Finance.  
Date: December 3, 1957.  
Subject: Tax Certificates.

Your Worship and Aldermen:

We would suggest that the matter of extending the sale of tax certificates under authority of Section 434B of the City Charter receive your consideration. For several years past, these certificates have been issued to taxpayers who applied to the City Treasurer for them.

The sale of tax certificates suggests itself as a method of encouraging the prepayment of civic taxes during the period January 1st to May 1st each year, that is between the commencement of the civic year and the date on which taxes for that year become due and payable, and as a means of providing funds during that period.

The suggested schedule of rates is as follows:

A \$100.00 certificate purchased on or before January 6th, at a price of \$98.75  
A \$100.00 certificate purchased on or before February 6th, at a price of \$99.10  
A \$100.00 certificate purchased on or before March 6th, at a price of \$99.40  
A \$100.00 certificate purchased on or before April 1st, at a price of \$99.70

The effective interest rate on a certificate purchased on January 6th, is approximately 4% per annum.

We will be pleased to have your authority to issue certificates to those who request them.

Respectfully submitted,

J.L. Leitch,  
DEPUTY COMMISSIONER OF FINANCE.

December 12, 1957.

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

CLOSING COLLECTOR'S OFFICE JANUARY 2 and 3 ✓

December 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 that the City Collector's Office be closed to the general public on January 2 and 3, 1958 for the purpose of balancing the Tax Ledgers as at the close of business December 31, 1957.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

LEGAL ASSISTANCE

December 5, 1957.

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

The matter of engaging Legal Counsel to assist with the work of the City Solicitor's Department was considered by the Finance and Executive Committee at a meeting held on the above date.

It was agreed to recommend that the City Manager be authorized to engage Mr. R. Leo Rooney in a temporary capacity from time to time at fees to be determined in accordance with the schedule of the Nova Scotia Barristers Society.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

SUPPLEMENTARY APPROPRIATIONS - VARIOUS DEPARTMENTS ✓

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

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

Date: December 12, 1957.

Subject: Supplementary Appropriations.

December 12, 1957.

Attention of the Council is called to the following accounts which need supplementary appropriations:

1. Tourist Bureau	\$10,078.50
2. City Clerk	500.00
3. City Assessor	3,000.00
4. Fire Alarm	2,000.00
5. City Prison	1,200.00

The reasons for the supplementary appropriations are:-

1. Tourist Bureau - For purchase of Tourist Literature which has been approved by the Finance and Executive Committee.
2. City Clerk - For purchase of a fireproof cabinet for storage of important papers.
3. City Assessor - Extra work in securing information for Pottier Commission, etc.
4. Fire Alarm - Purchase of truck which was approved by Council during the year with the understanding that the appropriation might have to be supplemented.
5. City Prison - \$1,200.00 for extra relief guard that had to be hired during the year.

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

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

#### SALARIES

#### REPORT OF SALARY COMMITTEE DECEMBER 12, 1957

In its report to Council on September 26, 1957, the Salary Committee indicated it would make a supplementary report before the end of 1957 with respect to the salary for the position of City Manager.

Since the September report, the Committee was asked by the Commissioner of Health to give further consideration to its recommendations with respect to Department Heads.

The committee gave consideration to both of these matters during meetings held November 21, December 4 and December 10.

The case for further upward revision of the salary scale for Department Heads rests primarily on the fact that the Griffenhagen recommendation for these positions included both an interim and an ultimate scale, the former being S-17 (\$7280 - \$9190), and the latter being S-18 (\$8180 - \$10,320). The Committee decided that a reasonable interpretation of the word "ultimate" in the context of a job evaluation report might be five years after the job evaluation. This would mean 1960. The Committee felt that rather than stay on the interim scale until 1960 and then jump to the maximum of the higher classification that it would be reasonable to make the move in steps.

The first three salary figures in the Griffenhagen grade S-18 are the same as the last three in S-17. Hence two step increases by the Griffenhagen scales above the maximum of S-17 result in the maximum for S-18. It is proposed that the last step be taken at January 1, 1960 and that the previous step be taken on January 1, 1959.

December 12, 1957.

The Committee agreed that the 10% increase granted as of November 1, 1957 should apply to Department Heads as it has to others in their departments. Thus the figure for January 1, 1958 should be the third from the ultimate maximum plus 10%. This figure is \$9,190 plus 10%, or \$10,109. Two Department Heads are now at this figure and one is at \$10,320. It is recommended that they stay at their present rates until January 1, 1959 and then receive the first of two step increases leading to the Griffenhagen ultimate plus 10%. By 1960 the scale for Department Heads would then be S-18 plus 10% (\$8,998 to \$11,352). The 1959 salary would be \$10,714 and 1960 would be \$11,352.

In order to keep the salary for the City Manager in proper relationship to those of other city staff, it is recommended that the same 10% granted all others be paid to the Manager. This will preserve the ratios established by the Griffenhagen study.

Allan O'Brien  
CHAIRMAN SALARY COMMITTEE.

Moved by Alderman O'Brien, seconded by Alderman Wyman, that the report be approved.

Alderman Lloyd: "I was on this Committee and, unfortunately, could not be at the final meeting. Subsequent to the formation of the Sub-Committee and submission of the report, some things came to my attention which made me feel the matter should be reviewed. I think this recommendation should properly go to the Finance and Executive Committee for further consideration. There are a number of reasons. We have had a chain of events which make this issue somewhat conflicting. You will recall that in January or February last that the question of salaries of the City Solicitor and Commissioner of Health were dealt with at that time because it was felt that they were not given the maximum scale recommended by the Griffenhagen Report. At that time the Commissioner of Health and City Solicitor were receiving something in the order of \$8,700.00 and by virtue of our action in January, we increased the salaries to \$10,300.00. Also, contained in the Griffenhagen Report was the recommendation that the four commissioners should move to a position of equivalence in regard to salary. In the meantime, we passed the 10% increase and it resulted in putting the Commissioner of Finance and Commissioner of Works at a salary of \$10,100.00, a few dollars short of the maximum of the scale for commissioners. That has, in effect, accomplished the position of equivalence recommended by Griffenhagen. Now, if we advance the Commissioner of Health ten percent, then we get ourselves in the position of having to advance the Manager ten percent and it seems to me that consideration of that matter might come before us a



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little later on and I would like to see it resolved; but in view of the increase given to the Commissioner of Health and City Solicitor, whatever scales were in force, the fact remains that a substantial adjustment was made recently. The matter should be given more consideration. Some arguments took place about differentials between the Manager and City Solicitor. In private enterprise there is a wide difference between the salaries of the top and the next level. I am reluctant to see us increase the City Manager's scale as a result of something that starts down the scale and it should stand on its own feet."

Moved by Alderman Lloyd, seconded by Alderman DeWolf, that the matter be referred to the Finance and Executive Committee for further consideration.

Alderman DeWolf referred to the salary of the City Assessor stating that it was three or four thousand dollars lower than that of the other department heads which is unfair and it should be reviewed at the same time.

His Worship the Mayor: "In referring the matter to the Finance and Executive Committee, you would assist the Committee a great deal by bringing forward a scale."

Alderman O'Brien: "I am sorry to see that Alderman Lloyd has had a change of heart and I could not gather any new information from what he said that was not available to the Committee; and, with the exception of Alderman Wyman, I thought the report was unanimous; and I feel in making the recommendation we have, we have done so only after very lengthy discussion in Committee and in keeping with the Job Evaluation which the Griffenhagen people carried out. There may be some other things on his mind and I hope it won't put it off too long."

His Worship the Mayor: "I am sure it won't be put off too long. There is some information we have on comparable provincial positions which the Committee should know."

Alderman Wyman: "I think the Salary Committee has done their job and if it would assist Council in deciding on what action it should take on the report for the Finance and Executive Committee to consider it and add their report to

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that, I am in favor of that. However, the Salary Committee has done a great deal of work on the whole salary matter and I feel that if Council wishes to have the Finance and Executive Committee consider it further, then the Salary Committee should be dismissed at this point, with our final report."

Alderman Lloyd: "I would be happy to add that to my motion. I believe the Committee did a very thorough, painstaking job; and I will add to my motion that their final report be received and the Committee relieved of their duties."

His Worship the Mayor, in relieving the members of the Salary Committee of their duties commended them for the excellent report which they had rendered and added a special word of commendation to the Chairman, Alderman O'Brien, who went to considerable trouble to get the necessary data.

The motion was put and passed.

#### CANCELLATION OF SPECIAL MEETING IN DECEMBER

His Worship the Mayor: "The next meeting of Council would normally be held on December 26, which is Boxing Day."

Moved by Alderman Dunlop, seconded by Alderman Lane, that the meeting of Council normally scheduled for December 26, 1957, be dispensed with.

Motion passed.

#### RIGHT OF ALDERMEN TO APPLY FOR CIVIC POSITIONS

Alderman Dunlop referred to the City Manager's policy of not endorsing the application of an Alderman for employment in the City's service, and said, "I think that is all wrong. I think Alderman Lloyd's application (As Director of Housing and Rehabilitation) should have been given consideration on its broad merits. An Alderman should be free to apply. It isn't done in the federal House, in the Provincial House or in any place I know of and I don't think that an Alderman should be penalized. I think we should deal with that by having the City Charter amended by saying that the fact that a man is an Alderman should not be a detriment to his applying for a position in the City Service. I would like to know from the City Manager, now, his reason for that policy. I know it is an American policy. It is quite common in the United States of America. It isn't a policy we have here. Many Aldermen have got

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jobs and have done a good job and gave satisfactory service. I am not an applicant for any civic position and it is the time to discuss it. I disagree with the policy and will go so far as to say that it is not laid down in the Charter and it is only enunciated by the City Manager."

Moved by Alderman Dunlop, seconded by Alderman Lloyd, that the matter be referred to the Finance and Executive Committee for consideration.

Motion passed.

City Manager: "I would like to state my reasons in writing."

MOTION ALDERMAN DUNLOP RE: AMENDING SECTION 9 CITY CHARTER ✓

Moved by Alderman Dunlop, seconded by Alderman Wyman, that legislation be sought to amend Section 9 of the City Charter by adding the following sub-paragraph:-

9. (d) If the Mayor and Deputy Mayor --
  - (a) are dead or unable to act by reason of illness, or
  - (b) are absent from the City, or
  - (c) resign their office,

the Alderman having the longest continuous period of service shall act as Mayor, and have all the powers and perform all the duties of the Mayor.

Alderman Dunlop: "What brought that to my attention was the fact that just recently the Mayor and Deputy Mayor were both away when the City Solicitor died and there was no one in the Council to take prompt action. I think that at all times there should be some one designated to call the Council together to take care of emergencies. Some system should be adopted whereby someone would be designated to be the head."

His Worship the Mayor: "The present legislation calls for a meeting when such an occasion arises but, I agree, there should be some one nominated."

Alderman Wyman: "As it is worded, does it provide for a continuous stepping down?"

Alderman Dunlop: "This was a resolution which I brought in for the purpose of debate and I am not settled on the wording. 'The Alderman present in the City' might cover it."

The motion as amended was passed.

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QUOTATION POLICE REVOLVERS ✓

December 3, 1957.

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

A quotation from the T. Eaton Co. Maritimes Ltd. offering to supply 27-38 calibre 4 inch barrel Revolvers to the Police Department for the sum of \$1,485.00 was considered by the Safety Committee at a meeting held on the above date.

Your Committee recommends that the quotation be approved.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

RETIREMENT - SUPPLEMENTARY GRANTS ✓

Alderman Lloyd referred to former employees of the City who have received supplementary grants to augment their pension performing comparable duties after retirement and said, "I think when we are thinking in terms of grants to supplement pensions that this question of ability to perform work be investigated."

His Worship the Mayor: "In the Finance and Executive Committee we were discussing the possibility of putting the members of the Police and Fire Departments under the Workmen's Compensation Act. There is a Royal Commission sitting and they are willing to receive a brief from the City relative to the Police and Fire Department employees coming under the Act."

REPORT ON OTTAWA CONFERENCE ✓

Alderman Lloyd: "Your Worship, you attended this conference at Ottawa at which the municipal bodies were present. I wonder if you might give us a thumbnail sketch of the highlights. "

His Worship the Mayor stated that he and the City Manager had first proceeded to Toronto for a discussion with the Standard Paving people regarding the incinerator site, which was favourable.

"On Thursday we met with the Ministers of Transport, Finance, Veterans' Affairs and National Revenue and received a favourable hearing. They asked us

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questions relative to Halifax which we answered. Other members of the delegation were asked for further comment on the Brief. It was based on historical facts, on taxes of the Intercolonial Railway; also, facts relative to taxes on other parts of Canada. This Brief was the culmination of many years of hard work of former Mayors and Aldermen in an effort to bring about a proper adjustment in taxation. In 1946 efforts made by the then Mayor Lloyd bore fruit. The Ministers were surprised to find that the existing conditions prevailed because it had not been given enough publicity. We served notice that we would be bringing back similar representations from the City with respect to the full taxation of the National Harbours Board property; and, since returning from Ottawa I have been in communication with the mayors of cities having National Harbours Board properties and have received ample information with regard to payments made by the Harbours Board in the various cities.

We proceeded at the request of Mr. Richard Bell, M.P., Parliamentary Assistant to the Minister of Finance, to discuss the question of the Halifax Relief Commission. He has asked us to prepare a submission with respect to the City's claim against funds of the Relief Commission and we are prepared to do so. Alderman DeWolf will assist and I am asking that you empower the Mayor to have Alderman DeWolf join with me and the City Manager to go back to Ottawa. We are screening our records of the City in this connection in an effort to prepare a full brief to the Minister. I am convinced from what I have seen that we have a good case; and I think that the Minister is sympathetic and if we can show that the City is deserving of extraordinary treatment, then we will get it.

Following the meeting with Mr. Bell, we went to Montreal and immediately proceeded to the office of the Tax Commissioner of the Canadian National Railways. Mr. Kelsey, the Assistant Commissioner received us in the absence of the Commissioner and we pressed our claim for full taxation on the Nova Scotian Hotel. We gave him the full information. We took along copies of the assessment cards for the Nova Scotian Hotel and the Lord Nelson Hotel so that they would be fully aware of all the facts and we made no compromise. We asked for full taxation.

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Following that meeting the City Manager conferred with officials of the Mercer Company (re the Superannuation Plan) and they are going to write further on that matter."

SALE OF POLICE DEPARTMENT SIREN ✓

December 3, 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 a siren which is of no further use to the Police Department be sold to the Purcells Cove Fire Department for the sum of \$1.00.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

PURCHASE OF TRAFFIC LINE MARKER ✓

December 3, 1957.

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

At a meeting of the Safety Committee held on the above date a report was submitted from the Chief of Police recommending the purchase of one Model 3-10 MB Traffic Line Marker from General Supply Co. of Montreal at a cost of \$960.00 F.O.B. Montreal.

Your Committee concurs in this recommendation funds for same to be provided from the current estimates of the Police Department.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

TRAFFIC LIGHTS - CHEBUCTO AND MUMFORD ROADS AND MCDONALD STREET ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: December 3rd, 1957.  
Subject: Tabulation of Tenders for Traffic Lights.

The attached Tabulation of Tenders for a fixed Time Traffic Light Signal for Chebucto Road, Mumford Road and MacDonalld Street, was considered by the Committee on Works at a meeting held on the above date.

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The Committee approved the recommendation that the Lowest Tender be accepted, viz: - Northern Electric Co. Ltd. - \$1,370.80.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

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

10:05 P.M. The Chief of Police arrives.

EXTRA WORK RATES - POLICE DEPARTMENT ✓

December 3, 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 following rates of pay for Policemen engaged in extra work and special services:

1. Extra work for City \$2.25 per hour or portion thereof.
2. Extra work for persons other than the City of Halifax \$2.50 per hour or portion thereof with a minimum of \$5.00.
3. Extra work on New Year's Eve or on the day celebrated by the public as New Year's Eve \$12.00 up to 12:00 midnight plus \$2.50 per hour or portion thereof thereafter.
4. Rate for Sergeant shall be 25 cents per hour more than the rates for a Constable with a minimum of \$6.00.
5. Rate for Inspector shall be 50 cents per hour more than the rates for a Constable with a minimum of \$7.00.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Alderman Dunlop: "Do sergeants sometimes act as Traffic Control Officers -- work that could be done by Constables, on special duties."

Chief of Police: "Not to my knowledge. Normally, they are supervising a group of Constables."

Alderman Dunlop: "They don't take work that a Constable could do?"

Chief of Police: "Not to my knowledge."

His Worship the Mayor asked if the Sergeants would perform traffic duties for private firms.

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Chief of Police: "Sometimes they do."

Alderman Dunlop: "The point I am making is that if a Sergeant wants to take work that could be done by a Constable, he should be only paid as a Constable."

Chief of Police: "He should not take the work of a Constable and I will look into it."

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

TRAFFIC LIGHTS - BARRINGTON STREET ✓

December 3, 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 traffic signal lights that may coordinate signal timing and have potential progressive timing features be installed at the following intersections:

Barrington & Sackville Streets  
Barrington & Prince Streets  
Barrington & Duke Streets

The funds required for this purpose to be provided from current estimates.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

Alderman Trainor: "The Chief of Police was going to bring back a report on the location of the trolley coach stops. I feel that placing the lights will be all well and good but if we are going to have trolley coaches pulling up and blocking the lights off, there isn't going to be too much advantage." He referred to the trolley coaches stopping at the Barrington-Sackville intersection and contended that they would interfere with the flow of traffic through the lights and suggested that the stops be moved to the middle of the block.

The Chief of Police stated that his report was not yet ready for submission.



BE IT RESOLVED that the Council, under the authority of Section 658B of the Halifax City Charter, does hereby establish on the North Common in the City of Halifax public parking stations upon the portion of the said Common hereinafter more particularly described as follows:

1. All that certain lot, piece or parcel of land situate, lying and being at the southwestern corner of North Park Street and Cunard Street in the City of Halifax, being lot #1 as shown on a Plan entitled, "Plan of North Commons showing location of Race Track," dated July 23rd, 1957 and being on file in the office of the Commissioner of Works of the City of Halifax at City Hall as Plan #RR-7-13836, the said land being more particularly described as follows:

Beginning at a point on the southern curb of the southern Drive of Cunard Street distant westwardly forty feet and eight tenths of a foot (40.8') from the point of intersection of the southern curb of the southern roadway of Cunard Street with the southwestern curb of the southwestern roadway of North Park Street, the said point of beginning being the end of a curve in the said southern curb of Cunard Street; thence westwardly along the said southern curb of Cunard Street for a distance of forty-nine feet and nine tenths of a foot (49.9'); thence at right angles southwardly to the previously described course for a distance of thirty-five feet (35'); thence eastwardly for a distance of one hundred and thirty-one feet and two tenths of a foot (131.2') more or less or to a point on the said southwestern curb of the southwestern roadway of North Park Street distant southeastwardly seventy feet and eight tenths of a foot (70.8') from the said point of intersection of the curbs of Cunard Street and North Park Street; thence northwestwardly along the said southwestern curb of North Park Street for a distance of forty-two feet and two tenths of a foot (42.2') more or less to the beginning of a curve in the said southwestern curb of North Park Street; thence northwestwardly and westwardly along the said curve in the curb for a distance of sixty-four feet and one tenth of a foot (64.1') more or less or to the place of beginning.

2. All that certain lot, piece or parcel of land situate, lying and being at the southeastern corner or Robie Street and Cunard Street in the City of Halifax, being lot #2 as shown on a Plan entitled, "Plan of North Commons Showing Location of Race-track," dated July 23rd, 1957 and being on file in the office of the Commissioner of Works of the City of Halifax, at City Hall as Plan #RR-7-13836, the said land being more particularly described as follows:

Beginning at a point on the southern curb

of the southern roadway of Cunard Street distant eastwardly fifty-eight feet and seventy-five hundredths of a foot (58.75') from the point of intersection of the said southern curb of the southern roadway of Cunard Street and the eastern curb of the eastern roadway of Robie Street; the said point of beginning being the end of a curve in the said southern curb of the southern roadway of Cunard Street; thence eastwardly along the said southern curb of the southern roadway of Cunard Street for a distance of one hundred and six feet and three tenths of a foot (106.3'); thence southwardly and at a right angle to the previously described course for a distance of thirty feet (30'); thence southwestwardly for a distance of sixty-six feet and four tenths of a foot (66.4') more or less, or to the most northeasterly part of the backstop; thence generally southwestwardly following the various courses of the said backstop for a distance of twenty-four feet and five tenths of a foot (24.5') more or less, or to the most southwesterly part of the backstop; thence continuing southwestwardly for a distance of eighty-three feet and ninety-five hundredths of a foot (83.95') more or less, or to a point on the said eastern curb of the eastern roadway of Robie Street, said point being distant southwardly one hundred and eleven feet and one tenth of a foot (111.1') from the point of intersection of the said eastern curb of the eastern roadway of Robie Street and the southern curb of the southern roadway of Cunard Street; thence northwardly along the eastern curb of the eastern roadway of Robie Street for a distance of fifty-five feet and eight tenths of a foot (55.8') more or less, or to the beginning of a curve in the said eastern curb of the eastern roadway of Robie Street; thence northeastwardly and eastwardly along the said curve on the eastern curb of the eastern roadway of Robie Street for a distance of eighty-six feet and one tenth of a foot (86.1') more or less, or to the place of beginning.

3. All that certain lot, piece or parcel of land situate, lying and being at the northwestern corner of Cogswell Street and North Park Street in the City of Halifax, being lot #3, as shown on a Plan entitled, "Plan of North Commons Showing Location of Race Track," dated July 23rd, 1957 and being on file in the office of the Commissioner of Works of the City of Halifax as Plan #RR-7-13836, the said land being more particularly described as follows:

Beginning at a point on the southwestern curb of the southwestern roadway of North Park Street distant northwestwardly ninety-six feet and seven tenths of a foot (96.7') from the point of intersection of the said southwestern curb of the southwestern roadway of North Park Street and the northern curb of the northern roadway of Cogswell Street, the said point of beginning being the end of a curve in the said southwestern curb of the southwestern roadway of North Park Street; thence northwestwardly along the said southwestern curb of the southwestern roadway of North Park Street for a distance of one hundred and forty-six feet and eight tenths of a foot (146.8'); thence southwestwardly at a right angle

to the previously described course for a distance of fifty feet (50'); thence southwardly for a distance of two hundred and one feet and seventy-five hundredths of a foot (201.75') more or less, or to a point on the said northern curb of Cogswell Street distant westwardly two hundred and three feet and eight tenths of a foot (203.8') from the said point of intersection of the said southwestern curb of North Park Street and the northern curb of Cogswell Street; thence eastwardly along the said northern curb of Cogswell Street for a distance of one hundred and four feet and two tenths of a foot (104.2'), more or less or to the beginning of a curve in the said northern curb of Cogswell Street; thence northeastwardly and northwardly along the said curve in the curb for a distance of one hundred and twenty-two feet and seventy-five hundredths of a foot (122.75') more or less, or to the place of beginning.

4. All that certain lot, piece or parcel of land situate, lying and being on the southwestern side of North Park Street along the North Common being lot #5 as shown bordered in red on a Plan entitled, "Plan of North Common Showing Location of Race Track," dated July 23rd, 1957, and being on file in the Office of the Commissioner of Works of the City of Halifax at City Hall as Plan #RR-7-13836, the said land being more particularly described as follows:

Beginning at a point on the southwestern curb of the southwestern roadway of North Park Street distant southeastwardly seventy feet and eight tenths of a foot (70.8') from the point of intersection of the said southwestern curb of the southwestern roadway of North Park Street and the southern curb of the southern roadway of Cunard Street; the said point of beginning being the southeastern corner of lot #1; thence southeastwardly along the said southwestern curb of the southwestern roadway of North Park Street for a distance of six hundred and twenty feet (620') more or less or to the northeastern corner of lot #3; thence at a right angle to the previously described course and along the northwestern boundary line of lot #3 for a distance of thirty-seven feet (37'); thence northwestwardly parallel to and distant southwestwardly thirty-seven feet (37') measured at a right angle to the said southwestern curb of the southwestern roadway of North Park Street for a distance of six hundred and fifty-four feet (654') more or less or to the southern boundary line of said lot #1; thence eastwardly along the said southern boundary line of lot #1 for a distance of forty-eight feet (48') more or less, or to the place of beginning.

The said portions of said North Common hereinbefore defined may be used as public parking stations or areas from November 15th, 1957, to April 30th, 1958, between the hours of 7 o'clock p.m. and 11 o'clock a.m.

AND BE IT FURTHER RESOLVED that nothing in this Resolution contained shall be deemed to permit the parking of any

vehicle upon any other part of the North Common unless specific authority has been granted therefor by the Committee on Works.

AND BE IT FURTHER RESOLVED that the Traffic Authority indicate the specific areas set aside by this Resolution as public parking stations or areas by the erection of appropriate signs and markers.

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His Worship the Mayor: "At the moment there is no obstacle such as lights on Barrington Street. If you do recommend lights would that not create one?"

Chief of Police: "A parked trolley coach would obscure the lights."

His Worship the Mayor: "Do you feel that trolley coaches would not impede traffic if they stopped on a green light?"

Chief of Police: "The trolley coach impedes traffic almost under any circumstances. It boils down to this, we need some type of control and, admittedly, a traffic light system is not as good as a policeman."

Alderman Macdonald referred to the Quinpool-Oxford intersection and said, "I know the trolley coaches impeded traffic on the right and I can't see very much difference at the intersection than in the middle of the block and if it is going to impede it in one place, it is going to do it in another."

Alderman Trainor: "Does the Chief propose to have 'no left turns' at these lights?"

Chief of Police: "That is a matter of progression. First get the lights and that could well follow."

The motion was put and passed.

PARKING COMMERCIAL SECTION QUINPOOL ROAD ✓

Alderman Lloyd asked if the parking problem on Quinpool Road had been settled to the satisfaction of the West End Merchants Association and if the Chief of Police could report on it.

Chief of Police: "We did attend a meeting at the Oxford Theatre with the West End Merchants Association. Little or nothing happened. We think we made them a little happier than they were. The matter is not settled but we are going further. We are making a survey with regard to side-street parking. We hope it will go into effect shortly."

PARKING ON COMMONS ✓

To: His Worship the Mayor and Members of City Council.  
From: Committee on Works.  
Date: December 3rd, 1957.  
Subject: Parking on Commons.

The Committee on Works at a meeting held on the above date, recommended

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

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

Date: December 27, 1957

Subject: Monthly Administrative Report for Month of November, 1957.

1. Electrician's Dept.

222 wiring inspections, permit income 717.94  
Revenue from license fees 55.00

2. Building Permits

	<u>No.</u>	<u>Value</u>
Dwellings, new	6	3423,065.00
Garages, new	11	5,400.00
Commercial, new	3	6,500.00
Dwellings, repairs	91	34,041.00
Garages, repairs	6	685.00
Commercial, repairs	22	12,520.00
Institutional, repairs	2	3,500.00
	139	\$ 485,711.00
Building permit fees		\$ 681.70
Plumbing permit fees		123.05
		\$ 804.75

3. Buildings Demolished 1956 - 57

	<u>No. &amp; Ass'd.Value</u> <u>1956</u>	<u>No. &amp; Ass'd.Value</u> <u>1957</u>
Bldgs. demolished by owners to make way for new development	20 102,350.00	41 245,100.00
" initiated by City and owner complied	2 2,570.00	17 34,530.00
" initiated by City and ordered by Council	4 11,795.00	14 15,700.00
" initiated by City and permitted to stand	1	2
" presently being processed for demolition		30
" under investigation for demolition		71

4. Streets and Sewers

Square yards of streets graded	7,644
Tons of hot patch used on paved streets	181
" " " " stoned & oiled streets	237
Cubic yards of materials used on streets	3,107
Number of square yards of sidewalk repairs	166
Lineal feet of curb and gutter repairs	125
Number of new street signs	36
" " " " maintained	20
" catchpits repaired	7
" " constructed	14
" manholes repaired	9
" " constructed	5
" junctions installed	9

Number of catchpits cleaned	130
Miles of streets swept by hand	311
" " " " machine	452
Lineal feet of new sewer	100
Number of new driveways	7

5. Garbage

2,448 tons of garbage and refuse were collected of which 325 tons were burned, together with 1,718 tons of privately collected material. Total amount processed 2,043 tons with incinerator in operation 277 hours.

6. Prefab Housing

Houses completely paid	420
Current accounts	392
Original number of houses	812

Current accounts

5% interest rate	110
5 $\frac{1}{2}$ % " "	1
6 $\frac{1}{2}$ % " "	281
	<u>392</u>

Mortgages Receivable October 31, 1957	\$203,502.52
" " November 30, 1957	<u>844,607.05</u>
" decreased during month	18,895.47

Total Borrowings, October 31, 1957	106,069.11
" " November 30, 1957	<u>84,474.47</u>
" " decreased during month	21,594.64

30 accounts two or more months in arrears

7. Salvation Army Grant

Major Theodore J Dyck has sent the grateful thanks of the Salvation Army for the \$2,000.00 grant from the City

8. Sewer Construction - Schedule "C" - Capital

<u>Street</u>	<u>Size</u>	<u>Started</u>	<u>Feet Laid</u>	<u>Completed</u>
Saaboard Outlet	24"-30" Armco	9/16/57	255	60%

9. Sewer Rehabilitation

Spring Garden Rd.	12" Conc.	11/18/57	100	11/22/57
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10. Sidewalks

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length</u>	<u>Side</u>	<u>Total Length</u>	<u>Work</u>	<u>Date Started</u>	<u>Completed</u>
Lexington	D. V. Rd.	Morningside	450'	N	450	S,C&G,S	9/19/57	100%
Melton	Morningside	Lexington	625	B	1250	"	9/19/57	"
Morningside	D. V. Rd.	Lexington	1000	B	2000	"	10/7/57	"
Bayers	Ashburn	150' East	150	S	150	"	10/15/57	"
Ashburn	Bayers	200' South	200	E	200	"	10/15/57	"
Howe	Abbott	D. V. Rd.	350	E	350	"	10/21/57	"
V Rd	Mumford	Howe	600	E	600	"	10/21/57	"

11. Asphalt Paving

Resurfacing and Renewals Schedule "J" - Capital

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length</u>	<u>Started</u>	<u>Completed</u>
Robie	Almon	Macara	420	Nov. 1/57	Nov. 7/57
Kempt	Russell	Young	802	Nov. 1/57	Nov. 7/57
Robie E/S	Near Q.E. H.	-	748	Nov. 18/57	Nov. 21/57
Windsor at Kempt Road		-	280	Nov. 18/57	Nov. 18/57

Miscellaneous - 3160

J.B.C. Roadway	Summer St.	Tourist Bureau	415	Sept. 12/57	65%
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12. Interest Rate

Interest Rate decreased  $\frac{1}{2}$  of 1% effective December 2, 1957.

13. Fairview Overpass

Progress Estimate dated October 31, 1957

	<u>Quantities</u>	<u>Rate</u>	<u>Amount</u>
Clearing	3.0 Acres	150.00	450.00
Grubbing	0.3 Acres	220.00	66.00
Common Excavation	4,366 Cu.Yds.	.42	1,833.72
Solid Rock Excavation	132 Cu.Yds.	1.60	211.20
Foundation Excavation Common	461 Cu.Yds.	.95	437.95
Foundation Excavation Solid Rock	175 Cu.Yds.	2.00	350.00
Laying Concrete Pipe 24"	66 Cu.Yds.	.75	49.50
Laying Concrete Pipe 48"	96 Cu.Yds.	5.10	489.60
Concrete Class "A"	90 Cu.Yds.	26.50	2,385.00
Reinforcing Steel	18,163 L. B.	.11	1,997.93
Concrete in Bridge	15 Cu.Yds.	45.90	688.50
Handlaid Rip Rap	5 Cu.Yds.	4.00	20.00
Surfacing Class "A"	93 Tons	3.45	320.85
Trench Excavation Common	68 Cu.Yds.	.90	61.20
Foundation Excavation for Bridge Common	117 Cu.Yds.	2.00	234.00
Foundation Excavation for Bridge S.R.	124 Cu.Yds.	5.50	682.00
Total -----			10,277.45
Less 10% Retained -----			1,027.75
Balance -----			9,249.70
Previously paid -----			-
Amount due -----			9,249.70

*A. A. Seiband*  
City Manager.



December 12, 1957

that Parking on the Commons be permitted in the areas, recommended by the Commissioner of Works and Chief of Police, between the hours of 7:00 P.M. and 11:00 A.M., from November 15th, 1957 to April 30th, 1958.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

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

The Commissioner of Works displayed a map showing the areas which had been designated as parking areas.

Alderman Trainor: "I think either the Chief of Police or the Commissioner of Works contended that the areas are too small. I certainly hope they will look into the matter and enlarge the one by the Armouries because there are a good many cars to be accommodated. I would recommend that the area be extended right along Cunard Street and not along North Park Street."

Alderman Dunlop: "We are only getting ourselves into trouble. In the three areas, if they park 100 cars I would be surprised and there are more than 100 cars on North Park Street and they require accommodation for at least 500 cars."

Moved by Alderman Dunlop, seconded by Alderman Trainor, that the parking area be extended from Cogswell Street to Cunard Street on North Park Street in addition to the areas designated. Motion passed.

#### ADMINISTRATIVE REPORT FOR NOVEMBER

A report was submitted from the City Manager for the month of November and same is attached to the original copy of these minutes. Copies of the report were furnished the members of Council for their information.

#### INTEREST RATES ✓

A report was submitted from the Deputy Commissioner of Finance advising that effective December 2, 1957, the Royal Bank of Canada and the Canadian Bank of Commerce had decreased the interest rates applicable to borrowings of the City of Halifax by  $\frac{1}{4}$  of 1%, and that the new rates will be as follows:

New Treasury Bills and new Time Loan	4 $\frac{1}{2}$ %
Demand Loans and Overdrafts	4 $\frac{3}{4}$ %

FILED.

December 12, 1957.

TAX COLLECTIONS MONTH OF NOVEMBER 1957

CIVIC YEAR	RESERVES	O/S BALANCE OCTOBER 31/57	NEW ACCOUNTS & ADJUSTMENTS	NOVEMBER 1957 COLLECTIONS	O/S BALANCE NOVEMBER/57
1955	60,026.31	172,559.80 Cr.	32.23	33,466.45	138,061.12
1956	28,856.93	362,317.76 Cr.	52,649.23	24,769.27	284,899.26
1957	51,246.32	1,250,298.52 Cr.	19,818.51	118,364.53	1,112,115.48
		1,784,176.08 Cr.	72,499.97	176,600.25	1,535,075.86

Tax Years Prior to 1955 (covered by reserves)

1,080.64  
177,680.89

POLL TAXES

1954	13,423.85 Dr.	2.00	131.82	13,494.03
1955	2,926.83 Dr.	8.00	280.42	2,654.41

Poll Taxes other than listed above

412.24  
4,567.95  
4,980.19

Total Collections in November 1957  
Total Collections in November 1956

182,661.08  
160,060.95

Current Taxes Collected Jan. 1st to November 30, 1957

6,989,900.68

Corresponding Period 1956

6,393,601.57

Tax Arrears Collected Jan. 1st to November 30, 1957

795,036.56

Corresponding Period 1956

728,181.83

Poll Tax Collections Jan. 1st to November 30, 1957

163,163.98

Corresponding Period 1956

111,241.62  
7,948,101.22 7,233,025.02

AMOUNT COLLECTED  
JAN. 1st to NOVEMBER 30

Tax Levy 1957	8,006,619.63	6,989,900.68	87.30
Tax Levy 1956	7,215,880.21	6,393,601.57	88.60
Tax Arrears January 1st, 1957	1,334,370.00	795,036.56	59.58
Tax Arrears January 1st, 1956	1,493,653.31	728,181.83	56.29
Total Collections to Nov. 30th, 1957		7,784,937.24	97.23
Total Collections to Nov. 30th, 1956		7,121,783.40	98.70

Respectfully submitted,

H.R. McDonald,  
CHIEF ACCOUNTANT.

FILED.

December 12, 1957.

FREE LIST - FALL 1957

A report was submitted with a proposed list of items for planting new trees in the fall of 1957.

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

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

Meetings adjourned 10:20 P.M.

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C.A. Vaughan,  
MAYOR AND COUNCILMAN.

R.H. STODDARD,  
DEPUTY CITY CLERK.

EVENING SESSION  
SPECIAL MEETING

Council Chamber,  
City Hall,  
Halifax, N.S.,  
December 19, 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 Deputy City Clerk, joined in repeating the Lord's Prayer.

There were present His Worship the Mayor; Chairman, Aldermen DeWolf, Abbott, Duniop, Lane, Macdonald, Butler, Fox, Ferguson, Trainor, Lloyd, Wyman, Connolly, O'Brien and Greenwood.

Also present were Messrs. A.A. DeBard, Jr., R.H. Stoddard, T.C. Doyle, G.F. West, W.A.G. Snook, L.M. Romkey and V.W. Mitchell.

The meeting was called specially to consider a report from the Housing Committee.

HOUSING

December 16, 1957.

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

A meeting of the Housing Committee was held on the above date.

On motion of Alderman O'Brien, seconded by Alderman Abbott it was unanimously agreed to recommend the attached resolution to City Council for approval.

Respectfully submitted,

C.A. Vaughan,  
CHAIRMAN

1. WHEREAS the City Council of the City of Halifax is desirous of implementing two of the recommendations of Professor Gordon Stephenson in his report in "A Redevelopment Study of Halifax, Nova Scotia, 1957" presented to City Council on August 29th, 1957, with reference to the Jacob Street area as defined in the attached brief and also the collateral construction of the Mulgrave Park housing project.

2. AND WHEREAS under Section 28 of the Nova Scotia Housing Commission Act, subject to the approval of the Minister of Municipal Affairs, a municipality may enter into agreements for the joint undertaking of projects mentioned in Part III or Part VI of the National Housing Act for the year 1954.

4. AND WHEREAS under Section 25 and 26 of the Nova Scotia Housing Commission Act the Provincial Secretary with the approval of the Governor-in-Council, is empowered to enter into agreements for projects under Part III of the National Housing Act and that such agreements may provide that the twenty-five per centum may be shared between the Government of the Province and a Municipality in such manner as may be agreed upon.

5. AND WHEREAS Part III of the National Housing Act provides that the Minister of Public Works with the approval of the Governor-in-Council may enter into agreements with the municipality providing for payment of a grant to a Municipality in order to assist in defraying the cost of the Municipality of acquiring and clearing a blighted area.

6. AND WHEREAS under Part VI of the National Housing Act for the year 1954, the capital cost of the project and operating profits and losses thereon shall be shared 75% of the Federal Government and 25% by the Government of the Province or agency thereof.

NOW THEREFORE BE IT RESOLVED THAT

1. The Council hereby approves the acquisition and clearance of the Jacob Street area as defined in the attached brief, subject to an agreement with the Federal Government for a contribution under Part III of the National Housing Act.

2. The area involved is 8.8 acres and the estimated cost of acquisition and clearing \$1,785,069. the estimated recovery \$370,600. leaving a net loss estimated at \$1,414,469., the costs and revenues for sale, lease or other disposition of the land to be shared between the parties in proportion to their contributions.

a. Council hereby approves a subsidized rental housing project on the Kingsgrave Park property consisting of not more than 360 units at not more than a maximum average cost of \$13,000. per unit, subject to an agreement under Section 25 and 26 of the Nova Scotia Housing Commission Act and under Part VI of the National Housing Act.

b. The said project to be used primarily for the rehousing of families displaced in the redevelopment area.

3. Council hereby appoints the Mayor to undertake negotiations, subject to the brief attached:

a. With the Provincial Government for approval of the redevelopment project in the Jacob Street area.

b. With the Provincial Government to enter into an agreement with the Federal Government for a Housing project under Part VI of the National Housing Act.

c. Either the Provincial Government or Central Mortgage and Housing Corporation or both, to expedite the preparation of the submissions covering both Redevelopment and the Housing Projects to the Federal Government.

Moved by Alderman Abbott, seconded by Alderman Lane that the report and resolution be approved.

Alderman Abbott: "We have a number of blighted areas in the City of Halifax. This is due to the fact that the City is very old. I believe the one recommended by the Committee and approved by Prof. Stephenson is likely the worst one in the City. The people are forced to live there due to circumstances

...the ... What is the ... development ... not ... the ... is going to ... the Federal Government and ... equally between the Province and the ... This is the first time the Province has come to our assistance in this ... and I feel we should be prepared to take advantage of it at this ... This is not the whole answer to our housing problem but it will provide ... and sanitary accommodation for a number of our citizens through no fault ... but due to the high cost of living, cannot provide decent and ... housing accommodation for themselves. I would like to see Council pass ... this motion this evening so we can get started on this project just as quickly ... as possible. There are three reasons why we should go ahead with this:

1. We will be providing decent and sanitary housing accommodation for some of our people.

We will be clearing a blighted area and make land available for business and other purposes and it will bring in more revenue to the City.

2. Never in the history of Halifax have we been able to get so much for so little.

Alderman Lane: "I am happy to feel we are at the stage where something ... is going to be done. I think this is the best bargain the City will ... for many years or has had for many years. There is some cost to the City ... As has been pointed out by the City Manager for ... for 20 years the City will provide these housing units. I concur ... of Alderman Abbott that it will be a step in the direction to ... with slums. I would like to regard this as a pilot project rather than ... but on the success of this pilot project will hinge future ... of this cost for the City."

Mr. Worship the Mayor: "There was one question that arose and that was ... Minister did not state clearly that the Province would share in the ... of subsidy."

The Deputy City Clerk then read the following correspondence in this connection:

December 18, 1957.

Honourable G.I. Smith,  
Provincial Secretary,  
Province House,  
Halifax, Nova Scotia

December 19, 1957.

Re: Mulgrave Park Housing Development.

In your letter of December 6, 1957, you confirmed our conversation of December 5, in which you informed me that the Provincial Government was prepared to share equally with the City the cost of the Mulgrave Park Housing Project in excess of the contribution made by the Government of Canada.

I have been asked to ascertain if this participation by the Provincial Government in the Mulgrave Park Housing Project includes a contribution to the capital cost of construction and an equal sharing with the City of any losses or profits which may accrue up to the maximum amount set out in the memorandum submitted to you by the City.

Since this matter is to be discussed at tomorrow's meeting of Council I would appreciate an early reply.

Yours very truly,

(SGD.) Charles A. Vaughan,  
M A Y O R.

December 18, 1957.

Dear Mayor Vaughan:- Re: Mulgrave Park Housing Development

This will acknowledge yours of December 18th, i.e. this date.

In reply I may say the Province is prepared to participate equally with the City in paying that part of the cost of the Mulgrave Park Housing Project which is in excess of the contribution of the Government of Canada.

On this basis the Province is prepared to participate in Capital cost of construction, and in any losses or profits which may accrue up to the maximum amount set out in the memorandum submitted to me by the City.

The proposal is of course based on the premise that the Government of Canada will participate in the project pursuant to the terms of the National Housing Act.

Yours very truly,

G.I. Smith,

Alderman Lloyd: "I am pleased to see this effort to bring about an organized redevelopment of Halifax finally culminate in a plan and undertaken as a very large first step. For the purposes of the record I would like to ask one or two questions.

This step we undertake now, it is understood by the Federal Authority that it is part of a general plan to put into effect Professor Stephenson's proposals in general? I would not want to see us get this far and be stopped. I would like to have it from C.M.H.G."

Mr. Borland: "Only the Minister can decide whether a project is acceptable or not. I am not competent to speak for the Minister but from the interest shown by the Prime Minister and our Minister, there is no intention to stop at one project. Any project which comes to the Federal Government



1957.

... favourable consideration. I think I can assure you that any proposition coming from the City of Halifax to the Federal Government will receive good and favourable consideration."

Alderman Lloyd: "We have an area described as Scheme 11. Scheme 11 has some quantity of residential housing units. I understand those people would be given the opportunity to be housed in your new development. Is that correct?"

Mr. Bourland: "I think the answer is yes."

Alderman Lloyd: "I want to make sure we don't take people out of certain areas and then find ourselves left with having one hundred percent cost for clearance?"

Mr. Bourland: "I don't think there is much of a chance."

Alderman Lloyd: "In Scheme 9 areas there are a number of commercial units. Has the Commission any general policy with respect to the acquisition of that type of property? Do they feel that the whole area should be demolished or only some of the commercial should be taken? Is there any way of having an indication?"

His Worship the Mayor: "There are several commercial buildings in the area which we feel might well be left and are tied into a redevelopment Scheme thereby reducing the cost of the Scheme. I think two buildings may remain."

Alderman Dunlop: "There is no legal description in the Brief."

His Worship the Mayor: "The map is an appendix."

Alderman Dunlop: "Suppose these units cost more than \$13,000.00 each, what happens?"

His Worship the Mayor: "The Bayers Road Project was brought back to Council and Council decided to go ahead at the higher price."

Alderman Dunlop: "Could that not be provided in the resolution? This new building is at least two years away. With rising costs they might cost a good deal more in two years. Is it necessary to put the cost of the unit in?"

Mr. Bourland: "There must be in the resolution a limitation on an estimate to be sent to the Federal Minister. When we reach the stage of calling for

lenders, a representative of the City, Province and Corporation will be there. If the bids are so high that the ultimate costs will exceed the \$13,000.00, it will be referred back to all three partners for their decisions. I take it that the Province's decision is based on \$13,000.00 as well."

Alderman Dunlop: "Is the maximum amount shown in the table marked Cost of Proposed Housing is that referred to in Mr. Smith's letter. The letter states that as the maximum. If the costs are greater than that - the extra amount payable by the City?"

His Worship the Mayor: "I think it is open for negotiation."

Alderman Dunlop: "In the letter it is distinctly limited to \$13,500.00. I would think \$25.00 should be fifty fifty. If the land is cleared and we go to build we may find the costs may exceed what is in the table. We are committed after we have gone ahead. The Province can step out. They don't have to agree."

City Manager: "It can be re-negotiated."

His Worship the Mayor: "If the costs exceed the amount in the memo, we can go back and re-negotiate with the Province."

Alderman O'Brien: "I have been aware that we have been able to make progress in part because of the excellent work that has been done by our Advisory Committee prior to the appointment of Professor Stephenson and also the very excellent co-operation we have had from Central Mortgage and Housing Corporation before Professor Stephenson was appointed and since you have one of the members of the staff of Central Mortgage sit with us meant that we have had answers ready on problems that have helped us to get to the stage that this can be passed tonight. The Advisory Committee did a lot of work a year or two ago. This Council should be grateful to them and those who went before so we can accept this plan and get on with the job."

Alderman DeWolf referred to the land north of the Bayers Road Housing Project and asked if it might be available for housing under a Limited Dividend Company.

Mr. Borland: "In answering Alderman DeWolf's question the Corporation has been holding that land pending action by Council on the redevelopment

December 11, 1957.

question . There is so little land left on which Halifax stands, that land can't be wasted. I think it is a little premature to give Alderman DeWolf a straightforward answer yes or no because it depends a good deal on circumstances . If Limited Dividend Housing can be provided to take care of the need of the redevelopment, it certainly can be used for that purpose. There are a few difficulties I think in the way of Limited Dividend Housing in the initial stages of the redevelopment and the re-allocation of the present tenants in the redevelopment area. Limited Dividend rent maybe a little high for people in the initial stages. I would not like to say that that land would be released in the immediate future for a Limited Dividend Company unless we can determine from Council whether they want to use it or not in the very near future."

Alderman DeWolf: "I am thinking of the people on the fringes of the blighted areas who can and have paid their way in respect to rent and can pay an economic rent. They are paying a much higher rent than Limited Dividend rent. I do not feel these people should be left out in the cold. If we could just give these people a chance the same as those living in the slums. I understand it is the 90-10 percent basis. We have perhaps \$700,000.00 available in the Prefab Housing Account which could finance this without any borrowing by the City. I think the Council should go into that matter as well ."

His Worship the Mayor: "On Monday last that particular point was discussed. It was felt that that be not brought in with this project. It ties up with Alderman Lloyd's question on future redevelopment. "

Alderman Macdonald: "I have every hope that this resolution will be passed tonight. If it is it will be one of the most worthy and great steps this Council has taken. In reading the minutes it is suggested that only 50 to 60 percent of the families displaced would need accommodations in the new development. If that is so, I was wondering if people from other areas could be accommodated in available accommodation which might be left over?"

His Worship the Mayor: "They will be and other areas will be continued."

The motion was then put and passed unanimously the following Aldermen

City Council... cooperation should... to Council... operation

Proposal (General)

It is obvious that the scale of the proposed proposals cannot be undertaken immediately... This being the case, Council has... programme, which... development of the programme as a whole.

The object of the... in the first place, the people presently... housed in... so located... and the best possible use... are inter-related... the other.

Recommendation... covers a housing project on the... a substantial area in the vicinity of... and it is suggested that they... programme.

Assistance Available

The financial... large and assistance is available... Section 23 (Part III) of the Act is applied... (Part VI) to the provision of the... replaced.

The assistance... (Part III) to Federal Government... and clearing a... in the same... prepared to

of the capital cost of a housing project and to accept  
of the operating losses.

In order to obtain assistance under the National Housing Act action must be  
initiated at a local level. Subsidized construction is controlled under agreement  
between the Province and Central Mortgage and Housing Corporation although the  
Province may by supplementary agreement, pass any or all of the capital costs or  
operating losses along to the City. Assistance on the acquisition and clearance  
costs is only available through approval of the Province and the assistance  
of the Province on the City's share of the cost of acquisition and clearance.  
Under the proposals to the Corporation are made by the Province or its agents,  
as is necessary under Section 64 Part VI of the Act and on the City with the  
Province's approval, as is required under Section 104 Part III, the proposals  
are specific. They should be specific as to City approval and as to other  
things to obtain an outline of the essential elements with the Province's  
offer of financial assistance on the City's share of the cost, it becomes  
the responsibility of the City Council to approve or disapprove the Resolution  
of Council required to put forward proposals for development.

After approval of a lease agreement and a building agreement by all levels of  
Government, the responsibilities for carrying out the work are divided between  
the partners. C.M.H.C. designs and arranges for the design of the housing units  
and arranges for their construction. The work is subject to the approval of the  
local partners. The City, subject to the approval of the lease partner, carries  
the responsibility for the acquisition, demolition and preparation of the redevelopment  
and specific responsibilities in this regard are set out in the agreements.

HOUSING

Before a housing project can be undertaken the requirements of the Province  
and Federal Government should be satisfied. The first requirement is that Council  
approve the proposal to clear the land. Since the area to be developed is a considerable  
area of housing units the need will be evident. Currently, approximately 100  
more or less applications are being made with the latter Housing Authority, and 193  
of these are located in the area of the project. In addition further  
development schemes are being considered for the area.

The Mortgage Fund is administered by the C.M.H.C. and consists

of about 11.5 acres. Early consideration should be given to how the project probably best be provided by low housing and walk up apartments. The best accommodation with maximum rent and minimum cost is low housing and walk up apartments, a possible 30 units maximum per acre could be constructed. This would result in a project of about 16 units per acre or more than 360.

The project should be constructed to provide housing suitable for a reasonable cross section of the population in Greater Halifax including elderly people. Based upon statistics available, the bedroom counts should be about

- 25% one bedroom and bachelor suites
- 25% two bedroom units
- 25% three bedroom units
- 25% four bedroom units

Because of the size the buildings will probably have to be specially designed. Furthermore because of the size, in order to reduce maintenance costs and to preserve the buildings the structure of the project, the buildings should be masonry or masonry veneer.

A firm knowledge of costs is impossible until the buildings are designed. Costs also will be influenced by economic conditions at the time tenders are called. Costs must however be considered at this time and must be considered in light of the necessity for masonry construction and in the face of rising costs. We should therefore take a long view of the situation and plan on a maximum average capital expenditure of \$15,000 per unit. For a project of 360 units this results in an end cost of \$5,400,000. The Federal Government's share of this would be \$1,800,000. The City and the Province will be required to share an expenditure of \$3,600,000.

The capital expenditures together with interest at the agreed rates will be repaid to the governments over the period of the project which with masonry or masonry veneer could be 50 years. The Federal interest rate on this type of investment is now at 5.75% and the combined City and Provincial rate has been established at 5 1/2%. At these interest rates and with the City and Provincial Government will receive a total of \$139.60 per unit per year for a total annual recovery on a 360 unit project of \$50,256. The total recovery over 50 years will be \$3,412,300.

The normal arrangements on housing projects is that the developer provide for an initial tax payment to the City of about 2% of normal rates with provision that the arrangements be reviewed after 5 years. Capital project and fire rates together

... taxes on a \$1000 investment would be \$200 per annum which  
... would result in an annual net income of \$800 per annum on the project.

It is estimated that there are non-utility costs of \$750,000 required to  
cover the costs of a \$1000 investment over the 20 year period. Under the conditions  
of construction, the money to be raised would be \$1000 per unit. Full recovery  
of cost is estimated to vary by about \$15 per unit every \$1000 increase or decrease  
in capital cost. Changes in the rate of interest and inflation would also  
... result in cost variations.

The present estimate of the average monthly cost of a unit is \$25.  
per unit per month. This is based on the assumption that the utility cost is  
... the amount paid to the utility company for the use of the system. The  
... of the system is \$1000 per unit. The cost of the system is \$1000 per unit.  
The cost of the system is \$1000 per unit. The cost of the system is \$1000 per unit.  
The cost of the system is \$1000 per unit. The cost of the system is \$1000 per unit.  
The cost of the system is \$1000 per unit. The cost of the system is \$1000 per unit.

It would seem desirable to have a central heating system and for the  
convenience and comfort of the tenants, especially the elderly people, to provide  
some form of central heating. It is estimated that  
the cost of providing this would be approximately \$10 per unit per month over  
the whole year. The tenants would be required to pay the  
estimated cost, in addition to the rent. This would be a considerable expense, thus the  
subsidy position would not be satisfactory. It is estimated that

Assuming the worst possible position, the City of Florence and  
City would be required to pay 1/3 of \$25 per unit per month. The annual total  
would therefore be \$1000 per unit. The Federal Government would pick up \$300,000.  
Variations in the capital cost, average rate of interest and operating expenses  
would alter the amount of subsidy required to be paid.

The City and Province will have to provide \$1000 per unit on the assumption  
that this is borrowed at 4% per annum. The annual carrying charges for  
principal and interest will be \$40,000 per unit. On the factor  
that this will result in the \$1000 per unit being paid for the junior  
partners for the 10 years.

Recoveries of Principal and Interest on Investment		\$68,256.
Carrying charges on debt	\$104,610.	
Maximum annual subsidy	<u>27,000.</u>	
Maximum total City and Province Cost	\$131,640.	
Net Loss	<u>63,256.</u>	
	\$ 63,384.	

Clearance and Redevelopment:

There are a number of very important conditions that must be met before Federal assistance is available under Section 23 (Part III) of the National Housing Act. Among the more important are:

- a) The area to be redeveloped must be blighted or sub-standard

The Stephenson Report clearly indicates that the Jacob Street area is very substantially blighted. Social conditions are amongst the worst in the City resulting in high costs to the City in supplying essential services, with a comparatively low tax return. In addition the properties themselves are generally in a poor state of physical repair as clearly indicated on Appendix "A" attached. This appendix was prepared on information provided by Professor Stephenson and the classifications are arrived at by applying the Formula detailed in page 50 of his report.

- b) A substantial part of the area at the time of acquisition must be in use, or after redevelopment must be used for residential purposes.

Since the proposed re-use of the land is for commercial purposes the present must be substantially residential in order to qualify for Federal assistance. There are a total of 12.9 acres in the area proposed for redevelopment.

The present land use is as follows:

Streets and lanes (City owned)	3.80	
Vacant land (City owned)	.20	
Vacant land (privately owned)	1.25	
Residential land	3.55	
Residential and commercial land (combined use)	2.93	
Commercial land (city owned) Nil	0.0	
Commercial land (privately owned)	<u>1.1</u>	
Total	12.38	acres

Of the 6.6. acres residential land approximately 2.8 acres are occupied by tenants and 3.8 acres by owners or owners and tenants.

There are approximately 1620 people living in the area, according to Professor Stephenson, of which about 1130 make up 267 families. The remainder are roomers or boarders. These figures result in a density of about 127 persons per acre compared with a city wide average of 24 persons per acre. The present use of the area is therefore substantially residential.



- (c) All families to be relocated must be offered decent, safe, and sanitary housing at rentals which are fair and reasonable in relation to their family incomes.

The four hundred roomers and boarders are not required to be looked after if the redevelopment proceeds. There is no reason why they should not fend for themselves, particularly since there is no financial assistance available under N.H.A. for this purpose.

The 267 families will, however, have to be offered accommodation and, to a large extent, the family sizes will dictate the type of accommodation required. Professor Stephenson surveyed the proposed redevelopment area in detail and the following chart has been developed from his data. The chart shows a breakdown of family size at the time of the survey but it must be appreciated that this breakdown will change from day to day as families move from, or to, the area; and increase, or decrease, in size. Furthermore there is no way of knowing until the housing units are ready for occupancy how many of the families will take advantage of the offer of housing. The chart is useful as a statistical yardstick rather than as an absolute measure of the accommodation required.

FAMILIES AND FAMILY SIZES IN REDEVELOPMENT AREA.

BLOCK NO.	FAMILY SIZES (NO. OF PERSONS)										TOTAL FAMILIES	
	2	3	4	5	6	7	8	9	10	11	12 or more	
93	6	4	10	5	3	4	3			1		
92	2	2	5	1	1	2	1			1	1	
88	4	4	1	3	2	1	1	1	1	2	2	
87	3	3	3	3	3	7	2	2	2		1	
86	4	2	4	4	4	4	2	1		3	3	
85	3	2	5	7	2		1					
84	2	3	3	3		2						
83	3	6	4	3	1	1		1	1	1	2	
82	4	9	10	2	3	2			1	1		
81	6	6	7	6	3	1	2	1	1		3	
	31	41	56	42	22	24	12	6	6	9	12	267

The ability of the families to pay can only be determined by comparing rent levels to income. Rent levels in the Fulgrave Park housing scheme will be established at about 20% of family income so it remains to be determined whether the rents based on the incomes of this group are sufficient to meet the average recovery required to be obtained (\$53. per unit per month).

Family income, for purposes of Federal Provincial housing, is defined as the aggregate of incomes of all members of a family from all sources excluding such amounts as may be designated by the Partnership from time to time. At the moment the major exclusions are the incomes in excess of \$75 per month of all unmarried children under 25 years of age and all casual earnings of any family members totalling less than \$150. per year.

Professor Stephenson did not, in his survey, attempt to determine family income because he undoubtedly felt that figures so obtained would be of questionable validity. People do not reveal such personal information readily, and, if they do, it is likely that the figures would be slanted to suit the circumstances. Furthermore, incomes change as families change and up-to date figures become inaccurate within a year. A survey of incomes would only be useful statistically and the results would not justify the work involved.

The average family income required to obtain the average rental recovery is \$3,430. per annum. The present average weekly wage for males on hourly rates in Halifax is \$55.14 or \$2,900. per annum and, while the 1951 Census indicates that incomes in this area are somewhat lower than for Halifax as a whole, the difference is so slight that the \$2,900. could reasonably be considered applicable. An additional working member over and above the heads of family for each two families could bring the average family income to \$3,350. per annum. This is only slightly less than the average family income required for a \$25 per month subsidy rental. A continued rise in income levels will ultimately ensure that average rent recoveries are maintained. Furthermore, experience in the Halifax F.P. 1-50 project indicates that there will be no difficulty in obtaining satisfactory tenants from outside the redevelopment area in the higher income groups if these incomes are needed to maintain the average recovery rents.

(d) The proposed redevelopment plan is feasible and desirable use of the area and is in accordance with the official community plan satisfactory to the Central Board.

The Stephenson report recommends that the cleared area be used exclusively for commercial purposes and that it be used with minor changes in existing street pattern.

The area is immediately adjacent to existing commercial development and the area itself is now used for commercial use. With the alterations in street pattern proposed by Professor Stephenson the plan of redevelopment seems reasonable and sound and is not contrary to the official Town Plan, copy of which is attached as Exhibit "G".

Exhibit "E" attached shows the slightly revised street pattern. It shows existing underground services, their portions of the underground services that will be abandoned and new services that will be required.

2. The probable costs of acquisition and clearance, the probable recoveries and the probable losses are of importance to all levels of government participating in redevelopment.

(a) Estimated costs of acquisition and clearance

The present condition of the properties is indicated on Exhibit "A" attached. This exhibit shows that there are a limited number of properties in good condition. It also indicates that there is a substantial amount of vacant lands in private ownership.

All of the properties classified as good, except two, are affected by the relocation of Jacob Street. One of the two unaffected - the building at the northeast corner of Brunswick and Jacob - will have a sidewall which was previously hidden facing the new Jacob Street and will undoubtedly present a less than pleasing appearance. The set back of this building from the new Jacob Street will not permit adequate sidewalks. Therefore, this building should be acquired. If it is acquired it seems logical to acquire the good properties at the northeast corner of Market and Buckingham Streets. However, only a close study of the future planning of this area can determine if there are any other buildings to remain.

There are many small privately owned vacant land in the area but a review of Exhibit "A" reveals that this is in numerous small ownerships. Some of it also comes to the rights-of-way of the revised street pattern. It seems advisable to acquire all this vacant privately owned land to permit orderly disposal of all of the acquired properties.

The costs of acquiring existing properties are always difficult to estimate with complete accuracy. However, under the Halifax City Charter assessed values are defined as market values. Fortunately assessed values are regularly revised subsequent to the Clemenahaw revaluation and the new assessed values have been tested and reviewed extensively by the Tax Appeal Board. Accordingly assessed values appear to be a more than adequate base from which to estimate.

Land and buildings may, under the Charter, be acquired by expropriation. If the properties are expropriated the City is required to pay into Court the amount of the offer for the ~~of the~~ property at the time the expropriation notice is served. If settlement is obtained through the Court an additional award over and above market value is sometimes made for forcible taking and/or business disturbance. Properties can be acquired by negotiation with or without expropriation notices and Council is authorized by Charter to pay not more than assessed value plus twenty percent in these cases. It seems reasonable, therefore, to add 10% of assessed values to market value for forcible taking and a further 10% for contingencies.

Properties acquired may continue to be used for a period after acquisition depending upon the status of construction of the rehousing scheme. Ultimately the buildings will be demolished. Rental returns from the properties and salvage from the buildings themselves will offset, in part, the cost of demolition and preparing the land for sale. Nonetheless there will be a net cost to the Partnership estimated at 10% of net value for this item.

Halifax, Nova Scotia, and the City of Halifax, the Clemons Shaw  
 calculations, the left assessment and the left assessment. The Clemons Shaw  
 calculations are a largely based on top estimates of current values and provide  
 an interesting comparison of 1951 assessed values which represent market  
 value.

The total cost of acquisition and clearance is estimated to be

Market Value	\$1,000,000
Allowance for Forceable Taking	100,000
Allowance for Contingencies	100,000
Allowance for Benefit Loss	100,000
	\$1,300,000

One half will be borne by the Federal Government and one half by the City  
 or the City and Province.

Estimated Acquisition of Additional Land

There are 10.5 acres of vacant land area to be acquired. This  
 is now owned and used by the City for a road and rights of way. Under  
 the proposed scheme the City will require a further 26 acres of land.  
 Normally this land would be purchased on the open market. However the  
 City holds unused 26 acres in vacant lots and this could be turned over to  
 the Partnership in exchange for the additional land required for streets  
 and rights of way. A total of 8.5 acres are therefore available for disposal.

The disposable land may be sold or leased. The advantages of outright  
 sales are the immediate recovery of the full sales price and the cessation  
 of direct administration of the properties. Land leases, while not so common  
 in Halifax, have the advantage that the land reverts to the lessor at the  
 expiration of the lease. Leases usually have the advantage of  
 a higher return as they are often negotiated to provide an annual rental  
 of 7 to 8% of the potential selling price of the property.

It is estimated that the average value of the land will be at least  
 \$43,560 per acre. If sold the total recovery on 8.5 acres would therefore  
 be \$370,260. The total recovery over a 50 year lease period assuming an  
 annual return of 8% would be \$1,182,000. Orienting this latter figure will  
 be interest on an investment of \$200,000 for 50 years at a combined interest  
 rate of 5.28%. Revenues from the disposal of the land are divided 50%  
 for the Federal Government and 50% for the City or City and Province.

(c) Estimated loss on Disposal of Properties

I ON SALE OF REDEVELOPED PROPERTIES

Estimated cost of acquisition and development	1,785,069.
Less	
Estimated recoveries from sale	<u>370,600.</u>
Total Loss	<u>1,414,469.</u>

II. ON LEASING REDEVELOPED PROPERTIES

Estimated costs of acquisition and development	1,785,069
Less	
Estimated total rental returns over 50 years	1,432,400
Less	
Interest on \$70,600 at 5.28% per annum	<u>278,334.</u>
Total Loss	<u>\$1,281,003.</u>

The City or the City and the Province will assume 50% of the loss in either case. As a further offset against the estimated losses the City might expect an annual tax return of \$5,000 per acre from an average commercial reuse of the land as opposed to the 1956 return on the area of \$1,193 per acre. The additional tax return without interest over 50 years would amount to \$765,000.00. If the annual increase in payments is considered to be worth an interest return of 5% the value to the City at the end of 50 years would be \$1,215,500.

On balance, therefore, it would appear better to offer the lands for lease and, if this is unsuccessful, for sale. In either case it would seem desirable that disposal should not be rushed unduly as time and further clearance are likely to enhance values.

Specific Proposals.

The redevelopment of the Jacob Street area and the housing project on the [unclear] site are inter-related and in order to obtain the maximum Federal assistance, work on the projects must proceed simultaneously. The work must be phased very carefully so that housing is available to offer those who will be displaced by redevelopment while redevelopment can proceed sufficiently fast to permit occupancy of the new houses as they become available.

From a physical and financial standpoint it would be difficult to undertake separate housing scheme and redevelopment scheme at once. At the same time it is desirable that the Mulgrave Park Housing Project be designed as a whole to permit orderly development of the area.

If Council agrees, a resolution should be passed to the effect that it desires to proceed with the housing project on the Mulgrave Park site and the redevelopment of the Jacob Street area. The resolution should further authorize someone to negotiate firstly with the Province and secondly with Central Mortgage and Housing Corporation on behalf of the Federal Government. The basis of negotiations will be the Stephenson Report, this submission to Council and the foregoing resolution of Council. In adopting the Resolution, Council must take cognizance of the fact that the housing and redevelopment projects are big jobs. Much of the administrative and organization work, including the acquisition of properties under Section 26 (Part III), the management of these properties, and the subsequent demolition of them, will have to be carried out by the City.

The negotiations with the Provincial and Federal Governments should cover agreement on complete development of the Mulgrave Park area with construction to be carried out in two phases. The first half involving about 160 units would be started as soon as possible and the balance of the project within three years from the date of agreement. Initial construction would take place on the vacant portion of the Mulgrave Park land with later development to take place on the properties now occupied by the Emergency Shelter units.

The negotiations should also cover agreement on the complete Jacob Street redevelopment area. Random acquisitions within the area could then take place as circumstances permit but the units so acquired would continue to be used until schedule for demolition; the City managing the properties on behalf of the partnership. Demolition itself would take place in an orderly fashion from block to block as rehousing was available for those displaced.

Details of legislative authorities should cover City and Provincial authorities to participate in F. P. housing, acquisition and demolition of properties and sale or lease of land acquired are attached as appendix "F".

The submission to the Province will consist of the accompanying resolution, if passed by Council, this document with all appendixes, and the Stephenson Report. It is anticipated that the Province will pass the submission to C.M.H.C. together with its comments and approvals for consideration by the Federal Government.

December 27, 1957.

being present and voting therefor: Aldermen DeWolf, Abbott, Dunlop, Lane, Macdonald, Butler, Fox, Ferguson, Trainor, Lloyd, Wyman, Conolly, O'Brien and Greenwood.

Moved by Alderman Trainor, seconded by Alderman O'Brien, that this Council express thanks to the Provincial Government for its generous offer and prompt action in coming forward with the same. Motion passed.

RATE HEARING N.S.L. & P. CO. LTD.

His Worship the Mayor: "We have appeared in the past and sent Counsel. My view is that the matter is being taken care of by the Public Utility Board and I don't think it is a matter affecting the City of Halifax except the operation of the transit system."

Alderman Lloyd: "At one time I felt the City Solicitor should appear at the hearing with his professional skill and judgment in protecting the best interests of the consumer. He is there at the request of Council to carry out our responsibility to the taxpayer to provide a watching Counsel to see that any information or facts presented are interpreted to the Board in the best interests of the consumer. I think he should do it on that basis."

Alderman O'Brien: "In normal conditions it might be wise to have our Solicitor there in a manner Alderman Lloyd has suggested but at the present time our Legal Department is short of staff."

Moved by Alderman Lloyd, seconded by Alderman O'Brien that this matter be left with His Worship the Mayor to consider further on the attendance of Mr. Doyle or other Counsel be engaged. Motion passed.

POTTIER REPORT RELEASE

His Worship the Mayor advised that the Pottier Report had been received and would be released at 12:00 o'clock noon December 27, 1957.

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

Meeting adjourned 8:45 P.M.

LIST OF HEADLINES

Housing	827
Rate Hearing N.S.L. & P. Co. Ltd.	834
Pottier Report Release	834

R.H. STODDARD,  
DEPUTY CITY CLERK.

C.A. VAUGHAN,  
MAYOR AND CHAIRMAN.