

EVENING SESSION  
SPECIAL MEETING

Council Chamber,  
City Hall,  
Halifax, N.S.,  
July 31, 1958,  
8:00 P.M.

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

There were present Deputy Mayor Dunlop, Chairman; Aldermen DeWolf, Abbott, Lane, Macdonald, Butler, Fox, Trainor, Connolly and O'Brien.

Alderman Ferguson was absent from the meeting due to the fact that he was attending a property management course in Pittsburgh.

Also present were Messrs. T.C. Doyle, R.H. Stoddard, W.J. Clancey, L.M. Romkey, G.F. West, W.A. Gray, V.M. Mitchell, L. Mitchell and Dr. A.R. Morton.

The meeting was called specially to consider the following items:

1. Public Hearing Re: Rezoning Mulgrave Park from C-2 & R-2 Zones to R-3 Zone & Amending Part 15 (1) of the Zoning By-Law to permit the erection of Multiple Dwelling Units on Mulgrave Park.
2. Public Hearing Re: Rezoning Portions Exhibition Grounds P Zone to C-3 Zone
3. Coburg Road - Robie Street Intersection.
4. Borrowing Resolution.
5. Write off Balance of Taxes Standard Paving Co. Ltd.
6. Request to Rezone lot Clinton Avenue.
7. Purchase Land from C.N.R. for Industrial Site.
8. Application to Build Single Family Dwelling - 1 Sherwood Street.
9. Application to Build Single Family Dwelling - 35 Cork Street
10. Conversion Single Family Dwelling to Duplex - 6 Beresford Road.
11. Tenders for Top Soil.
12. Street Lighting.
13. Purchase Wharf & Landing - Stoneham Property - \$200.00.
14. Report Housing Committee.
15. Legislation.
16. Application to Build Single Family Dwelling; Lot #2 Schelleman Subdivision - Edinburgh Street.
17. Application to Convert Single Family Dwelling to Duplex - 30 Lawrence St.
18. Application to Convert Single Family Dwelling to Duplex - 13 Sarah St.
19. Application to Convert Single Family Dwelling to Duplex - 7 Vernon St.
20. Modification Sideyards - 121 Claremont Street.
21. Natal Day Committee - Carnival for Natal Day.
22. Appointment Committee to Consider application from British Firm to Establish itself in Halifax.

PUBLIC HEARING RE: REZONING MULGRAVE PARK FROM C-3 & R-2 ZONES TO R-3 ZONE & AMENDING PART 15 (1) OF THE ZONING BY-LAW TO PERMIT THE ERECTION OF MULTIPLE DWELLING UNITS ON MULGRAVE PARK

A Public Hearing into the matter of the Rezoning of the Mulgrave Park area from C-3 and R-2 Zones to R-3 Zone was held at this time.

Council,  
July 31, 1958.

The City Clerk advised that the matter had been duly advertised and that no written objections had been received.

No person appeared for or against the rezoning.

A formal By-Law as prepared by the City Solicitor was submitted covering the rezoning of Mulgrave Park from C-2 (General Business Zone) and R-2 (General Residential Zone) to R-3 (Multiple Dwelling Zone).

Moved by Alderman Abbott, seconded by Alderman Connolly, that the By-Law be approved. Motion passed.

A formal By-Law, as prepared by the City Solicitor amending Section I of Part XV of the Zoning By-Law to permit the erection of Multiple Dwelling units on land on the west side of Barrington Street, was submitted.

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

PUBLIC HEARING RE: REZONING PORTIONS EXHIBITION GROUNDS FROM P ZONE TO C-3 ZONE

A Public Hearing into the matter of the rezoning of a portion of the Exhibition Grounds from P Zone (Park and Institutional Zone) to C-3 Zone (Industrial Zone) was held at this time.

The City Clerk advised that the matter had been duly advertised and that no written objections had been received.

J. E. Ahern, Esq., M. L. A. for Halifax North, addressed the meeting as follows: "I represent a great many people of Halifax North. When several of us talked this matter over it was decided that one person should be the spokesman instead of having eight or nine and take up the time of Council. That is why I am here.

"I understand there was a petition presented to this Council."

City Clerk: "I have not received it."

Mr. Ahern: "I understand there were 6,000 names on this petition. When I was in Council the only time that I recall that we even discussed rezoning was when there was a demand for rezoning. Was there a demand from any quarter for the rezoning of this valuable property? I think we should go to the background."

8:05 P. M. Alderman Wyman arrives.

Council,  
1958.

Mr. [Name] then [Name] of [Name] of events leading up to the acquisition of the property by the City from the Federal Government for the sum of \$225,000.00, plus \$24,500.00 for the army huts which were converted to Emergency Housing; and he contended that the property is now worth over \$2,000,000.00; and is a valuable asset to have when the City is endeavouring to sell its bonds; and if any attempt is made to dispose of the asset, it will have an affect on the City's chances for bonds in the future.

He said that the area should be retained and used for recreational purposes which would be not only for the people of Halifax North but for all the citizens, and the people are concerned that it might be cut up into pieces and sold.

He then read an extract from the minutes of a meeting of City Council held on August 16, 1951, wherein the Industrial Committee recommended that the Exhibition Grounds be retained by the City, and he said, "If it was the proper thing to hold this property then, it is still proper to hold it, and this property is well worth over \$2,000,000.00, perhaps \$3,000,000.00, judging by a report that Cosbor would like to sell their portion for \$100,000.00. We should not betray our people who down through the years, fought so hard to get that property and hold it."

He felt that consideration should be given to reviving the Nova Scotia Provincial Exhibition for the young people which acts as a stimulus to business in Halifax, and to take advantage of the Federal grant in this connection.

"As far as industry coming in is concerned for this property, we should look to the future and find out who wants to come there. The Industrial Committee hasn't any authority to say that this property should go to any certain person and it isn't fair to the people of Halifax North to have this property cut up and I feel this matter should be postponed until such time as a plan is presented to Council as to the future use of the property. This rezoning would take the choicest part of this property. I do hope that Council will not be hasty on this and that they will play fair with the citizens of Halifax North."

Council,  
July 31, 1958.

Mr. J.G. Simpson, Chairman of the Industrial Development Commission, addressed the meeting as follows. The previous speaker said not to be hasty. We would urge you to be very hasty. We think we are too late in having rezoned this valuable industrial property. The Industrial Commission is demanding the rezoning of this property. If we are going to be in any sort of competitive position with other municipalities we must have the tools to work with, and one of the tools is land that can be developed readily. We urge that you consider it and rezone it to 'commercial'."

Alderman DeWolf: "Have we a plan of the proposed part to be rezoned industrially?"

Commissioner of Works displayed a plan of the entire Exhibition Grounds pointing out the portions which will remain Park and Institutional and the two areas to be considered for rezoning from Park and Institutional to Industrial Zone; and the portions owned by Cossor Canada Limited and the Nova Scotia Liquor Commission.

Alderman Abbott observed that since the portion owned by Cossor is the only portion facing on Windsor Street which is Industrial, it might be a good idea to bring it back to Park and Institutional.

Mr. Edward Philpott, speaking as a citizen and a member of Community Planning Association of Canada, said. "I do think that if we look into what has been projected into the future we shall find that there is every possibility that the suburbs will become a part of our great city; and they too have no open spaces worthy of the name, and I feel that in twenty-five years' time the land (Exhibition Grounds) would be much more appreciated than it is today."

He said that it was the considered opinion of the Welfare people that the provision of adequate recreation facilities helps to combat juvenile delinquency the importance of which cannot be overstressed. He said that he felt that looking ahead we have only twenty percent of what Planners require today for open spaces and as far as industrial sites are concerned there are ample, and he asked, why take the most valuable property that we have when there are



Council,  
July 31, 1958.

so many open spaces that could be used and for which we could get some Governmental assistance if they are properly handled. He said that he didn't agree that it is essential to have this area for an Industrial site and he questioned if, accepting the experts valuation, any party would be prepared to pay the price that it is worth; and he could see no reason why the property should be disposed of now and have the City in the position of finding itself without adequate facilities which will be needed in the future.

Miss Gwendolyn Shand, Executive Secretary of the Welfare Council of Halifax: "Our Recreation Division is very much concerned about this and we have sent a letter saying we feel that as much as possible should be saved for at least two playing fields; and, also, that this be saved permanently and that there be no danger of any more being taken. I don't believe there is one City in Canada that is not very much worried about the whole question of recreation and many cities have had to clear an area at a great cost for recreational purposes because there wasn't enough vacant land left. The Welfare Council does hope that you will save as much as possible and save it permanently."

Mr. James D. Connolly, speaking as a private citizen, asked Council to retain the Exhibition Ground in its present zoning as the land was originally required by the City to be developed as a Recreation Centre for the people of Halifax North.

Mr. Malcolm Gilman: "Some years ago the City established an Industrial Development Commission. Today, we have a sales organization but we have very little to sell. Other cities have made attractive offers to industry and have secured industry. In Halifax we talk about our recreational needs and our commercial needs but we will soon find that our recreational and commercial needs will mean nothing unless we develop an organization that will bring in industry: and that can only be done if we have the facilities. We don't need the entire area rezoned for industrial purposes but, certainly, the area on the border should be developed for industrial purposes."

Council,  
July 31, 1958.

Mr. John M. McVittie addressed Council as follows: I am speaking on behalf of the Joint Coordinating Committee on Redevelopment, a voluntary organization established this year and comprised of representatives of several local organizations. The matter of the rezoning of the Exhibition Grounds was considered by the Committee at a meeting on April 30th and reviewed at a later meeting very carefully, the Committee having before it a recommendation of Professor Stephenson in his report on the development of the Exhibition Grounds. The Committee which was conscious of the need of Industrial space in this City, and they are very conscious of the problems that confront Council in raising revenue and stimulating improvement in this area, went on record as being opposed to the rezoning of the entire area of the Exhibition Grounds for Industrial purposes, and as being in favour of extending the present Industrial zone to include the Forum, the Forum annex and along Young Street 330 feet to the property of the Nova Scotia Liquor Commission. The Committee also had before it the proposal which came before the Town Planning Board of the City relating to the Almon Street frontage. The Committee suggested that the rezoning of the Young Street frontage would add considerably to the Industrial land in the City and would act as a test of the need for Industrial properties in the City. The Joint Coordinating Committee was opposed to total rezoning of the grounds and was pleased when that proposal was discarded. They favoured rezoning of the Young Street frontage but not of the Almon Street frontage until the actual demand is tested.

Alderman Abbott: "I would like to ask, why is this before us tonight? Who made the suggestion, and did we have a request to have it rezoned by any group or was it from our Industrial Commission?"

Chairman: "It came before us when Cossor wanted the site on Young Street. This is just a continuation of the application that was made some months ago. A resolution of the Council to advertise it again was made before Cossor announced that they were no longer interested in the land."

The Acting City Manager stated that it came before Council on May 1st when it was decided that the area to be rezoned for industrial purposes should be less than that proposed and the hearing had to be readvertised.

Journal,  
July 31, 1958.

The Chairman: "The Council fully expected that Cossor wanted the land, but the situation is entirely different now."

Alderman Lane: "Is there not the urgency that there was two months ago?"

The Chairman: "I understand that Cossor is no longer interested in this piece of land. Is that right? I am not on the Committee to deal with Cossor."

Alderman Wyman: "I can't tell you anymore than you already said that Committee made its stand known to the Industrial Estates Limited, and that Committee has not met since and I have not heard any further. In connection with the answer. Is it correct that the only request that City Council or the Town Planning Board has had came either from Cossor, or from Industrial Estates on behalf of Cossor.?"

The Chairman: "I think it is generally understood that the only application was from Cossor there may be others but that is the way I understood it."

Alderman Lane: "Perhaps it might be just as well to defer final consideration until a later meeting as the Mayor and City Manager are not here."

Moved by Alderman Lane, seconded by Alderman Connolly that the matter be deferred until the September meeting of Council.

The Chairman: "Before considering the motion I would like the City Clerk to read the following letter:

KINGSFORD INVESTMENT CORPORATION LIMITED  
BUILDERS and GENERAL CONTRACTORS

The Hon. C.A. Vaughan  
Mayor's Office  
City of Halifax, N.S.

Dear Sir:

From our various telephone conversations, we understand it is the intention of the City of Halifax to rezone, for industrial development, a part of the land known as "The Exhibition Grounds".

We would appreciate if you would keep us informed of the progress you make on the above as we are interested in purchasing some industrial land in Halifax. At the present time we require two sites: one for a 6,000 sq.ft. building, and one for a 10,000 sq.ft. building.

Awaiting your earliest reply.

Yours very truly,

KINGSFORD INVESTMENT CORPORATION  
LIMITED

(Sgd.) A. Davidson  
Manager.

Council,  
July 31, 1958.

Alderman DeWolf: "Is it possible to defer this now, and not have to advertise it over again?"

The Chairman: "I think it is possible to defer it."

Alderman DeWolf: "I have found that in requests from Industrial Organizations for land they don't want to wait the necessary two or three months that it takes to advertise in respect to rezoning. There isn't too much industrial land in the City at the moment -- land that is convenient to use. There is some that is not fully developed we have the Industrial Mile which is not developed at all. So that there is very, little land available and I think that, even if it was zoned 'industrial', it can always be changed back. I don't think it should be used for any small industry or sold cheaply but it could be that an industry of some magnitude might come to the City and require some land, but they refuse to wait the three months, the time it takes to advertise and get any matter like this through. The City of Halifax needs more industry and it should be made reasonably easy for industry to locate here. We haven't enough land but the City doesn't grow by tearing down. We must have land outside, and I think if the Town Planners would give some consideration to discussing with the Public Service Commission the use of their lands, properly serviced, in that way we can develop the City and make land available at a low price which is not available in Halifax today. There are no modest priced lots in Halifax and if we took the eight thousand acres and try to include that in the City of Halifax we would have land available. "

Alderman Macdonald: "Speaking as a member of the Industrial Development Commission, we have found it difficult to get interested people to come to Halifax to promote industry without having some developed land to offer to them. At the present time there is no such land. This is one property which is developed, or easily developed, and probably would be quite ready for any industry willing to come here and there are a couple contemplating coming here. I know recreational areas are needed but I think industry is very vital to our City and without industry in our City we are

Council,  
July 31, 1958.

not going to have the people to use the recreational areas in the City. One thing that is going to make a City is the establishment of industry and without it we can't progress. This area doesn't seem to be a large portion of the whole area, and I think there is plenty of room for reasonable recreation facilities which would accommodate a great many people; and I think it is important that the matter not be left for too long. It is important to have the industry coming to Halifax as it would be a great asset to Halifax; and it is a matter of which is more important, industry or recreational facilities."

Alderman Lane referred to the letter from the Kingsford Investment Corporation Limited, and said, "I don't see too much about them and I think we have learned the need to know something about industry which settles in the City. Is there no further information about them? Where do they come from, and how many people would they employ?"

The Chairman: "The letter doesn't seem to indicate that."

Alderman Macdonald: "There are several groups of people who are prepared to come to Halifax if they can be provided with improved industrial property; and without that they are not very much interested."

Alderman Lane: "How can you expect us to vote intelligently unless we know to whom we are going to sell it, and how many people they will employ? " She stated that she was well aware of the need for recreational facilities, and how important new industry is to the development of Halifax, but whenever the question was asked as to the number of industries wishing to locate here, "it is always a nebulous number of firms".

Alderman O'Brien: "The Industrial Development Commission is asking for one of the "tools" that is required to attract industry, and one is the available land. I think we should not delay too long in making available the small portions of the property hatched in blue on the plan. I would move for deferment if it is only two weeks so that the Mayor and City Manager could present further information. I was under the impression that the Industrial Commission had asked for the zoning. I think we should take it as a request from our own organization. The Recreation Commission see that the part set aside for them

Council,  
July 31, 1958.

is sufficient for their purposes, and I don't think we should postpone it until September. If it is for two weeks, okay."

Alderman Macdonald: "I think the Industrial Commission is absolutely stymied if this matter is not approved tonight. They have to be able to offer it before - they can get any concrete evidence that industry wants to locate here."

Alderman Wyman: "A while ago the Industrial Commission required the so-called 'industrial mile' to attract industry. Now they require a piece of this land, and next week they will require something else. Can't they come forward with a proposal for a definite location? There must be other spots in the City where there are pieces of land that might be useful to industry. In 1945 there was a proposal to build apartments on the Common. There was an effort made to get our Committee to unanimously approve of the proposal favoring the building of these apartments; and I proposed other places and was told there was no land available for apartments. Look at our City today!"

Alderman Abbott: "We have heard a great deal about the Industrial Mile. What has happened to that? Has it bogged down completely? Has the Commission looked it over and brought forward a plan? I know it is not developed but it might be wise to spend money to develop it and put industry there. When Professor Stephenson was here a month ago some of us questioned him on industrial land and he told us that from his experience that we had enough industrially zoned land for a great many years to come." He suggested that the Industrial Commission come forward with a plan to develop the 'industrial mile' and make land available to attract industry, and continued, "I am not in favor of rezoning the Exhibition property. Halifax is going to be a large City and we will need a central place like this for recreational purposes in the future. We should know what will come out of the 'industrial mile', first."

Alderman Frainor suggested that the motion to defer be for two weeks instead of one month and that the Mayor and City Manager meet with the members of the Industrial Development Commission and bring forward concrete proposal; and in that Council cannot be criticized for stalling the matter.

Council,  
July 31, 1958.

Alderman Lane agreed to amend her motion to two weeks, instead of one month.

Alderman DeWolf: "Could Mr. West tell us how many years it would be before the industrial mile would be ready for use."

Commissioner of Works: "I think the intention is to grade that property and the staff is working on the grading, the engineering end of it. The intention is to prepare lots as we need them. We may have three or four lots ready next spring."

Alderman DeWolf: "By having it ready, that means that it will be rolled? There was an industry here within the past week wishing to locate there and they looked at that property and in their opinion they couldn't use it because of the footing."

The Chairman: "You are talking about the City Dump."

Commissioner of Works: "The industrial mile is on the other side of the track. The best piece of land was sold to Hubley's Sand & Gravel Limited."

Alderman DeWolf: "With respect to the rest of it, perhaps it would be impossible to tell how many years. I am speaking of the harbour defence now being used as a dump."

Commissioner of Works: "It would take a good many years for good, solid footing."

Alderman Fox: "How long has the Industrial Commission been in existence and how many industries have they brought into the City during that time?"

The Chairman: "I think it is about two years since the Commission was established."

Alderman Macdonald: "I think it was longer than two years, but there are factors which prevent the Commission from perhaps, doing as much as they would like to do. We have a terrific business rate, we haven't any improved land to offer; and there are many conditions that deter prospective industries from coming in to Halifax."

Alderman Connolly expressed himself as being against the rezoning of the Exhibition Grounds, contending that it should be retained for recreational purposes for the people of Halifax North. He said that the incinerator field

Council,  
July 31, 1958.

at the rear of the Young Street site which was available for industrial development. Referring to the industrial mile he suggested that early action be taken to obliterate the dump and thus eliminate the noxious stench which is a source of annoyance to the Citizens in the north end of the City.

Alderman Butler: "In listening to the various arguments, the first question that occurs is: Do we have enough vacant land in the City at the present time, including this particular piece? If the experts could answer that question and say that we don't have sufficient, then I think we should look this problem more squarely in the face and see if we could give this land up for industrial or commercial use. It is a good piece of land."

He suggested that industry could locate on streets like Agricola or Cottin en Streets where properties are not too difficult to acquire and the streets would thus be improved by proper commercial or industrial development. He questioned whether the land should be sold even if it is rezoned and suggested that it be leased instead, and the reduced tax burden might be an attraction to a potential lease holder and the City would still own the land for conversion to other use some time in the future. "I am going to vote in favor of the deferment."

The Chairman stated that when this matter was first before the Council on May 1, 1958, the information was that Industrial Estates Limited required the land for Jossor Limited and indicated they were willing to pay a certain amount for it. He then read an extract from the Minutes of the meeting of City Council held on May 1, 1958, and said, "I didn't understand at that meeting that the matter was so urgent. It wasn't made clear to me and I don't think it was made clear that the matter was urgent. Certainly, I have heard the Council criticized for the delay. I think it is a very desirable thing in a great many cases. I think the situation is entirely different than when it was before us in May. Until I hear of a proposal for the use of the land I am not going to vote for it being taken away. Once it is taken away, it is gone. It is unfortunate that some of the land has been sold."

He referred to land which had been sold for housing in the north end of the City which he contended should have been retained for industrial purposes.



Council,  
July 31, 1958.

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

Alderman Trainor asked if a report could be submitted before the next meeting by the Mayor and City Manager; also, if the Industrial Development Commission would advise the names of any firms who are definitely interested in locating on the Exhibition property.

Alderman Lane asked to have the Commissioner of Works submit a report showing the percentage of land devoted to recreational purposes in relation to the total land area, and how it compares to other cities.

AMENDMENT TO ZONING BY-LAW TO PERMIT MULTIPLE HOUSING UNITS - MULGRAVE PARK ✓

The City Solicitor advised that in order to permit the construction of Multiple Housing Units on single lots in the Mulgrave Park area, it would be necessary to amend Part 15(1) of the Zoning by-law and he submitted a formal resolution.

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

COBURG ROAD-ROBIE STREET INTERSECTION ✓

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

At a meeting of the Committee on Works held on July 22, 1958 a report was submitted from the Commissioner of Works entitled "Traffic Improvements - Coburg Road, Robie Street and Spring Garden Road Intersection".

Your Committee recommends that the report and sketch number SS-1-14116-A be approved at an approximate cost of \$20,000.00 to be provided by Capital Borrowing.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

BORROWING RESOLUTION - IMPROVEMENTS - COBURG ROAD - ROBIE STREET INTERSECTION ✓

A Borrowing Resolution in the amount of \$20,000.00 covering improvements to the Coburg Road Robie Street Intersection was submitted.

Moved by Alderman Trainor, seconded by Alderman DeWolf, that the resolution be approved. The motion was then put and passed unanimously the

Council,  
July 31, 1958.

following members of Council being present and voting therefor: Aldermen DeWolf, Abbott, Lane, Macdonald, Butler, Fox, Trainor, Hyman, Connolly and O'Brien.

BORROWING RESOLUTION - CULVERT - DESMOND AVENUE ✓

To: His Worship the Mayor, Chairman, and Members of City Council.  
From: G.F. West, Commissioner of Works.  
Date: 31st July 1958.  
Subject: Culvert - Desmond Avenue - Borrowing Resolution.

An amount of \$6500.00 was placed in our Capital Budget for the installation of a culvert on Desmond Avenue, from the existing culvert constructed by Mr. B.D. Stevens, (a) to the existing culvert under Bayers Road, (B) Re-Plan and Profile No. SS-1-13951.

The total length of the culvert required is two hundred and ten feet (210') and would be approximately seventy-five percent (75%) on City property and twenty-five percent (25%) on property of the Bayers Road United Baptist Church.

It is recommended that the culvert be installed and the Church authorities be asked to contribute twenty-five percent (25%) of the cost.

A Borrowing Resolution is necessary before the recommended work can be completed.

G.F. WEST,  
COMMISSIONER OF WORKS.

Moved by Alderman O'Brien, seconded by Alderman Abbott, that the report and resolution be approved. The Motion was put and passed unanimously the following members being present and voting therefor. Aldermen DeWolf, Abbott, Lane, Macdonald, Butler, Fox, Trainor, Hyman, Connolly and O'Brien.

WRITE-OFF BALANCE OF TAXES - STANDARD PAVING CO. LTD. & JAMES J. MORIARTY ✓

To: His Worship, Charles A. Vaughan and Members of City Council.  
From: L.M. Romkey Commissioner of Finance.  
Date: July 28, 1958.  
Subject: Write-off Taxes, Standard Paving Maritime Limited & James J. Moriarty.  
Your Worship and Aldermen:

(1) In connection with the purchase of a piece of land from the Standard Paving Maritime Limited for the Incinerator site, the taxes were adjusted to June 30, 1958, which relates to the purchase price of the property.

According to Section 434C of the City Charter the taxes for the balance of the year, amounting to \$377.45 may be written off or cancelled. In this case it would be necessary to refund to the Standard Paving Maritime Limited, the amount of \$377.45 which is the portion of taxes for the period July 1st to

Council,  
July 31, 1958.

December 31, 1958, relating to the piece of property which the City purchased. The account number is 61644.

(2) A piece of land was purchased by the City from James J. Moriarty for the extension of Tower Terrace. The taxes were adjusted to June 30, 1958, leaving a balance of \$17.57 for the period July 1st to December 31, 1958, and permission is requested, under Section 434C of the City Charter, to have the amount of this balance written off. Our account number is 11829.

Respectfully submitted,

L.M. ROMKEY,  
COMMISSIONER OF FINANCE.

Moved by Alderman Abbott, seconded by Alderman Trainor, that the amount of \$377.45 be refunded to the Standard Paving Maritime Limited.

Motion passed.

Moved by Alderman Abbott, seconded by Alderman Connolly, that the sum of \$17.57 chargeable to James J. Moriarty be written off. Motion passed.

REQUEST TO REZONE LOT - CLINTON AVENUE

Referred to Town Planning Board.

PURCHASE OF LAND FROM C.N.R. AND H.M. THE QUEEN FOR INDUSTRIAL SITE

Moved by Alderman Abbott, seconded by Alderman Lane, that the City of Halifax purchase from the Canadian National Railways, and Her Majesty the Queen in Right of Canada, three parcels of land for a total price of \$58,506.60, as follows:

Canadian National Railways	- 2,731 acres	- \$17,843.10
Her Majesty the Queen	- 2,180 "	- \$14,241.00
" " " "	- 4,044 "	- \$26,422.50

and that His Worship the Mayor and the City Clerk be authorized to execute the necessary agreements on behalf of the City. Motion passed.

APPLICATION TO BUILD SINGLE FAMILY DWELLING - 1 SHERWOOD STREET

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

At a meeting of the Town Planning Board held on July 22, 1958 a report was submitted from the City Engineer recommending approval of an application to build a single family dwelling on an undersized lot at #1 Sherwood Street.

The Board approved the report and recommended same to City Council with the understanding that the sideyard and backyard requirements be adhered to.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

Council,  
July 31, 1958.

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

APPLICATION TO BUILD SINGLE FAMILY DWELLING - 35 CORK STREET ✓

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

At a meeting of the Town Planning Board held on July 22, 1958, an application was submitted from Butler Bros. Ltd., for permission to build a single family dwelling at 35 Cork Street, being lot 725 measuring 33 x 100 feet

The Board recommended that the application be approved.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

CONVERSION SINGLE FAMILY DWELLING TO DUPLEX 6 BERESFORD ROAD ✓

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

At a meeting of the Town Planning Board held on July 22, 1958 a report was submitted from the City Engineer in connection with an application to convert a single family dwelling at 76 Beresford Road into a Duplex.

He advised that all the regulations had been met, with the exception of the sideyard requirement on the north side of the property, it having only 4½' instead of 6'.

The Board recommended that the application for a permit be granted.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

TENDERS FOR TOP SOIL ✓

A report was submitted from the City Manager setting forth the following list of tenderers for the supply of 700 cubic feet of "good" top soil:-

<u>Bidder</u>		<u>Unit Price</u>	
Owen M. Davis	Bedford	\$1.75	\$1,225.00
Murray R. Hefler	Middle Sackville	1.90	1,330.00
Rhyno Mackenzie	Fairview	1.90	1,330.00
Olie Construction Co.	Spryfield	2.25	1,575.00
Urban Gallant	Elmsdale	2.50	1,750.00
Carvey Twily	Middle Sackville	2.50	1,750.00
Charles Marriott	Spryfield	2.50	1,750.00
<u>Screened (no tender asked)</u>			
Owen M. Davis	Bedford	2.75	1,925.00

Council,  
July 31, 1958.

and recommending that the tender of Owen H. Davis of Bedford at \$1.75 per cubic yard be accepted.

Moved by Alderman Lane, seconded by Alderman Macdonald, that the City Manager's recommendation be approved. Motion passed.

STREET LIGHTING

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

The Committee on Works at a meeting held on July 22, 1958 approved of the installation of Street lights as follows:

Chain Rock Drive - three 250 candle power lights	
Seaboard Investments Subdivision on Lynch Street ten 250 candle power lights	
Installation cost approximately	\$1050.00
Increased maintenance for balance of year	130.00
Increased maintenance for full year	299.00

Installation to be charged to capital borrowing for new subdivision.

Quinpool Road and Connaught Avenue one 600 candle power Atlantic near Tower Road one 250 candle power light.

Installation cost approximately	\$160.00
Increased maintenance for balance of year	23.70
Increased maintenance for full year	54.50

Installation to be charged to current estimate for additional street lights.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

PURCHASE WHARF & LANDING - STONEMAN PROPERTY - \$200.00

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

At a meeting of the Committee on Works held on July 22, 1958 a report from the Commissioner of Works recommending that an offer from Mr. Arnold Burns to sell the wharf and landing on the Stoneman property to the City at a cost of \$200.00 was considered.

Your Committee concurs in this recommendation; funds to be provided from the Miscellaneous City Property Account.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK

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

Council,  
July 31, 1958.

REPORT HOUSING COMMITTEE ✓

No report.

LEGISLATION ✓

The City Solicitor advised that there were no items of legislation for consideration.

APPLICATION TO BUILD SINGLE FAMILY DWELLING LOT #2 SCHELLEMAN SUBDIVISION-  
EDINBURGH STREET ✓

Referred to Town Planning Board.

APPLICATION TO CONVERT SINGLE FAMILY DWELLING TO DUPLEX - 30 LAWRENCE ST.

Referred to Town Planning Board.

APPLICATION TO CONVERT SINGLE FAMILY DWELLING TO DUPLEX - 13 SARAH STREET

Referred to Town Planning Board.

APPLICATION TO CONVERT SINGLE FAMILY DWELLING TO DUPLEX - 7 VERNON STREET ✓

Referred to Town Planning Board.

MODIFICATION SIDEYARDS - 121 CLAREMONT STREET ✓

Referred to Town Planning Board.

NATAL DAY COMMITTEE - CARNIVAL FOR NATAL DAY ✓

Moved by Alderman Fox, seconded by Alderman Trainor that permission be granted Lynch's shows to operate on the Common on Halifax Natal Day, only.  
Motion passed.

APPOINTMENT COMMITTEE TO CONSIDER APPLICATION FROM BRITISH FIRM TO ESTABLISH  
ITSELF IN HALIFAX ✓

To: The Members of City Council.

From: Mayor Charles A. Vaughan.

Date: July 28, 1958.

Dear Aldermen:

I have had some discussion with officials of a British firm, which wishes to locate a manufacturing enterprise in Halifax.

The City will not be responsible for providing land or buildings but the Company is seeking tax concessions, in that they are manufacturing concern. Most of their product will be available for export from Halifax.

I would request the Council to authorize the Committee named some time ago to confer with Industrial Estates Limited on the matter of tax concessions to Cossor (Canada) Limited as the committee to negotiate with this new company and report back to Council. That committee consists of Alderman Lloyd, Alderman Wyman, the City Manager and myself.

Yours very truly,

CHARLES A. VAUGHAN,  
MAYOR.

Council,  
July 31, 1958.

The Chairman suggested that Aldermen Macdonald and Greenwood who are members of the Industrial Development Commission, should be added to the Committee.

Moved by Alderman O'Brien, seconded by Alderman Trainor, that the Committee as named be approved. Motion passed.

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

Meeting adjourned 9:20 P.M.

LIST OF HEADLINES

Public Hearing Re: Rezoning Mulgrave Park from C-3 & R-2 Zones to R-3 Zone & Amending Part 15 (1) of the Zoning By-Law to Permit the Erection of Multiple Dwelling Units on Mulgrave Park	416
Public Hearing Re: Rezoning Portions Exhibition Grounds from P Zone to C-3 Zone	417
Amendment to Zoning By-Law to Permit Multiple Housing Units - Mulgrave Park	428
Coburg Road-Robie Street Intersection	428
Borrowing Resolution - Improvement - Coburg Road-Robie Street Intersection	429
Borrowing Resolution - Culvert - Desmond Avenue	429
Write-off Balance of Taxes - Standard Paving Co. Ltd. & James J. Moriarty	430
Request to Rezone Lot - Clinton Avenue	430
Purchase of Land from C.N.R. and H.M. the Queen for Industrial Site	430
Application to Build Single Family Dwelling - 1 Sherwood Street	431
" " " " " " - 35 Cork Street	431
Conversion Single Family Dwelling to Duplex - 6 Beresford Road	431
Tenders for Top Soil	432
Street Lighting	432
Purchase Wharf & Landing Stoneman Property \$200.00	433
Report Housing Committee	433
Legislation	
Application to Build Single Family Dwelling Lot #2 Schelleman Subdivision	433
" " " " " " Edinburgh Street	433
" " " " " " 30 Lawrence Street	433
" " " " " " 13 Sarah Street	433
" " " " " " 7 Vernon Street	433
Modification Sideyards - 121 Claremont Street	433
Natal Day Committee - Carnival for Natal Day	
Appointment Committee to Consider Application from British Firm to Establish itself in Halifax	433

M. C. DUNLOP,  
DEPUTY MAYOR & CHAIRMAN.

R. H. STODDARD,  
CITY CLERK.

CITY COUNCIL MEETING  
WEDNESDAY, SEPTEMBER 14, 1958

AGENDA

Prayer.

Minutes July 17, 1958

1. Motion Alderman ... Requesting Nova Scotia Liquor Commission to keep one Liquor Store Open at Night until 11.00 p.m.
2. Report Housing Committee
3. Permission for City Manager to attend Institute Public Administration of Canada September 4 to 6, 1958.
4. Trachon Hospital.
5. Accounts over \$500.00
6. Proposed Bond Issue
7. Public Liability Insurance - about tracking City Prison.
8. Fall Tree Planting Oct 1958
9. Application Malibos & Protection Booth Bayers Road.
10. Relocation of Gate for ... Rezoning Ben's Ltd. and Irving Oil Co. Ltd and Resetting Gate.
11. Remodelling 3rd Floor of 91 Lynch Street.
12. Modification Sideyard Requirements - 55 ... Street. (To T.P. Board)
13. Application to Build Single Family Dwelling lot 15 Grant Street (To T.P. Board)
14. Modification Sideyard - 29 Jefferell Street (To T.P. Board)
15. School Rebate.
16. Application for Single Family Dwelling oversized Lot 451 Agricola St. (To T.P. Board)
17. Objection to Restaurant Terms - 299 ... Road.
18. Progress Payment ...
19. Final Certificate Standard ... Ltd. - sewer
20. Camp Hill Cemetery Fence - Amendment to Ordinance #12
21. Acceptance City's Offer for Land - Cathedral Barracks.
22. Relocation Street Lines Lady Hammond Road - Kempt Road & Windsor Street Hearing Sept. 11, 1958
23. Building Line Kempt Road - Hearing September 11, 1958.
24. Alteration Street Lines ... Hearing September 11, 1958.
25. Halifax Ladies College Sewer
26. Replacement Grass Plots Howe Avenue - \$700.00
27. Rezoning N/S Cunard Street from Agricola St. to ... St. from R-3 Zone to C-3 Zone (Date for Hearing)
28. Petitions not to Hard Surface Albert Street
29. Conversion 107 ... Road to ... house (Recommended)
30. Letter to Industrial Estates Ltd. Re Proposal to ... Ltd.
31. Report Trustees City Sinking Funds.
32. Regulation 21 Vocational Education Act.
33. Write Off Hospital Accounts - ... of the City - \$204.00
34. Use of Cost of Arms.
35. Borrowing Resolution \$15 000.00.
36. Purchase Additional Land & Rezoning Young Street - Nova Scotia Liquor Commission.
37. Consultant's Fee Re-development Program - \$2,500.00.
38. Appointment to Board of Governors Halifax Infirmary.
39. Amending section 425-10 City Charter - Legislation.
40. Teniers Traffic Lights.
41. Legislation.
42. Questions.

COUNCIL MEETING

1. Motion Alderman Lloyd ... Hotel.
2. ...
3. Rezoning Examination Proper ...

REPORTS

1. Administration Report ...
2. Tax Collection

Council and something with which we should have nothing to do. We have in the



EVENING SESSION

Council Chamber,  
City Hall,  
Halifax, N. S.,  
August 14, 1958,  
8:00 P. M.

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

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

Also present were Messrs. A. A. DeBard, Jr., R. H. Stoddard, W. J. Clancey, T. C. Doyle, L. M. Ronkey, G. F. West, J. F. Thomson, V. W. Mitchell, J. J. Napier and Dr. A. R. Norton.

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

MINUTES

Moved by Alderman Abbott, seconded by Alderman Macdonald, that the minutes of the meeting held on July 17, 1958, be approved. Motion passed.

MOTION ALDERMAN TRAINOR REQUESTING NOVA SCOTIA LIQUOR COMMISSION TO KEEP ONE LIQUOR STORE OPEN AT NIGHT UNTIL 11:00 P. M.

Moved by Alderman Trainor, seconded by Alderman Lloyd that the Nova Scotia Liquor Commission be requested to keep one liquor store in Halifax open until 11:00 P. M. daily.

Alderman Trainor said that the matter arose some months ago at a Safety Committee meeting when an application for reinstatement of a taxi-operator's license was under consideration and the question of the bootlegging of liquor was discussed. The Chief of Police had been asked to present a report which he had done, indicating his being in favor of a store being open during the evening hours. Alderman Trainor contended that bootlegging would be reduced if a store were open, and also if Halifax is to be a progressive City and accord the opportunity to visitors from other centres where they enjoy the convenience, action should be taken to have the store open in the evenings.

Alderman Dunlop: This motion is out of the ordinary business of this Council and something with which we should have nothing to do. We have in the

Council,  
August 14, 1958.

Legislature two recent Mayors of this City whose duty it is to enact legislation with regard to this subject. This subject couldn't have excited very much interest for I haven't had a person call me in favor of it or against it."

Alderman Macdonald: "There is a possibility that the subject may have merit and that it will accomplish certain things. If this does go before the Provincial Government for consideration there should be conditions attached to it. I don't think that a store open to the public during evening hours is not the most desirable thing if it could be accomplished in this way, that a store be open to receive telephone orders for any liquor required." And he referred to the fact that some people who are attending a party might leave some under the influence of liquor to procure further liquor supplies and thus constitute a danger on the City streets, which the delivery system would obviate, during the high accident incidence period of the evening.

Alderman O'Brien: "We have another item among the deferred items which has relation to this matter, and I would like to support that item and defer consideration until the Provincial inquiry is carried out; and there might be some changes which the inquiry would bring out as desirable. I would oppose this but support the motion for the inquiry."

Alderman Abbott: "I agree with Alderman O'Brien. It might not be a bad idea to wait until we have had the inquiry if the Government will carry it out. When this item first came up at the Safety Committee last year, it looked all right on the surface but after reading the Chief's report, I wasn't too impressed with the idea. One of the strongest arguments for the motion was that it would eliminate, to some extent, bootlegging, but in some cities that has not been the case."

Moved by Alderman Wyman, seconded by Alderman O'Brien that consideration of this motion be deferred until after Council has dealt with Deferred Item #2 on the Agenda.

The motion to defer was put and passed, with Alderman Dunlop, Greenwood, Frainer and Connolly wishing to be recorded against.

Council,  
August 14, 1958.

REPORT HOUSING COMMITTEE

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

The Housing Committee at a meeting held on August 1, 1958, considered a proposal from Maxwell Cummings & Sons to construct housing in the Barrington, North, Brunswick & Gerrish Streets area.

It was agreed to recommend that Maxwell Cummings Ltd. be notified that this particular proposal is not satisfactory for the following reasons:

- (1) The tax concession requested is not acceptable.
- (2) The land assembly request is also not acceptable.
- (3) The Committee feels that the rents would be higher than is required to serve the needs of the people who require rehousing.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

PERMISSION FOR CITY MANAGER TO ATTEND INSTITUTE PUBLIC ADMINISTRATION OF CANADA SEPTEMBER 4 TO 6, 1958.

Moved by Alderman Greenwood, seconded by Alderman Ferguson, that permission be granted the City Manager to attend the annual convention of the Institute of Public Administration of Canada to held in Fredericton, N.B. September 4 to 6, 1958.

Motion passed.

TRACHOMA HOSPITAL

His Worship the Mayor suggested that the report be considered in two parts:

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

At a meeting of the Public Health and Welfare Committee held on August 7, 1958 a report from the Commissioner of health with recommendations pertaining to the Trachoma Hospital was considered.

Your Committee recommends:

- (1) that His Worship the Mayor be authorized to continue negotiations with the Federal Minister through The Honorable R.A. Donahoe, Q.C. Minister of Health for the Province of Nova Scotia to acquire the building as outlined in the report of the Commissioner of Health.
- (2) that the Public Health and Welfare Committee of the City of Halifax be the City's representative on the governing Board of the Halifax Mental Hospital

Council,  
August 14, 1958.

provided however, that the law permit the present administrative policy of the City Council to be carried out with respect to this hospital.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

Moved by Alderman Abbott, seconded by Alderman Ferguson, that Part (1) of the report be approved. Motion passed.

Moved by Alderman Wymen, seconded by Alderman Fox, that Part (2) of the report 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: August 12, 1958.

Subject: Accounts over \$500.00.

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

<u>DEPARTMENT</u>	<u>VENDOR</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Police	Norris Goldberg	Suits, Shirts & Overcoats	\$2,156.96
Works	Northern Electric Company Limited	Switches, Locknuts, Bushings & other electrical equipment	4,438.24
	Public Service Commission	Operating City Arm Chlorinator for month of June 1958	1,412.45
City Home	J. & M. Murphy Limited	Shirts, Pants, Overalls	
		Bungarees, Slips, dresses & braces	1,208.59
Finance	R.H. Felley & Co. Ltd.	Insurance Prem.	574.19
Recreation	Rhyno & Mackinnon	Landscaping Westmount School Grounds	4,463.60
			<u>14,254.03</u>

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

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

PROPOSED BOND ISSUE

To His Worship the Mayor and Members of City Council.

At a meeting of the Finance and Executive Committee held on August 7, 1958 a report was submitted from the City Manager relative to a proposed Bond Issue in the amount of \$1,500,000.00 dated September 15, 1958.

Your Committee recommends that the proposed Bond Issue of \$1,500,000.00 dated September 1958 be approved.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

Council  
August 14, 1958.

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

Alderman Dunlop asked if any consideration would be given the proposal to offer the bonds on two issues, one of \$1,500,000.00 and one of \$2,000,000.00.

City Manager: I would be against that.

Alderman Dunlop: I was wondering if any bankers had been questioned about the bonds.

The City Manager said that the Commissioner of Finance had approached certain bankers who said that offering an issue of \$2,000,000.00 would be the wrong thing to do.

Alderman Dunlop asked to have the matter clarified and the City Manager said that the Commissioner of Finance would be able to give a better explanation as he held discussions with the brokers.

Commissioner of Finance: I don't think it would be necessary to put in for two bids, one for \$1,500,000.00 and one for \$2,000,000.00. I think one or the other would be sufficient. I don't think the cost would be any more for \$2,000,000.00. The \$2,000,000.00 would be a little harder to sell. I did interview some of our financial advisors, bankers and brokers and they advised me that they thought the cost of money would be about the same. Actually, we have spent about \$1,800,000.00 on our Capital Budget, and about \$300,000.00 of that relates to schools and can be charged to our Education Grant which we receive from the Provincial Government. The balance is all that I recommended to the City Manager that I thought we should put a bond issue on at the present time. The reason is that I felt that nobody could look too far into the mists of the future and see what the interest rates are going to be; and if we borrow for a half million more than our requirements, it would mean that we would have to invest some short term funds, and the re-discount rate is a way low and there would be quite a difference between our yield on short-term money and our coupon interest, and to me that is bad business for the City. We can continue our spending and borrow on our overdraft at a lower rate of interest,

Council  
August 14, 1958.

and I think that in the way we should finance until we have a sufficient amount to begin to pay the bond interest. As far as the cost is concerned this time and some time in the future, I don't think anybody can predict exactly what it is going to be. This reconversion loan of Federal Government funds, I am thinking really that these particular bonds will go at a premium. If so, that will keep our municipal interest rates down. If on the other hand that long-term loan of 4 1/2% which matures in 1983 should go at a discount, then I would say that our cost of money for Municipal borrowing would be greatly increased."

His Worship the Mayor: "Weren't you speaking of funding \$1,500,000.00 at one time? Now, you tell us that \$200,000.00 has been offset by the Provincial Grant."

Commissioner of Finance: "I only said \$1,900,000.00 as at any time."

Alderman Dunlop: "This \$200,000.00 must be the school grant which could be used for capital purposes. It isn't a capital grant."

City Manager: "It is."

Alderman Dunlop: "That wasn't mentioned at the Finance and Executive Committee meeting. We were told that the market couldn't absorb over \$1,500,000.00. It was suggested that the loan be over \$1,500,000.00."

Commissioner of Finance: "That is right. I never suggested to the brokers that we were considering anything over \$1,500,000.00. Since that time they told me that the cost of money would be no higher, and they would rather see that it stay at \$1,500,000.00 as it would be easier to sell."

Alderman Lloyd: "That is substantially what was said the other night."

The motion was then passed.

#### PUBLIC LIABILITY INSURANCE FOR STONE-BREAKING CITY PRISON

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

At a meeting of the Public Health and Welfare Committee held on August 7, 1958 a report was submitted from the Commissioner of Health, advising that the premium for public liability insurance on the prisoners at City Prison if stone breaking were to resume, would be \$425.00 per year.

All members suggested the insurance be placed and the City Manager empowered to increase the limit.

Council  
August 11, 1958.

The matter was left with His Worship the Mayor and City Council to prepare a report direct to City Council.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

City Manager: "That was before the Finance and Executive Committee and we were unable to tell the limit." He then read from a letter from R.K. Kelley and Company, Insurance brokers who quoted for Common Law Liability covering bodily injury as follows:

\$ 5,000.00 )	\$150.00
10,000.00 )	

\$20,000.00 )	\$400.00
40,000.00 )	

Higher limits would be quoted on after a year's experience is known.

The City Manager was of the opinion that if the stone breaking is to continue, the coverage is adequate as there has been no great record of injuries from this type of activity.

Alderman Dunlop: "That coverage is a very restricted coverage. It only covers common law liability which will not cover accidents. You had better ask the Solicitor what it means."

Alderman Lloyd asked if a prisoner is hurt, is he covered by this type of policy.

City Solicitor: "A common law liability incurs some negligence on our part."

Alderman Ferguson asked if it would give the City all the required protection.

The City Solicitor stated that he could not give an opinion until he had had an opportunity to peruse the policy.

Alderman Ferguson: "Will it protect us if we are negligent?"

City Solicitor: "No, only if we are not negligent."

---

Council,  
August 14, 1958.

Moved by Alderman Lloyd, seconded by Alderman Ferguson, that the City Solicitor be instructed to study the matter and report on the liability that is covered.

Motion passed.

FALL TREE PLANTING LIST 1958 ✓

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

At a meeting of the Committee on Works held on August 14, 1958 a report was submitted from the City Manager listing trees to be planted during the Fall of this year.

Your Committee recommends that the trees be planted as listed.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

Motion passed.

APPLICATION BILLBOARD & PROJECTION BOOTH BAYERS ROAD ✓

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

At a meeting of the Committee on Works held on August 5, 1958 an application was submitted from Projection Advertising Ltd. for permission to construct a projection booth and billboard on the top of the Shopping Centre on Bayers Road. The size of the billboard would be approximately 24 ft. x 24 ft.

Your Committee recommends that the permission requested be granted subject to the approval of the Chief of Police.

Alderman Butler abstained from voting.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

Alderman Greenwood referred to the heavy traffic flow on Bayers Road and expressed the opinion that motorists' attention would be diverted by such



Council,  
August 14, 1958.

an installation; and he asked if the Chief of Police had had an opportunity to study and report on the matter.

The City Clerk than read the following report submitted from the Chief of Police:

To: Ralph Stoddard, City Clerk

From V.W. Mitchell, Chief of Police

Date: August 14, 1958

Subject: Erection of advertising screen

Dear Sir:

At a meeting of the Committee on Works on August 5th, the matter of the erection of an advertising projection screen on the premises of the Butler Bros. Shopping Center on Bayers Road was discussed and it was decided that permission would be granted for this installation provided it was cleared through the Traffic Division of the Halifax Police Department.

This then is to certify that we have discussed the erection of this advertising projection screen and I can find no material objection to this installation from a traffic point of view.

Yours very truly,

V.W. Mitchell,  
Chief of Police.

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

Motion passed.

REVOCAION OF DATE FOR HEARING RE: REZONING BEN'S LTD. AND IRVING OIL CO. LTD. AND RESETTING DATE ✓

Moved by Alderman Lloyd, seconded by Alderman Trainor, that the hearings scheduled for August 28, 1958, be revoked, and that Council fix Thursday, September 11, 1958, at 8:00 P.M. in the Council Chamber, City Hall, Halifax, N.S., as the time and place for a public hearing in connection with the rezoning of Ben's Limited and Irving Oil Company properties.

Motion passed.

REMODELLING 3RD FLOOR OF 91 LARCH STREET

The City Clerk said that Mr. L.A. Kitz, Solicitor for the owner of 91 Larch Street is appealing the decision of the Committee of Works in upholding the ruling of the Building Inspector in refusing to grant a permit for alterations to that property.

Council,  
August 14, 1958.

The City Solicitor explained that the status of the application is that under the By-Law the Building Inspector could give him permission if in his opinion the alterations did not materially change the character of the building; but the Building Inspector has ruled that the proposed change does materially increase the height, size or volume of the structure: Under Part 15 of the By-Law, the applicant may appeal to City Council and ask for an extension of the non-conforming use on the same site.

Alderman O'Brien: "Can we have a few physical facts about the building? What is wrong with it?"

Building Inspector: "This is an existing non-conforming use under our Code, and they have applied for a permit to physically raise the roof of the structure. It is on this point that I interpreted the word "materially" as meaning, any structural change, as such. They can raise the roof five feet as easily as one inch. In my opinion, it wasn't the inches or the feet that was the point. On the basis of the 'material change' I refused the permit."

Alderman O'Brien: "In what sense is it a non-conforming use?"

Building Inspector: "They want to use it as a three-apartment dwelling. It hasn't the required lot area and the parking space is insufficient."

Alderman O'Brien: "What percentage is it short, and what is the zoning?"

The Building Inspector stated that the lot was 33' x 133', or 4389 square feet, and under the By-Law, 5500 square feet would be required. The zoning is R-2.

Alderman O'Brien: "Is there some question about that 5500 square feet?"

Building Inspector: "That wasn't the point. I refused it on the interpretation of a material change, not on this business of lot coverage."

Alderman Ferguson: "To clear up one point, is the Building Inspector saying that he refused the permit because he didn't think he should issue it--- that Council should issue it?"

Building Inspector: "That is, in fact, what I am saying. I have no power."

Alderman Wymon: "Not having seen the application, I am a little bit confused. The item says, 'Remodelling the third floor'--- The Inspector talks about raising the roof. What is in the building now, and in what way is it a non-conforming use at the present time?"

Council.  
August 14, 1955.

His Worship the Mayor: "It has three apartments."

Alderman Ferguson: "How many men is it through?"

Mr. L.A. Kitz: "First of all, the building at 21 Lomb Street is owned by a Mr. Brunett who wants to use the floor for himself. There have been three apartments there. The top storey doesn't meet Ordinance #50 in that the ceiling height is five inches too low. We applied for a permit and we came four square within Part 11 of the Act, which says the Building Inspector may issue a permit to do something as long as it doesn't materially increase the height, size or volume. It seems to me that this is just as openly a misconception of a discretionary power as one can conceive. The Building Inspector says, 'I don't care if you raise it one inch or five inches, it is a change'. The section under which he should decide says that you can't change a building unless the alterations or repairs (of even non-conforming structures) will not materially, in the opinion of the Inspector, increase the height, size or volume. It devolves upon, when you decide whether the change will materially change the structure, that is the major point I want to make. You may decide it one way or another but if this is the interpretation of the Building Inspector, I leave it to the City Solicitor to decide whether that can go unchallenged. The building is 33' x 33'. There is a right of way. There isn't much more I can add. On the refusal, we have the right under Part 15 of the By-Law to appeal to Council to grant this permit. We want to raise the roof five inches."

His Worship the Mayor: "Certainly the Building Inspector is within his rights. He says that this is a material change."

Mr. Kitz asked if the Building Inspector were not abrogating his discretion.

City Solicitor: "That is not up to me to say. The Building Inspector has the right to decide for himself and the Charter puts the responsibility on him. I don't think I have the right to tell him what is right or wrong."

Alderman O'Brien: "The question that occurs to me is that it seems that the Building Inspector is saying that because you raise the roof even one inch, it constitutes a structural change, and therefore, he is

April 12, 1958.

opposed to it. The way I hear the situation is that the height of the building is increased the height. I wonder what way the Building Inspector is judging it. The Building Inspector also questioned a structural change in the building.

Alderman Wyman: Where the Act itself leaves considerable in this instance, to the judgment of the Inspector, and the Inspector has told us what his opinion is, we are faced with an application to override his decision, or otherwise to decide for him whether or not we feel that the decision should be set aside and the application should be granted. If that is the case, I think we have another way of looking at this. In the first place the reason for non-conforming uses is that it isn't fair to a person who has established a piece of property and set it to use, to suddenly find himself deprived of the use of it by some new Act of Council, such as a zoning by-law which would make a given business illegal in a given spot. You have got to make provision for somebody who is already there. This man is at 93 Lomb Street which has three apartments because he was there before the by-law.

We have passed another ordinance which, also, is designed to make it possible for people to meet certain requirements but still not losing anything they own, and that is Ordinance No. 49 (Minimum Standards Ordinance). In order to meet Ordinance No. 50 he has to make those structural changes, or he has to abandon his non-conforming use. If we are going to use Ordinance No. 50 to force him to abandon his non-conforming use, we are moving entirely away from that philosophy from the benefit of the non-conforming use, in order to allow the person already established to continue unaffected by the subsequent legislation; and, in view of these two things it seems to me that regardless of how the proposal may affect the opinion of the Building Inspector, we have got to look at it in the light of how our own legislation has affected a citizen who, in good faith, tried to meet our later requirements without, in effect, changing a situation that existed before.

Alderman Lloyd: At the outset of Alderman Wyman's comments, he said that the Building Inspector made a decision. I don't think he did.

Council,  
August 14, 1958.

His Worship the Mayor: "His job. It was that the alteration would materially change the height, size or volume of the building."

Alderman Lloyd: "Could anybody tell us what would happen if we did grant the permission? What is being hurt? What principle is being offset?"

Alderman Wyman: "What would happen if we refuse the permission?"

His Worship the Mayor: "He couldn't use the third apartment."

Alderman Wyman: "Ordinance No. 50, if applied in conjunction with the decision of the Building Inspector, deprives this man of the non-conforming use which he has enjoyed as of this date."

Alderman DeWolf: "How is this roof raised, from the bottom or by dormers? Is it to be partially raised or is the whole thing going to be raised?"

Mr. Kitz: "Probably, the whole thing--it is a pitched roof."

His Worship the Mayor said that when the Town Planning Act was drawn up the non-conforming use was something that was hoped could eventually be eliminated and was considered an evil to be tolerated until it could be removed some time in the future, and he felt that saying a person has a right to enjoy it, was an incorrect usage of words.

Alderman DeWolf: "Ordinance No. 50 has brought about this difficulty I believe. The man has to bring his apartment up to standard. When ordinance No. 50 was brought before Council that was the idea to raise the standard. If we do that we are going to find a great many places will have to be closed because they do not meet Ordinance No. 50. If the people wish to bring them up to meet the requirements of Ordinance No. 50 and they can't get a permit, they will be forced to abandon and what will we do about the people?"

Alderman O'Brien: "I am inclined to agree with your theory about non-conforming use being something that we tolerate but the passage of time in this sort of case might remove the non-conforming use by having the density changed to R-3. As the residential areas become older that may be changed to a higher density and this building might be conforming; and I think this is something we should go along with, and I think people should be encouraged to bring their buildings up to the minimum standard."

Moved by Alderman Ferguson, seconded by Alderman Brainerd that the application to remodel the third floor apartment of the building at 91 Larch

City of Chicago  
August 14, 1958

Street be approved.

The matter was put and given to the Alderman Board for consideration and recorded against.

MODIFICATION SIDEYARD REQUIREMENTS - 55 WINDSOR STREET (12 S.P. BOARD) ✓

Refer to Town Planning Board.

APPLICATION TO BLIND SINGLE FAMILY DWELLING 1011 E. GRAND STREET ✓

Refer to Town Planning Board.

MODIFICATION SIDEYARD REQUIREMENTS - 1011 E. GRAND STREET (12 S.P. BOARD) ✓

Refer to Town Planning Board.

SCHOOL REBAIL ✓

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

At a meeting of the Finance and Executive Committee held on August 7, 1958 the matter of the school rebail was again considered.

Your Committee recommends that the following be taken:

Respectfully submitted,

A.H. STINEBAUGH,  
CITY CLERK.

Moved by Alderman Fazio seconded by Alderman Lloyd that the report be approved. Motion granted.

APPLICATION FOR SINGLE FAMILY DWELLING (RESIZED) 1011 AGRICOLA ST. ✓

Refer to Town Planning Board.

OBJECTION TO RESTAURANT PERMIT 1011 QUINCY ROAD ✓

A letter was submitted from Mr. Ray Starnes of 1011 Elm Street in which he stated that in accordance with Section 219A (4A) of the City Charter he was objecting to the granting of an occupancy permit for a restaurant at 1011 Quincy Road.

Alderman Fazio moved that the City Manager be directed to advise the Health Inspector in granting the permit.

City Manager: The City Manager is directing the Health Inspector to advise the Health Inspector in granting the permit.

Inspector in granting the permit.

Alderman Wynne: Please the Department of Health Department and the Health Department had an opportunity of inspecting the premises and they feel there are any grounds for objection to the granting of the permit.

Commissioner of Health: The Commissioner of Health has advised that the proposed application for a restaurant permit at 1011 Quincy Road through the road that is a public highway and the City Council is concerned.

1948  
April 15, 1948

We have a problem with the building. We have a problem with the building that goes through the roof.

Alderman McDonald: "What is the problem with the building that goes through the roof? Will you please go to the building and see it?"

Commissioner of Health: "I am not qualified enough with the matter to answer that."

Alderman McDonald: "I am sure that you could be attached to the ground that the fumes must exhaust through the roof of the building."

His Worship the Mayor: "We can recommend certain standards with regard to cooking fumes."

Alderman Lloyd: "I understand that Mr. Michael who owns the Avonmore Grill is the owner in question, and he wants to operate a restaurant and he went to some considerable trouble to please the city and to satisfy the Health Department, and he met with them and he got some types of equipment and I believe they indicated that if he installed that equipment the objectionable fumes would be removed. So, it is a question of the type of equipment about it. He doesn't know if the equipment will be of such a type to meet these objections but presumably before the Health Department approved the equipment they would want to see that the specifications were met. I am not sure about the question."

Alderman Britton: "The question is whether the building party the fumes could be exhausted through the roof."

Alderman Burroughs: "I am sure that the Health Department will be able to take a look at our regulations to see if they are satisfied with the equipment."

Alderman Lloyd: "The question is whether the building party the fumes could be exhausted through the roof in good faith because of the regulations. I am sure that the Health Department will be able to meet the regulations."

Moved by Alderman Wright: "Resolved, that the City Manager be referred to the City Manager to see if he can get the building party the fumes exhausted through the roof."

FRANKS

To His Worship the Mayor  
Members of the City Council

Council,  
August 14, 1958.

submitted from the Commissioner of Works recommending for payment progress estimate #1 amounting to \$12,835.99 concerning the Fairview Overpass.

Your Committee concurs in the recommendation of the Commissioner of Works.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

FINAL CERTIFICATE STANDARD PAVING LTD. - SEWER ✓

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

At a meeting of the Committee on Works held on August 5, 1958 a report was submitted from the Commissioner of Works recommending payment of a Final Certificate to Standard Paving Maritime Ltd. in the amount of \$13,915.06 for their contract for laying sewers in the City for the year 1957.

Your Committee concurs in the recommendation of the Commissioner of Works.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

CAMP HILL CEMETERY FENCES - AMENDMENT TO ORDINANCE #12 ✓

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

At a meeting of the Committee on Works held on August 5, 1958 the matter of removing fences from grave lots in Camp Hill Cemetery that are beyond repair was considered.

Your Committee recommends that the Superintendent of Cemeteries be given authority to remove these fences and that Section 11 of Ordinance #12 be amended to vest this authority in the Commissioner of Works rather than the Committee on Works.

Respectfully submitted,

R.H. STODDARD  
CITY CLERK.



Council,  
August 14, 1958.

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

ACCEPTANCE CITY'S OFFER FOR LAND - CATHEDRAL BRACKS

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

At a meeting of the Committee on Works held on August 5, 1958 a letter was submitted from Mr. G.S. Black advising that he had been authorized by the Dean and Chapter of ALL Saints Cathedral to formally accept the City's offer of \$500.00 for the purchase of the strip of land formerly used as a right-of-way along the northern side of the Cathedral.

Your Committee recommends that the land in question be sold to the Dean and Chapter of ALL Saints Cathedral for the sum of \$500.00.

Respectfully submitted,

R.H. Stoddard,  
CITY CLERK.

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

RELOCATION STREET LINES LADY HANCOCK ROAD - KEMPT ROAD & WINDSOR STREET  
HEARING SEPTEMBER 11, 1958.

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

At a meeting of the Committee on Works held on August 5, 1958 a report was submitted from the Commissioner of Works entitled "Proposed Rotary- Windsor Street-Kempt Road Intersection - Relocation of Street Lines - Drainage".

Your Committee recommends that a Public Hearing be held by City Council on September 11, 1958 at 8:00 p.m. for the purpose of relocating the official street lines of the proposed rotary at Windsor Street-Kempt Road intersection in accordance with Section 7-I of the official City Plan and that a borrowing resolution in the amount of \$15,000.00 be approved and forwarded to the Minister of Municipal Affairs to cover the cost of drainage as shown on Plan SS-2-14172.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

Council,  
August 14, 1958.

BUILDING LINE ALBERT ROAD - HEARING SEPTEMBER 11, 1958

Moved by Alderman Ferguson seconded by Alderman Connolly that Council fix Thursday, Sept. 11, 1958, in the Council Chamber, City Hall, Halifax, Nova Scotia as the time and place for a Public Hearing in connection with this matter. Motion passed.

ALTERATION STREET LINE - ARGYLE STREET - HEARING SEPTEMBER 11, 1958

Moved by Alderman O'Brien seconded by Alderman Connolly, that Council fix Thursday, Sept. 11, 1958, in the Council Chamber, City Hall, Halifax, Nova Scotia as the time and place for a Public Hearing in connection with this matter. Motion passed.

HALIFAX HIGHER COLLEGE - SEWER

The City Clerk advised that this matter was deferred in Committee.

Alderman Lloyd asked when the matter would be brought forward for consideration.

City Manager: We don't know what we have to do in the Works Committee Meeting on August 19. We have two different plans. We may be able to solve it Tuesday.

Alderman Ferguson: When can we expect to have the building permit issued? Do they have to wait until the next Council again? Why can't a temporary permit be issued to the contractor on condition that they take full responsibility? They are willing to do that?

The City Manager said that the qualifications to issue a building permit was based on the fact that there was no information as to whether a sewer connection was available, and that something was being done to expedite the matter and if possible a temporary permit would be issued.

REPLACEMENT GRASS PLOTS HOWE AVENUE - \$200.00

To His Worship the Mayor and Members of City Council:

At a meeting of the Committee on Works held on August 5, 1958 His Worship the Mayor stated that the grass plots on Howe Avenue had been destroyed by the application of road salt when the Avenue was plowed and he felt the City should bear the cost of reseedling rather than the property owners concerned.

Your Committee recommends that the City undertake the replacement of the sodding on Howe Avenue at an estimated cost of \$200.00 chargeable to the Current Estimates and if the amount is not available that the source of funds be determined by the Committee.

Respectfully submitted,

B. H. Stoddard,  
CITY CLERK.

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

Council,  
August 14, 1958.

REZONING N/S CUNARD STREET FROM AGRICOLA ST. TO MORAN ST. FROM R-3 ZONE  
TO C-3 ZONE (DATE FOR HEARING) SEPT. 25, 1958.

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

At a meeting of the Town Planning Board held on August 5, 1958 a request was considered from the Nu-Way Dry Cleaners Ltd. to rezone the North side of Cunard St. from Agricola St. to Moran St. from R-3 Zone to C-3 Zone.

The Board recommended that the request be granted and Council fix a date for a Public Hearing in this matter. Alderman O'Brien and Macdonald wishing to be recorded against.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

Moved by Alderman O'Brien, seconded by Alderman Macdonald, that the recommendation of the Acting Town Planning Engineer against the rezoning of a portion of Cunard Street be approved.

Alderman DeWolf asked if the owner knew that the matter would be coming up for discussion at this meeting.

His Worship the Mayor said that the owner had not been officially advised.

Alderman Irwin: "I don't think it is fair to treat it in this manner. The applicant knows it is coming up to set a date for a hearing and as a result he is not represented here tonight. It is the normal course that all that come for a hearing is sent along. We could move a deferment and then go along to the date for a hearing in September. I think we have to be very fair."

Alderman O'Brien: "It was a split vote in Committee and the applicant knows there were three votes against. We are only over-ruling a recommendation of the Town Planning Board."

Alderman Wyman: "The objection to the request is based on the fact that from Agricola Street to Moran Street the north side of Cunard Street is zoned residential and if that is the case, I find it difficult to find how there is a commercial establishment there now."

His Worship the Mayor said that it was a non-conforming use prior to the By-Law coming into effect; and in answer to a question by Alderman Wyman said that the block of Agricola Street was zoned R-3.\*

Alderman Wyman: "Just one block! How much of Agricola Street is residential? It doesn't raise the question, I still don't understand how it is supposed to work."

Council,  
August 14, 1958.

City Manager: "The whole area: Agricola, Cunard, Robie and West Streets are 'residential', with the exception of about six commercial establishments all of which are non-conforming uses."

Alderman DeWolf: "Is not Agricola mostly 'commercial'?"

City Manager: "From Sarah Street on its commercial right opposite on Cunard Street where the billboards are it must be commercial."

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

FOR THE MOTION: Aldermen O'Brien, Greenwood and Macdonald. - 3 -

AGAINST IT: Aldermen Butler, Fox, Ferguson, Trainor, Lloyd, Wyman, Connolly, DeWolf and Abbott. - 9 -

Alderman Dunlop was excused.

Moved by Alderman Connolly, seconded by Alderman Abbott, that Council fix Thursday September 25, 1958 at 8 p. m. in Council Chamber, City Hall, Halifax, Nova Scotia as the time and place for a Public Hearing on this matter.

Motion passed.

PETITIONS NOT TO HARD SURFACE ALBERT STREET ✓

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

At a meeting of the Committee on Works held on August 14, 1958 a report was submitted from the Commissioner of Works giving figures on the cost of maintaining the present street surface as compared to the cost of surfacing the street with asphalt.

Records showed that the sum of \$688.39 was spent on the 1100 feet of Albert St. during 1957 but only \$13.37 was spent on the same length in 1958. It showed that it is more economical to surface the street with asphalt and for that reason the Commissioner could not see the wisdom of rescinding the previous action of Council to pave the street.

Your Committee recommends that the paving as ordered by City Council previously, be proceeded with.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

Alderman Dunlop: "What is the reason for the petition?"

The City Clerk advised that a petition had been received signed by seventeen property owners on Albert Street and one on Russell Street requesting that Albert Street be not hard-surfaced, but giving no reason for their request.

*Copy to...*

TO: His Worship, Charles A. Vaughan and Members of City Council,  
FROM: Trustees of Sinking Fund and Trust Accounts,  
DATE: July 10, 1958  
SUBJECT: Sinking Funds and other Sundry Funds

Your Worship and Aldermen:

Attached hereto is a statement of Sinking Funds and Trust Accounts as at December 31, 1957.

The City has a loan maturing May 15, 1959 for the amount of \$713,500.00. Part of this loan, to the amount of \$590,500.00, City Council did not provide an adequate amount for sinking fund purposes. This was reported to City Council by the Mayor and Commissioner of Finance in their report on Sinking Funds and Trust Accounts dated February 14, 1956.

Probably we should review the history of this loan here, which is as follows:

In 1951 the City floated a NEGOTIATED LOAN FOR THE AMOUNT OF \$5,000,000.00 which is made up as follows:-

\$3,724,500.00	4 1/2 % Sinking Fund Loan.	This will be amortized for a period of 20 years, and a sufficient 3% sinking fund set aside each year for the amount of \$138,684.34
\$ 713,500.00	4 % Sinking Fund Loan,	for 8 years. \$123,000.00 of this amount was amortized for the period at a 3% sinking fund, amounting to \$13,832.14 annually. This covers the Water Section of the loan and is therefore charged to WATER ASSETS SINKING FUND ACCOUNTS and is sufficient to amortize it in that period. On the amount of \$590,500.00 for the 8 year period, the City Council only set aside for sinking fund purposes, 3% of the loan, which is not sufficient to retire this loan at the end of the period. The proper amount would be \$66,405.50 per year, making a deficiency each year in this sinking fund requirement, of \$48,690.50
\$ 560,000.00	4 1/2 % Serials-----	which is the balance of the \$5,000,000.00 loan
<hr/>		
\$ 5,000,000.00		
<hr/>		

Following is a list of the items included in the loan making the total - \$590,500.00

Rehabilitation of Public Schools-----	40,000.00
Teachers' Pension Fund-----	40,000.00
St. Thomas Aquinas School-----	3,500.00
Temporary Pavements-----	75,000.00
Purchase of Fire Arms, Police Department-----	6,000.00
Rehabilitation Gardens Fence-----	1,800.00
Public Gardens Spraying Equipment-----	5,000.00
Point Pleasant Park Circular Drive-----	1,200.00
Traffic Lights-----	24,700.00
Improving Street Lighting-----	44,000.00
Fairview Cemetery Development-----	3,500.00
Fairview Cemetery Drainage-----	1,300.00
Rehabilitation, Morris Street Fire Station-----	20,000.00
Equipment, Health Department-----	14,000.00
Erection Killing Plant-----	10,000.00
Tuberculosis Hospital Storage Building-----	4,500.00
Sidewalk Refunding-----	24,500.00
Pavement Refunding-----	73,500.00

Sidewalk Refunding-----	\$ 70,000.00
Sewers-----	6,000.00
Elevator-----	4,000.00
Rehabilitation Forum-----	30,000.00
Renewing Ice Plant, Forum-----	57,000.00
Permanent Pavement-----	20,000.00
Bond Discount-----	10,702.50
Loan Expenses-----	297.50
	<hr/>
	\$590,500.00

In the 1956 Report on Sinking Funds and Trust Accounts, made by the Mayor and Commissioner of Finance, it was pointed out that the fund had an account called "Reserve for Premium, New York Funds" in our Consolidated Sinking Fund, which was more than adequate for the purpose for which it was established. It was suggested that \$137,331.13 of this amount be transferred to the sinking fund of the \$590,500.00 loan which was not adequate. This was approved by City Council. However the sinking fund for this loan is still not adequate.

Our Tax Refunding Sinking Fund is more than adequate to look after our loan of \$1,508,000.00 which matures July 1, 1961. We have \$1,500,331.99 in the fund as at December 31, 1957. The fund had a yield of 4.145 % for the year 1957. The fund at the present time would require \$1,350,129.60 on a 3 1/2 % yield basis, which we think is figuring conservatively. We therefore have a surplus in this fund, of \$150,000.00 and according to Section 342 of the City Charter, this surplus shall be transferred to the General Sinking Fund. This could be interpreted to mean the sinking fund for this loan of \$590,500.00 which is not adequate. If this is done, this sinking fund will still be short - \$134,000.00 which could be refunded.

After scrutinizing our Consolidated Sinking Fund, we cannot see that the fund is any more than adequate to look after our requirements in accordance with the Nightingale Hayman Report. Over the years this Sinking Fund developed a substantial surplus which, following the Nightingale Hayman Report, was applied by Council to the estimates of a number of future years. This allocation will be completed in the year 1965. It should be noted that in addition to the amount of \$137,331.13 dealt with by City Council last year and the amount of \$150,000.00 which we propose to now transfer, the value of the yearly allotments aforesaid has now amounted to \$930,000.00 and will by 1965, if no further surpluses are indicated, equal the large sum of \$1,350,220.11.

Your trustees feel a sense of satisfaction on being able to report on their successful administration of the many funds placed under their care.

Respectfully submitted,

TRUSTEES OF SINKING FUND AND TRUST ACCOUNTS

(Signed) CHARLES A. VAUGHAN  
Trustee

(Signed) ALLAN W. BUTLER  
Trustee

(Signed) L. M. ROUKEY  
Trustee

ENC 21  
ATTACHED

Council,  
August 14, 1958.

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

Alderman Greenwood stated that he was seconding the motion in view of the report of the Commissioner of Works and he said that Council is not only interested in the welfare of the residents of Albert Street but of all residents of the City who have to pass over the street.

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

CONVERSION 307 TOWER ROAD TO ROOMING HOUSE (RECOMMENDED) ✓

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

At a meeting of the Town Planning Board held on August 5, 1958 a report was considered from the City Engineer relative to a request from Mr. G.D. Fiendel to convert 307 Tower Road into a rooming house.

He advised the request met with the regulations except for front and sideyard requirements but due to the fact it is only 2 floors in height he could see no objection to the granting of the same.

The Board recommended that the request be granted.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

LETTER TO INDUSTRIAL ESTATES LTD. RE: PROPOSAL TO COSSOR LTD. ✓

It was agreed to authorize His Worship the Mayor to write to the Industrial Estates Ltd. requesting a reply as to what action was taken with respect to the proposal made by the City concerning a site for the expansion of the Cossor Canada Ltd. plant.

REPORT TRUSTEES CITY SINKING FUNDS ✓

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

At a meeting of the Finance and Executive Committee held on August 7, 1958 a report from the Trustees of the City's Sinking Funds was considered.

Your Committee recommends that the proposal to transfer the sum of \$150,000.00 to the Sinking Fund for the loan of \$590,500.00 be approved.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

Council,  
August 14, 1958.

Moved by Alderman Lloyd, seconded by Alderman D-Wolf, that the report be approved. Motion passed.

REGULATION 21 VOCATIONAL EDUCATION ACT ✓

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

At a meeting of the Finance and Executive Committee held on August 7, 1958 a report was submitted from Alderman Wyman relative to an amendment to Regulation 21 of the Vocational Education Act.

Your Committee recommends that Regulation 21 be amended to provide that the Vocational Education Board does not have to refund to vocational teachers who leave the employ of the school the portion of their contributions covering the first five years or part thereof.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

WRITE OFF HOSPITAL ACCOUNTS - WARDS OF THE CITY - \$204.00

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

At a meeting of the Finance and Executive Committee held on August 7, 1958 a report was submitted from the Commissioner of Finance recommending that Hospital Accounts for Wards of the City of Halifax, be written off as follows:

<u>NAME</u>	<u>AMOUNT</u>
Robert Deyoung	\$138.00
Joan Marie Bayers	\$ 27.00
James Tibert	\$ 21.00
Kenneth White	\$ 18.00
	<u>\$204.00</u>

Your Committee concurs in this recommendation.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

USE OF COAT OF ARMS ✓

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

At a meeting of the Finance and Executive Committee held on August 7, 1958 a request was submitted from E.W. Reynolds Ltd. for permission to use the City Crest in an advertisement congratulating Halifax on its Bicentennial of Representative Government in Nova Scotia.

437 - - 50 -



Council,  
August 14, 1958.

Your Committee recommends that the request be granted.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

BORROWING RESOLUTION \$15,000.00 ✓

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

At a meeting of the Finance and Executive Committee held on August 7, 1958 a borrowing resolution in the amount of \$15,000.00 for the purpose of draining the intersection of Kempt Road, Lady Hammond Road and Windsor Street and lands adjacent thereto, was submitted.

Your Committee recommends that the resolution be approved and forwarded to the Minister of Municipal Affairs.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

Moved by Alderman Trainor, seconded by Alderman Greenwood, that the report be approved. The motion was put and passed unanimously the following members being present and voting therefor: Aldermen DeWolf, Abbott, Dunlop, Macdonald Butler, Fox, Ferguson, Trainor, Lloyd, Wymer, Connolly, O'Brien, and Greenwood.

CONSULTANT'S FEE REDEVELOPMENT PROGRAM - \$2,500.00 ✓

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

At a meeting of the Finance and Executive Committee held on August 7, 1958 a letter was submitted from C.M.H.C. advising that the appointment of Professor Stephenson as consultant for the planning of the redevelopment area at a fee of \$2,500.00 was approved by the Corporation; it being understood that this amount is not part of the cost of redevelopment but will be recovered by the City as a first charge against the proceeds of the sale of the lands.

Your Committee recommends that the appointment be approved at the fee mentioned.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

Council,  
August 14, 1958.

APPOINTMENT TO BOARD OF GOVERNORS, HALIFAX INFIRMARY ✓

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

At a meeting of the Finance & Executive Committee His Worship the Mayor nominated Alderman Butler as the City's representative on the Board of Governors of the Halifax Infirmary.

Your Committee concurs in this nomination.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

AMENDING SECTION 425-10 CITY CHARTER - LEGISLATION ✓

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

At a meeting of the Finance and Executive Committee held on August 7, 1958 a report was submitted from the Commissioner of Finance suggesting that legislation be secured to amend Section 425-10 of the City Charter by deleting the year 1945 and substituting therefor the year 1953.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

TENDERS TRAFFIC LIGHTS ✓

The City Manager advised that six tenders had been received two of which quoted no price and two others were incomplete; and of the remaining two the lower bid was submitted by the Northern Electric Company Ltd. in the amount of \$2,787.90.

Moved by Alderman Greenwood, seconded by Alderman Abbott that the lower tender be accepted. Motion passed.

TRAFFIC LIGHTS - BARRINGTON STREET ✓

His Worship the Mayor announced that the traffic lights at the Barrington and Sackville, Barrington and Prince and Barrington and Duke intersections would go into operation on Tuesday August 19, 1958.

LEGISLATION ✓

The City Solicitor advised that there were no items of legislation for consideration at this time.

1958.

QUESTIONS

APPOINTMENT - LEONARD M. TITUS - ASSISTANT CITY SUPERVISOR

It was agreed to appoint Mr. Titus as Assistant City Supervisor during the absence of Mr. [Name] from the City.

TOWN PLANNING ENGINEER

Alderman O'Brien: "I would like to see whether the Board of Works can find a suitable person to have a qualified replacement for the Town Planning Engineer."

Commissioner of Works: "I have discussed this matter with the City Manager and, frankly, I think possibly we will need a replacement for the Town Planning Engineer but I don't think the work is immediate. Mr. Harris is carrying on the duties and we have a lot of things to do today, and I think that as soon as we get things done we will look into the possibility of a new Town Planning Engineer. I will bring this forward in the form of a recommendation through the City Manager in the not too distant future."

Alderman O'Brien: "Does this mean that no steps have been taken to secure a Town Planning Engineer for the City?"

Alderman Dunlop: "The work of preparing the zoning By-Law which had been done by Mr. Snook will be taken up by another person."

His Worship the Mayor: "The present Staff will continue on with the work which has been done by Mr. Snook and said 'it is going to be difficult to get a Town Planning Engineer in Canada'."

Alderman O'Brien: "It is not a priority?"

His Worship the Mayor: "We are in the same position that we are."

Alderman Dunlop suggested the possibility of appointing someone who is already on the staff in another capacity.

OVERHEAD BATTERY PRIME MOVERS ROAD

Alderman Ferguson referred to the location of the sidewalk on Chebucto Road which is partly on the embankment near the [Name] and the matter be looked into and [Name] by the City Manager and Commissioner of Works, so that [Name] the situation.

Council  
August 14, 1958.

CONDITION OF SIDEWALK - CORNWALLIS STREET

Alderman Fox referred to the condition of the sidewalk on the south side of Cornwallis Street, below Barrington Street, fronting on City-owned land which is in a deplorable condition and asked for early action to improve conditions there.

His Worship the Mayor: "Mr. West advises me that the sidewalk will be temporarily surfaced with asphalt. We are not going to put in a concrete sidewalk because of the possibility of a diagonal street sometime in the future."

BEAUTIFICATION - ARMDALE ROTARY

Alderman Butler asked if any money had been allocated for the beautification of the Armdale Rotary since its completion.

His Worship the Mayor: "The question was raised a year ago and we approached the Provincial Government for a contribution to beautify the Rotary but they refused to pay one-half the cost, and we dropped it."

Alderman Butler: "Is there anything we ourselves can do? It is important as it is the entrance to our City."

His Worship the Mayor: "We can do it if you, as a Council, want to spend the money."

Alderman DeWolf: "I thought we weren't allowed to spend money outside the City, by the Charter."

Alderman Butler felt that something should be done as it is anything but attractive, the grass being brown, and suggested that some flowers be placed there to brighten up the area.

His Worship the Mayor said that the City Solicitor had ruled that the Council could not legally spend money to make the suggested improvements.

Alderman Lloyd suggested that Council should take action to secure legislation enabling the City to spend the necessary money.

Moved by Alderman Lloyd, seconded by Alderman Butler, that the City Solicitor be requested to draft legislation giving City Council authority to make an appropriation of funds for the beautification of the Armdale Rotary.

Motion passed.

Council,  
August 14, 1958.

FAIRVIEW OVERPASS ✓

Alderman Trearor: "I would like to ask the Commissioner of Works when he expects the Fairview Overpass to be opened for traffic."

Commissioner of Works: "I was advised by the Provincial authorities that the contractor expects to have the work completed in November. Frankly, I am skeptical about that and when I hope to see it in operation might be next Spring."

4 - WAY STOP SIGN - COBURG ROAD & OXFORD STREET ✓

Alderman Dunlop asked if the Traffic authority would give consideration to the installation of 4-WAY STOP SIGNS AT the Coburg Road - Oxford Street intersection. He observed that the 4 - Way Stop signs at Almon and Oxford Streets were working very well, and because of the numerous left hand turns made at the Coburg-Oxford intersection the sign should prove more satisfactory than traffic lights.

PAVING - NORTH BARRINGTON STREET ✓

Alderman Lloyd referred to the condition of north Barrington Street, north of Artz Street where a number of cuttings had been made and what final plan had been made to pave the street.

His Worship the Mayor advised that the preliminary work had been completed and the first coat of paving had been applied from Artz Street to Gerrish Street.

SIDEWALK AREA - CORNER QUINPOOL ROAD AND OXFORD STREET ✓

Alderman Macdonald: "On the south west corner of Oxford Street and Quinpool Road there is an area between the sidewalk and curb which is very unsightly. There is no pavement there and it is used to a great extent by the public, getting on and off the trolley coaches. Could something be done about filling that in? Also the area between the sidewalk and the iron railing where young people sit and it has fallen down below the sidewalk level. It is very unsightly, particularly on wet days and I was wondering if that could be filled in similar to the opposite corner by the bank."

His Worship the Mayor requested the Commissioner of Works to report on this matter to the Committee on Works.

Council,  
August 14, 1958.

COMMENDATION - NATAL DAY COMMITTEE

Alderman Dunlop moved that a vote of appreciation be extended to Alderman Fox, Chairman, and the members of the Natal Day Committee, as well as to civic officials and all who had worked together to make the Natal Day Program a complete success.

He also commended His Worship the Mayor for the dignified manner in which he exemplified the office of Chief Magistrate of the City during the visit of Princess Margaret, who so charmingly graced the local scene on Natal Day.

His Worship the Mayor said that the Natal Day Committee had put a great deal of effort into the arrangement and provided a well rounded program and he referred to the excellent parade, activity on the Common, Wanderers' Ground, North West Arm, and said, "There seemed to be something for everybody in town and the program was a very full program. I think the Committee is deserving of all the praise for the work they have done, not only the Council members but, also, Messrs. Slade, Nicholson and Troy, and the members of the Armed Services."

He referred to the unique design of the reviewing stand, designed by City Architect Napier, and said that all who worked so willingly on the project seemed to take a pride in it, and he expressed the hope that the Standard of the Natal Day Program had not been raised too high, so that future years' programs would not suffer by comparison.

He said that he had viewed the film of the Natal Day Parade at the C.B.C. building and was very much impressed with the arrangements; and was pleased and proud to be Mayor of the City of Halifax and to see the display of loyalty and affection for the Royal Family by the populace.

Alderman Butler, speaking as a member of the Natal Day Committee, expressed his appreciation to the members of the Works Department for their fine effort in handling the various requirements for the Natal Day program with particular reference to the erection of a reviewing stand and the preparation of the Wanderers' Ground for the track and field meet and he said they were deserving of a great deal of credit.

Council,  
August 14, 1958.

CONDITION OF RAILWAY BRIDGES ✓

Alderman Butler asked if the railway bridges which cross the cutting at various streets from Armdale at the South End are inspected annually by the railroad authorities. He referred particularly to the bridge at Tower Road which he claims seems to have a sag; and he said that since they are subject to depreciation, information should be obtained as to their life span.

His Worship the Mayor requested the Commissioner of Works to submit a report on this matter to the Committee on Works.

*USE OF CITY-OWNED VEHICLES*  
Alderman Lloyd referred to the use of City owned vehicles and said, "I did hear that City vehicles were being used for extended trips outside the City and I wonder if some inquiries could be made to see if the regulation regarding City owned vehicles is being strictly followed."

City Manager: "Nobody is supposed to go out of town with vehicles except the fire chief or the chief of police and some members of the Works Department who are on duty and who live outside the City might use the vehicle at lunch time. Anything else is not permitted."

Alderman Lloyd said that he was not concerned with authorized use of vehicles but some tax payers had observed City vehicles being used outside the City after normal working hours and took it upon themselves to ask him about it.

Alderman Dunlop said that if any person violated the regulation they should not be permitted to drive a City owned vehicle again and said, "It would be quite proper for the Mayor to be driven around in a City owned vehicle."

Alderman Lloyd: "The question wasn't directed to official business. It was directed particularly to the Department of Works."

BUILDING PERMITS FOR DEMOLITIONS

Alderman Connolly: "Some months ago the Committee on Works ordered certain houses to be demolished. This week the people in these houses received a letter which said, in part, that the buildings were to be demolished and that a permit would have to be taken out at City Hall.

Does that mean they would have to pay for the permit?"

Council  
August 14, 1958.

Commissioner of Works said that the reason a permit was required was to insure that a covered way would be provided for the protection of the public.

His Worship the Mayor: "How do you base the fees?"

Commissioner of Works said that the fee is based on the value of the work performed and that in these cases it never amounts to more than \$3.00 per permit.

Alderman Trainor remarked that he had received complaint from people who, after securing a building permit, had to suffer the inconvenience of proceeding to the City Collector's office and wait in turn to pay for the permit, and he asked if some method could be instituted of paying for the permit at the same office where it is issued.

His Worship the Mayor stated that since 1943 when the Accounting procedure was changed at City Hall, the City Collector's office is the only office where monies are received. "That is the way it is done. There is no other Department where money is received."

The City Manager said that it might be possible to station somebody from the Collector's office in the Building Inspector's office during rush periods.

FEE FOR ENCROACHMENT - BARRINGTON STREET - UNDERWOOD LIMITED

To His Worship the Mayor and  
members of the City Council

At a meeting of the Committee on Works held on August 14, 1958 Mr. R. A. Kanigsberg addressed the Committee on behalf of the Parkway Construction Company with respect to an encroachment of the Underwood Building over the Official Street Line on Barrington Street.

Your Committee recommends that legislation be secured permitting the encroachment at a fee of \$11.25 per annum or a flat sum of \$136.00

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

PERMIT - 167 CHEBUCTO ROAD

To His Worship the Mayor and  
Members of the City Council



Council,  
August 14, 1958.

At a meeting of the Committee on Works held on August 14, 1958 the matter of granting a permit for repairs to a store at 167 Chebucto Road was considered.

Your Committee recommends that a permit be granted to make normal repairs.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

IMPROVEMENT LOT SOUTH AND OXFORD STREETS ✓

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

The Committee on Works, at a meeting held on August 14, 1958, had for consideration the matter of the improvement of the lot at the southwest corner of South and Oxford Streets.

A report was submitted from the Commissioner of Works recommending that the property be advertised for lease with the lessee paying the full cost of landscaping and surfacing the 20 foot strip with asphalt for parking. The estimated cost is \$1,200.00 for landscaping and asphaltting.

Your Committee recommends that the City Manager advertise this property for lease.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

Alderman Dunlop asked if the land was large enough for a building lot and was advised by His Worship the Mayor that it was not possible to build on the lot because a sewer runs through it.

Alderman Wyman: "Is it possible at a regular meeting of Council to add to the agenda after a session has started?"

His Worship the Mayor: "At a regular meeting, yes!-- unless the item were of sufficient gravity that it would call for a Notice of Motion."

Alderman Dunlop: "I don't know why we should lease it. I think we should offer it for sale, or lease. I don't see much use in holding it."

His Worship the Mayor: "Except that under the proposal it is proposed to limit the parking to one part of it and make a grass plot of the balance."

Alderman Abbott asked if the area was zoned 'residential'.

Council,  
August 14, 1958.

His Worship the Mayor said that the area was zoned 'Industrial'.

Alderman Dunlop suggested that before advertising the property for sale or lease that it be zoned 'residential' to obviate possible abuses of the present 'industrial' zoning.

It was agreed to refer the matter to the Town Planning Board for a recommendation to rezone the property.

MOTION ALDERMAN LLOYD - RE: TAX CONCESSION LORD NELSON HOTEL ✓

Alderman Lloyd requested that this matter be deferred to afford the City Manager an opportunity to complete a draft which he is preparing on the matter.

MOTION ALDERMAN LLOYD - INQUIRY RE: SALE AND CONTROL OF LIQUOR IN NOVA SCOTIA ✓

The City Clerk read the following Resolution submitted by Alderman Lloyd:

RESOLVED that the Provincial Government be requested to appoint a Royal Commission to conduct an inquiry and, to make findings and recommendations, consistent with the public interest with respect to the sale, distribution and consumption of spirituous, vinous and malt liquors within the Province of Nova Scotia.

Moved by Alderman Lloyd, seconded by Alderman Trainor, that the Resolution be approved.

Alderman Wyman: \*In view of the previous discussion on Item #1 on the Agenda, I was wondering if it might be possible to add to that Resolution the suggestion that the Commission give consideration, also, to the desirability of having one store open until 11:00 P.M.

Alderman Lloyd: \*I would be happy to add that to the terms of my resolution.\*

The following was then added to the motion \*and that the Commission give consideration also to the desirability of having one store open in Halifax until 11:00 P.M.\*

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

FOR THE MOTION: Aldermen Fox, Ferguson, Trainor, Lloyd, Wyman, Connolly, O'Brien, Greenwood, DeWolf, Macdonald and Butler. - 10 -

AGAINST IT: Fox, Abbott and DeWolf. - 3 -

Council,  
August 14, 1958.

REZONING EXHIBITION PROPERTY ✓

His Worship the Mayor advised the meeting that this matter had been considered at the last regular meeting of Council, when a public hearing had been held but determination of the matter had been deferred.

Alderman Dunlop stated that some questions had been asked as to future use of the part of the property bordering Almon Street but as the Mayor and the City Manager were not present at the meeting, and the other City officials had no knowledge of the plans for future use of the property, the matter was deferred.

His Worship the Mayor said that the request for rezoning came originally from the Forum Commission and was endorsed by the Industrial Commission. "The Industrial Commission wants all the area zoned 'Industrial'; and this matter was referred to the Town Planning Board and recommended up to Council - the zoning of the two parcels of land on that property - one portion on Young Street and the other on Almon Street, with a 50 foot access road, to conform to the plan contained in the Stephenson Report. There is no plan for use of the land except to offer it from time to time for Industrial or Commercial use, as Council may see fit. There is no concrete proposal from anyone at this time."

He continued by saying that the present proposal is a compromise to the original request, and the Industrial Commission wanted some land zoned for industrial use -- land that could be quickly developed.

Alderman O'Brien: "Could you tell us where the compromise originated?"

His Worship the Mayor said that in accordance with the recommendation of Professor Stephenson Mr. Snook made the plan and presented it to the Industrial Commission.

Alderman Dunlop: "If the vote is called I am going to vote for the portions as advertised. I am for the rezoning of the whole of it after meeting with the Industrial Commission last week and hearing the strong case they put forward for the necessity of having industrial land available - not that they had any particular unit or organization that wanted the whole of the land -- but after listening to them saying that until they are absolutely able to say that there is certain land available, I was convinced that the

Council,  
August 14, 1958.

need for industry was so great in this City and the land for that industry so scarce, I was convinced that the proper thing to do was to rezone the whole area."

Alderman Greenwood: "I feel exactly as Alderman Dunlop does. I am sorry that we are not rezoning the whole thing."

A formal By-Law as prepared by the City Solicitor was submitted covering the rezoning of land being portions of the Exhibition Grounds, lying on the south side of Young Street and on the north side of Almon Street, from P Zone (Park and Institutional Zone) to C-3 Zone (Industrial Zone).

Moved by Alderman Greenwood, seconded by Alderman Macdonald, that the By-Law be approved.

Alderman Wyman: "When this was discussed at the last meeting there were a number of questions asked, and it was deferred for that reason, because we felt we should have the answers before we considered this. I notice the answers to two of mine are on my desk. I am not prepared to vote on this, yet. I want to know what the answers are -- what they contain. One is a list of other properties that the City owns and I want to be satisfied that we have to rezone this because we have no other land that is suitable. I don't like this progress by bits and pieces without knowing where we are winding up; and I would like, before considering this rezoning, to have from the Industrial Commission some sort of plan to indicate where they expect to go. It's a piece of the Exhibition Grounds, now. What are they going to ask for next? And, how soon do they expect to use the industrial mile. I think the long projected plan should be before us before we start doing the individual steps. I mentioned it to the Chairman of the Commission, and he understands my point of view. This is very similar to our consideration of sites for the incinerator. We don't know where we are going and we should have some indication."

His Worship the Mayor: "I think the Commission wants this land and the Industrial mile, and would like to have all the land from the Highway Garage to Pier 9 available for future industrial development. We have been asked to negotiate for the lands owned by the Halifax Relief Commission and we have

Council  
August 11, 1958.

expropriated other land parcels.

Referring to the Industrial mile on each side of the street in with the incinerator site, and generally the land is quite rocky and will take some time to develop into attractive sites; and it will take some years to make it available for sale.

He said that firms had made inquiries and when shown the available sites on the Industrial mile it has proved to be not what they want. He referred to the case of Cossor moving from the City because the land was not immediately available to them. "Others have made inquiries about land. They will come forward when the land is zoned industrial. There is nothing underhanded about it. Everything is being done in this Council in connection with the disposal of this land. I hope the Industrial Commission will get off the ground very soon and get some new industry established in the site."

Alderman Lloyd asked for a description of the compromise land.

His Worship the Mayor said that the land runs from the present Emergency Shelter Building No. 11 easterly, on the north side of the property, for 50 feet to the Piercy Supplies Limited property; two portions of that land having been sold to the N.S. Liquor Commission and Public Service Commission, and he contended that the fact that the land had been sold for industrial purposes disproves the idea that the land was intended for recreational purposes.

Alderman Lloyd asked how many families living in the Emergency Shelters would be affected by the rezoning action.

His Worship the Mayor: "It is a question of when the Council wants to sell the land. There are six buildings involved housing from ten to eleven families in each building."

Alderman Lloyd: "I agree with all that has been said about the need for marshalling land. It is difficult for Council to hope to consummate a transaction with any private organization unless they can see the sites. A lot of publicity is attendant on these deliberations and the private companies don't want their negotiations publicized until they are ready to make a decision. On the other hand if we don't make provision for re-housing the people we may have another disaster on a truck delivery; and I think the Council has an obligation

Council,  
August 14, 1958.

to re-house these people, should come first."

His Worship the Mayor: "In the sale to the Nova Scotia Liquor Commission in 1948 we sold a portion of the Exhibition Grounds and, also, Building 11 which is a part of Wellington Court; and we were to have free use of the building for one year from that date. We have had it for ten years and no rent was paid to the Liquor Commission and they have not disturbed that property; and we could sell the balance to any depth."

Alderman Lloyd: "The removal of the people from those buildings was really deferred until a decision to sell the land was reached, and he said that the proposal to rezone the portions on Young and Almon Streets would still leave a substantial area for whatever recreational needs there may be.

His Worship the Mayor said that the area of the land in front of the grandstand is greater than that of the Wanderer's Grounds.

Alderman Trainor: "We were to be supplied with two reports -- one with regard to a long-range plan as best it could be formulated; secondly, we were to get a plan or a map designating all the recreation areas, including playgrounds, from the Recreation Department. In view of the fact that we haven't got the two reports and I would like to have time to think on the reports since it is an important matter, I would like to see the matter deferred until the next meeting of Council."

His Worship the Mayor: "It would be difficult to reproduce the map for distribution to the Aldermen because of the number of colors used."

City Manager: "The map could be available in my office if the Aldermen wished to view it there."

Alderman Trainor suggested that two or three copies of the map could be prepared and circulated among the Aldermen, to which Alderman Wyman agreed.

His Worship the Mayor reported that he had received a letter from the Nova Scotia Liquor Commission in which they state they require an additional fifty feet.

Alderman Dunlop: "One of the criticisms raised against this Council was that the members of Council were too slow in making up their minds. Are the Nova Scotia Liquor Commission members willing to wait, or will delay be detrimental?"

To: His Worship, C. A. Vaughan, and  
Members of City Council,  
From: City Manager, A. A. De Bard, Jr.,  
Date: August 12, 1958  
Subject: Monthly Administrative Report for July, 1958

1. Building Permits

	No.	Value
Dwellings, new	10	\$ 577,977.00
Garages, new	6	1,825.00
Commercial, new	7	251,200.00
Dwellings, repairs	324	142,489.00
Garages, repairs	1	400.00
Commercial, repairs	36	67,670.00
Institutional, repairs	10	7,650.00
	394	\$ 1,048,221.00
Building Permit fees		1,740.00
Plumbing " "		165.70
		\$ 1,905.70

2. Buildings Demolished, 1956 - 1958

	No. & Ass'd Value 1956 & 1957	No. & Ass'd Value 1958
Buildings demolished by owners to make way for new development	63 \$ 372,050.00	32 \$ 244,340.00
Buildings initiated by City & owner complied	21 48,700.00	11 25,000.00
" " " & ordered by Committee on Works	18 27,495.00	25 25,000.00
" initiated by City & permitted to stand	3 -	7 800.00
" presently being processed for demolition	-	36 -
" under investigation for demolition	-	89 -
" ordered demolished by Building Inspector	-	22 -

3. Streets and Sewers

Square yards of streets graded	15,332
" " " stoned & oiled	14,329
" " " sealcoated	12,928
" " " dust layer	21,200
Tons of hot patch used on paved streets	187
" " " " stoned & oiled streets	229
Cubic yards of material used on streets	44
Square yards of sidewalk repairs	375
Square yards of new sidewalk	385
Linear feet of curb and gutter repairs	380
" " new curb and gutter	65
Number of catchpits repaired	12
" " checked	142

Statement of Work  
 4. 200 tons of garbage and refuse were collected...

10  
 11  
 12  
 13

4. 200 tons of garbage and refuse were collected...

200 tons of garbage and refuse were collected...  
 turned together...  
 amount processed...  
 days... hours... collection...

5. Budget Holdings

Number of...  
 Number of...  
 Other...

6. Budget Holdings

5%...  
 6%

Month... 1958  
 ... 1958  
 ... increased during month

Bank Balance June 30 1958  
 July 31 1958  
 ... decreased

# Taxes to ... 345,073.11 were added to the account  
 ... more months ...

Emergency ... balance ... charged to ...  
 Surplus

6. SEWER... New Work Schedule (Continued)

Street	Size	Start	Days		Completed
			Start	End	
Foundry Lane	12" Cont.	May 11 58	11	19	100%
Comp...	66" Armo	May 2 58	9	18	95%

7. SEWER REPAIR... ON Schedule

South Park	12" & 15" Cont.	April 28 58	1	17	100%
Ashburys Ave	18" & 24" Cont.	July 7 58	6	10	100%

Private Work

Carleton St	24" Cont.	May 12 58	2	10	98%
-------------	-----------	-----------	---	----	-----

Curb and gutter year to be replaced

8. Street & Utility - Progress Report No. 2, 1958

New Work Schedule

Street	Size	Start	Days	Completed
St. Andrew	12" Cont.	May 10 58	1	10
Memphis	12" Cont.	May 10 58	1	10



8. Stoning & Oiling - Progress Report No. 2, 1958 - Cont'd.

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length</u>	<u>Started</u>	<u>Completed</u>
Melton	Lexington	Morningside	650	July 12/58	July 18/58
Lexington	Morningside	D. V. Road	500	July 16/58	100%
Federal	St. Andrews	Romans	370	July 21/58	July 25/58
Aikens	Archibald	Romans	530	July 29/58	July 31/58
Archibald	Romans	Aikens	250	July 29/58	July 31/58

9. Seal Coating - Stone & Oil Streets - Schedule 11

First	Connaught	Newton	260	July 21/58	July 21/58
Third	Connaught	Newton	260	July 21/58	July 21/58
Flinn	MacDonald	Churchill	350	July 28/58	July 28/58
Ashburn	Mumford	Abbott	860	July 28/58	July 28/58
Oakleigh	Ashburn	Stanford	330	July 28/58	July 28/58
Liverpool	Oxford	Connolly	790	July 28/58	July 28/58
Cabot	Agricola	Prescott	720	July 28/58	July 28/58
Stanley	Isleville	Agricola	430	July 28/58	July 28/58

10. Asphalt Paving - Progress Report No. 2, 1958

New Work - Schedule "A" - Capital

<u>Street</u>	<u>From</u>	<u>To</u>	<u>Length</u>	<u>Started</u>	<u>Completed</u>
Connaught	Chebucto	Almon	820	June 24/58	July 2/58
Beech	Quinpool	200' N.	211	June 26/58	July 2/58
Beech	Oak	Chebucto	814	June 26/58	July 3/58
Oak	Oxford	Beech	436	June 30/58	July 4/58
London	Windsor	Dublin	487	July 2/58	July 7/58
Vienna	Dublin	Oxford	608	July 3/58	July 7/58
Berlin	Dublin	Oxford	597	July 4/58	July 22/58
Howe	D. V. Road	R. R. Track	3100	July 14/58	60%
Parker	Windsor	Welsford	487	July 23/58	July 31/58
Quinn	Quinpool	Chebucto	1650	July 25/58	60%

Current Appropriations

Police Station North Parking Area	July 9/58	July 9/58
-----------------------------------	-----------	-----------

11. Seal Coating - Paved Streets

Creighton	North	Bloomfield	1143	July 16/58	July 16/58
Black	Gottingen	Fuller Terr.	504	July 16/58	July 16/58
Sarah	Agricola	June	296	July 16/58	July 16/58
Moran	Cunard	Sarah	416	July 16/58	July 16/58
Princess Pl.	Cunard	Dead End	245	July 16/58	July 16/58
Welsford	Robie	Windsor	461	July 16/58	July 16/58
Edward	Coburg	Jubilee	1288	July 17/58	July 17/58
Edward	South	University	552	July 17/58	July 17/58
Henry	South	University	539	July 17/58	July 17/58
Inglis	Robie	Bellevue	821	July 17/58	July 17/58
Bland	Inglis	Victoria	506	July 17/58	July 17/58
Green	Barrington	Queen	842	July 18/58	July 18/58
Tobin	Barrington	Queen	941	July 18/58	July 18/58

12. Sidewalks - Progress Report No. 2, 1958

<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>
Connaught	Existing	Chisholm	450	W	450	C & G	6/5/58	100%
Federal	Romans	St. Andrews	285	S	285	S & S	6/9/58	100%
Federal	Romans	St. Andrews	285	B	570	C & G	6/10/58	100%
Howe	So. End D.V. Rd. No. to	R.R. Tracks	300	W	300	C & G	6/16/58	100%
Archibald	Romans	Aikens	215	E	430	S & S	6/20/58	100%
Normandy	Robie	Highland	480	N	480	S & S	6/20/58	100%

12. Sidewalks - Progress Report No. 2, 1958 - Cont'd.

Street	From	To	Length	Side	Total		Date	
					Length	Work	Started	Completed
Albert	Kaye	Russell	215	B	430	S & S	7/2/58	100%
Merkel	Prescott	Robie	300	S	300	S & S	7/5/58	100%
Howe	Spruce	Elliott	250	E	250	C & G	7/21/58	100%
Howe	Existing 250' No. of Scott St. R.R. Crossing		720	E	720	S, C & S	6/18/58	80%
Lexington	Morningside	D.V. Road	530	S	530	C & G	6/22/58	90%
Leeds	Existing	Memorial	125	B	250	S, C & S	6/22/58	80%
Albert	Hanover	Richmond	520	E	520	S & S	7/2/58	80%
Intersection	Basinview & Bright		380	S	380	C & G	7/4/58	85%
Summit	Oxford	Connolly	690	B	1380	S & S	7/8/58	90%
Clifton	North	Charles	480	E	480	S & S	7/11/58	85%
Clifton	North	Willow	240	W	240	S & S	7/11/58	85%
South	Oxford	Rockcliffe	260	B	520	S, C & S	7/14/58	75%
Queen	South	Existing	650	W	650	S & S	7/14/58	85%
South	Queen	South Park	1010	N	1010	C & G	7/15/58	95%
Sackville	Bell	Wanderers' Gate	500	N	500	S & S	7/17/58	85%
Gorsebrook	Existing	Robie	560	S	560	S, C & S	7/21/58	80%
Queen	Tobin	Kent	320	E	320	S & S	7/22/58	85%
Kent	Existing	Queen	160	N	160	S & S	7/22/58	85%
Union	Young	Richmond	910	E	910	S & S	7/25/58	75%

*A. A. DeBard*

City Manager

/em

Council,  
August 14, 1958.

His Worship the Mayor said that the Commission has asked Council many times to take action as they wished to proceed with the construction of their building before the winter.

Alderman Trainor asked if Council was expected to give a decision at this time.

His Worship the Mayor: "No, because a plan of subdivision is required before the land can be sold; but the first step is the rezoning. The zoning is now 'Park and Institutional'."

Alderman Lloyd: "What is the harm in our rezoning it?" And he contended that it can always be rezoned back to its present zoning if industrial development doesn't take place.

In reply to a question by Alderman Macdonald, the Mayor said the proposed Liquor Commission Building will be assessed at about \$700,000.00, and will return approximately \$49,000.00 in taxes.

Alderman Butler asked if, in zoning the portions bordering Young and Almon Streets, the remaining portion would be landlocked.

His Worship the Mayor: "No, two streets are provided sixty feet wide-access streets from Young and Almon Streets."

The motion to defer was put and lost three voting for the same, and ten against it as follows:

FOR THE MOTION: Trainor, Wyman and Connolly.

AGAINST THE MOTION: Ferguson, Lloyd, O'Brien, Greenwood, DeWolf, Abbott, Dunlop, Macdonald, Butler, and Fox.

His Worship the Mayor declared the original motion passed.

ADMINISTRATIVE REPORT FOR MONTH OF JULY, 1958

The Administrative Report for the month of July, 1958, was submitted from the City Manager, and same is attached to the original copy of these minutes.

Council,  
August 14, 1958

TAX COLLECTIONS MONTH OF JULY 1958

CIVIC YEAR	RESERVES	O/S BALANCE JUNE 30, 1958	NEW ACCOUNTS & ADJUSTMENTS	JULY 1958 COLLECTIONS	O/S BALANCE JULY 1958
1956	27,092.24	186,535.53	Cr. 2,870.38	18,840.48	164,824.67
1957	92,688.30	469,726.87	Cr. 111.77	48,106.14	421,508.96
1958	<u>111,820.76</u>	<u>3,787,842.99</u>	CR. 91,071.16	<u>2,068,255.17</u>	<u>1,628,516.66</u>
		4,444,105.39	CR. 94,053.31	2,135,201.79	2,214,850.29

TAX YEARS PRIOR TO 1956 (COVERED BY RESERVES) 3,933.00  
2,139,134.79

POLL TAXES

1954	12,285.48	DR.	2.00	161.49	12,125.99
1955	785.00	DR.	2.00	177.26	609.74
1958	<u>55,435.84</u>	DR.	<u>117.00</u>	<u>11,262.87</u>	<u>44,289.97</u>

POLL TAXES OTHER THAN LISTED ABOVE

11,601.62  
2,098.83  
13,700.45

TOTAL COLLECTIONS IN JULY 1958

2,152,835.24

TOTAL COLLECTIONS IN JULY 1957

2,660,938.20

CURRENT TAXES COLLECTED  
JAN. 1st to JULY 31, 1958

6,756,835.77

CORRESPONDING PERIOD 1957

6,287,855.98

TAX ARREARS COLLECTED  
JAN. 1st to JULY 31, 1958

590,545.39

CORRESPONDING PERIOD 1957

618,724.69

POLL TAX COLLECTIONS  
JAN. 1st to JULY 31, 1958

160,946.03

CORRESPONDING PERIOD 1957

56,679.97  
7,508,327.19 6,963,260.64

	AMOUNT COLLECTED JAN. 1st to JULY 31st	%
TAX LEVY 1958	8,437,086.76	6,756,835.77 80.08
TAX LEVY 1957	8,006,619.63	6,287,855.98 78.53
TAX ARREARS JANUARY 1st 1958	1,279,244.14	590,545.39 46.16
TAX ARREARS JANUARY 1st 1957	1,334,370.00	618,724.69 46.37
TOTAL COLLECTIONS to JULY 31, 1958		7,347,381.16 87.08
TOTAL COLLECTIONS to JULY 31, 1957		6,906,580.67 86.26

Respectfully submitted,

H.R. McDONALD,  
CHIEF ACCOUNTANT.

- 72 -  
- 453 -

FILED

Council,  
August 14, 1958.

Moved by Alderman Greenwood, seconded by Alderman Ferguson, that this meeting will now adjourn. Motion passed.

Meeting adjourned. 10:12 P.M.

LIST OF HEADLINES

Minutes

Motion Alderman Trainor - Requesting Nova Scotia Liquor Commission to keep one Liquor Store open at night until 11:00 P. M.

Report Housing Committee

Permission for City Manager to attend Institute Public Administration of Canada September 4 to 6, 1958.

Trachoma Hospital

Accounts over \$500.00

Proposed Bond Issue

Public Liability Insurance - Stone Breaking City Prison

Fall Tree Planting List 1958

Application Billboard & Projection Booth Bayers Road

Revocation of Date for Hearing Re: Rezoning Ben's Ltd. and Irving Oil Co. Ltd. and Resetting Date

Remodelling 3rd Floor of 91 Larch Street

Modification Sideyard Requirements - 55 Windsor Street

Application to Build Single Family Dwelling Lot 15 Grant Street

Modification Sideyards - 69 Peppercorn Street

Application for Single Family Dwelling undersized Lot 451 Agricola St.

Objection to Restaurant Permit - 299 Quinpool Road

Progress Payment Fairview Overpass

Final Certificate Standard Paving Ltd. - Sewer

Camp Hill Cemetery Fences - Amendment to Ordinance #12

Acceptance City's Offer for Land - Cathedral Barracks

Relocation Street Lines Lady Hammond Road - Kempt Road & Windsor St. Hearing September 11, 1958.

Building Line Kempt Road - Hearing September 11, 1958.

Alteration Street Line Argyle Street - Hearing September 11, 1958

Halifax Ladies College Sewer

Replacement Grass Plots Howe Avenue - \$700.00

Rezoning N/S Cunard Street from Agricola St. to Moran St. from R-3 Zone to C-3 Zone (Date for Hearing) Sept. 25, 1958

Petitions not to Hard Surface Albert Street

Conversion 307 Tower Road to Romming House (Recommended)

Letter to Industrial Estates Ltd. Re: Proposal to Cossor Ltd.

Report Trustees City Sinking Funds

Regulation 21 Vocational Educational Act

Write off Hospital Accounts - Wards of the City - \$204.00

Use of Coat of Arms

Borrowing Resolution \$15,000.00

Consultant's Fee Redevelopment Program - \$2,500.00

Appointment to Board of Governors Halifax Infirmary

Amending Section 425-10 City Charter - Legislation

Tenders Traffic Lights

Traffic Light - Barrington Street

Legislation

Appointment Leonard Mitchell - Acting City Solicitor

Town Planning Engineer

Overhead Railway Bridge - Chebucto Road

Condition of Sidewalk - Cornwallis Street

Beautification - Armdale Rotary

Fairview Overpass

4 - Way Stop Sign - Coburg Road & Oxford Street

Paving - North Barrington Street

Sidewalk Area - Corner Quinpool Road and Oxford Street

428 435

428 435

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

428 437

Council,  
August 14, 1958.

Commendation - Natal Day Committee	462
Conditions of Railway Bridges	463
Building Permits for Demolitions	463
Fee for Encroachment - Barrington Street - Underwood Limited	464
Permit - 167 Chebucto Road	464
Improvement Lot South and Oxford Streets	465
Motion - Alderman Lloyd - Re: Tax Concession Lord Nelson Hotel	466
Motion - Alderman Lloyd - Inquiry Re: Sale and Control of Liquor in Nova Scotia	466
Rezoning Exhibition Property	467
Administrative Report for month of July 1958	471
Tax Collections	472

G.A. VAUGHAN,  
MAYOR AND CHAIRMAN.

R. H. STODDARD,  
CITY CLERK.

- 471 -  
2057

CITY COUNCIL MEETING  
SEPTEMBER 12, 1958

AGENDA

Prayer.

Minutes - July 31 and August 14, 1958

1. Public Hearing Re: Rezoning North Sid. Pepperell Street from Non-Conforming Use and R-2 Zone to C-2 Zone
2. " " Re: Rezoning South West Corner Howe Avenue & Dutch Village Road from P-3 Zone to C-2 Zone.
3. " " Re: Establishment 30 ft. Building Line Portion South Side Kempt Road Diversion as shown on Plan #00-9-14215.
4. " " Re: Laying Down and Altering Official Street Lines Intersection of Lady Hammond Road, Kempt Road & Windsor Street.
5. " " Re: Removal and Relocation Portion Western Official Street Line of Argyle Street between Sackville & Prince Streets.
6. Sewer Construction C.N.R. Right-of-way to serve Halifax Ladies College and MacInnes Property.
7. Tenders for Painting Police & Court Building - Low Tender Pelton & Co. Ltd. \$1,414.00
8. Accounts over \$500.00.
9. Property Acquisitions - Redevelopment Area.
10. Acceptance Industrial Commission Employees into New Superannuation Plan.  
Blanket Insurance - City Property.  
Appointment Appraisers - Industrial Mile.  
Tenders for Bond Issue & Bond Resolution.
14. Report Special Committee Re: Tax Concession Formula for new Industries - Legislation.
15. Supplementary Grant Mr. C.A. Copp, Sr., \$501.21 - 316 "C" for Balance of 1958.
- 16A. Sale of Land to N.S. Liquor Commission - Exhibition Grounds - 50' x 430'
- 16B. Purchase of Land from N.S. Liquor Commission Exhibition Grounds 10' x 250'
17. Provincial Appointments to Halifax Mental Hospital Commission - Legislation.
18. Chain of Dimes Tag Day - October.
19. Borrowing Resolutions:
  - (1) \$134,000.00 to provide additional Sinking Funds for the retirement of 4% Debentures of the City of Halifax maturing May 15, 1959.
  - (2) \$6,000.00 to provide for sewer construction C.N.R. Right-of-way to service Halifax Ladies College & MacInnes Property.
  - (3) \$250,000.00 to provide an addition to Queen Elizabeth High School
  - (4) \$135,000.00 to provide for an addition to Oxford Jr. High School.
  - (5) \$ 20,000.00 to provide for alterations to the Edgewood School.
20. Appointment Directors - Council Housing Ltd.
21. Write-off Taxes Tower Terrace Extension - \$4.44.
22. Extension of Lease Cossor Canada Ltd. - 2 months from December 31, 1958 Rental \$1100.00 per month
23. Signatures on City Debentures - Repealing Sections 326B and 326C - City Charter.  
Grading and Accepting the Unaccepted Portion of Ralston Avenue - Legislation.  
Tenders Public Address System - Council Chamber, Cossor Canada Ltd. at \$3,707.90 316 "C"
26. Rezoning Clinton Avenue from R-2 Zone to C-2 Zone (Refused)
27. Undersized Lot #2 Edinburgh Street (Recommended)
28. " " #30 Lawrence Street (Refused)
29. " " #13 Sarah Street (Recommended)
30. " " # 7 Vernon Street (Refused)
31. " " Cor. Grant & Stanhope Streets (Recommended)
32. Modification Sideyard 121 Claremont Street (Recommended)
33. Rezoning 47 Rector Street (Refused)
34. Resubdivision Exhibition Grounds (Recommended)
35. Tenders Fire Hose.
36. Repairs Aerial Ladder Truck - \$7,500.00 - 316 "C"
37. Painting Traffic Lanes on Various Streets - \$1,000.00 - 316 "C"
38. Resubdivision - Upper Water Street - Furness Withy Co. Ltd. Property (Recommended)
39. Modification Sideyard 69 Pepperell Street (Recommended).

40. Modification Sideyard 55 Windsor Street (Recommended)
41. Undersized Lot #7 Oak Street (Recommended)
42. " " #451 Agricola Street (Recommended)
43. Resubdivision Lot F, Pinewood Acres -- Dutch Village Road -- Sewer Pumping Station  
County of Halifax (Recommended)
44. Rezoning Lot F, Pinewood Acres Subdivision from R-1 Zone to C-2 Zone (To T.P. Board)
45. Resubdivision Lots 61 Oxford Street (Recommended)
46. Tenders Incinerator.
47. Tenders Garage Doors -- City Hall.
48. Tenders Pointing Chimney -- Old Incinerator -- \$1,326.00 -- 316 "C".
49. Lease Land Barrington Street to Canadian Petrofina Ltd. -- \$52.00 per annum.
50. Purchase of Land for Street Purposes -- 104/6 Hollis Street -- \$375.00.
51. Sewer Extension on First & Windsor Streets.
52. Tenders Parking Lot -- South & Oxford Streets (Rejected)
53. Halifax Relief Commission.
54. Legislation.
55. Application to Build Single Family Dwelling -- Undersized Lot Shirley Street  
(To T.P. Board)
56. Application to Rezone 77 Cunard Street from R-3 Zone to C-2 Zone (To T.P. Board)
57. Application to Modify Sideyard Requirements -- 29 Arm Crescent West (To T.P. Board)
58. Bicentenary Parade -- Province of Nova Scotia -- September 27th, 1958 at 10:00 A.M.
59. Vacation Leave City Manager.
60. Report Housing Committee Re: Travelling Expenses -- Redevelopment Consultant.
61. Authorization to Advertise for Tenders 4 acres of land -- Exhibition Grounds.
62. Authorization to pay City Field Employees for Good Friday.
63. Payment Contract -- Rest Rooms -- Point Pleasant Park -- \$4,512.55
64. Report Re: Restaurant 299 Quinpool Road.
65. Approval Sewer Agreement with N.H. Board & City of Halifax -- Sewer P.P. Park.
66. Questions.

ITEMS FOR INFORMATION ONLY

1. Administrative Report for August.
2. Tax Collections for August.



EVENING SESSION

Council Chamber,  
City Hall,  
Halifax, N.S.  
September 11, 1958,  
8:00 P.M.

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

There were present His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Dunlop, Butler, Fox, Ferguson, Connolly, O'Brien and Greenwood.

Also present were Messrs. A.A. DeBard, Jr., R.H. Stoddard, W.J. Clancey, L. Mitchell, G.F. West, J.F. Thomson, L.M. Romkey, J.L. Leitch, Dr. A.R. Morton and V.W. Mitchell.

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

MINUTES

MOVED by Alderman Fox, seconded by Alderman Abbott, that the minutes of meetings held on July 31 and August 14, 1958, be approved. Motion passed.

PUBLIC HEARING RE: REZONING NORTH SIDE OF PEPPERELL STREET FROM NON-CONFORMING USE AND R-2 ZONE TO C-2 ZONE

A Public Hearing into the matter of the rezoning of a portion of the North side of Pepperell Street from Non-Conforming Use and R-2 Zone to C-2 Zone, was held at this time.

The City Clerk advised that the matter had been duly advertised and that no written objections had been received.

No person appeared for or against the application.

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

MOVED by Alderman Abbott, seconded by Alderman Ferguson, that the By-Law be approved. Motion passed.

PUBLIC HEARING RE: REZONING SOUTH-WEST CORNER OF HOWE AVENUE AND DUTCH VILLAGE ROAD FROM R-3 ZONE TO C-2 ZONE

A Public Hearing in connection with the application of Irving Oil Company, Limited to rezone the southwest corner of Howe Avenue and Dutch Village Road from R-3 Zone to C-2 Zone, was held at this time.

The City Clerk advised that the matter had been duly advertised and that no written objections had been received.

Session 11.  
December 11, 1958.

No person appeared for or against the application

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

MOVED by Alderman Butler, seconded by Alderman Connolly, that the By-Law be approved. Motion passed.

PUBLIC HEARING RE: ESTABLISHMENT 30 FT. BUILDING LINE PORTION SOUTH SIDE  
KEMPT ROAD DIVERSION AS SHOWN ON PLAN #00-9-14215

A Public Hearing in connection with the laying down of a 30' building line on a portion of the South side of Kempt Road Diversion was held at this time.

The City Clerk advised that the matter had been duly advertised and no written objection had been received; also the Town Planning Board is in favor of the proposal to lay down the building line.

A formal Resolution as prepared by the City Solicitor was submitted.

MOVED by Alderman Ferguson, seconded by Alderman O'Brien, that the Resolution be approved. Motion passed.

PUBLIC HEARING RE: LAYING DOWN AND ALTERING OFFICIAL STREET LINES INTERSECTION  
OF LADY HAMMOND ROAD, KEMPT ROAD & WINDSOR STREET.

A Public Hearing in connection with the laying down and altering of the official City street lines at the intersection of Lady Hammond Road, Kempt Road, and Windsor Street was held at this time.

The City Clerk advised that the matter had been duly advertised and that no written objections had been received, and no person appeared for or against the proposal.

A formal Resolution as prepared by the City Solicitor was submitted.

MOVED by Alderman Abbott, seconded by Alderman Greenwood, that the Resolution be approved. Motion passed.

PUBLIC HEARING RE: REMOVAL AND RELOCATION PORTION WESTERN OFFICIAL STREET  
LINE OF ARGYLE STREET BETWEEN SACKVILLE & PRINCE STREETS.

A Public Hearing in connection with the application of the Halifax Herald Limited to alter the existing street line on the west side of Argyle Street, was held at this time.

The City Clerk advised that the matter had been duly advertised and no written objections had been received; and no persons appeared for or against the application.

A formal Resolution as prepared by the City Solicitor was submitted.

Council,  
September 11, 1958.

MOVED by Alderman Dunlop, seconded by Alderman Abbott, that the  
Resolution be approved. Motion passed.

8.05 P.M. Alderman Lloyd arrives.

SEWER CONSTRUCTION C.N.R. RIGHT OF WAY TO SERVE HALIFAX LADIES COLLEGE AND  
MACINNES PROPERTY

To His Worship the Mayor and  
Members of the City Council

At a meeting of the Committee on Works held on August 19, 1958 a report was  
submitted from the City Manager in connection with sewer facilities to serve  
the Halifax Ladies College and the MacInnes property on Oxford Street.

Your Committee recommends that the sewer be extended along the C.N.R.  
right of way and cross the MacInnes property very close to the rear lot lines  
at a cost of \$6,000.00 to the City with an estimated return from the MacInnes  
property of \$500.00 and the Halifax Ladies College \$750.00.

Respectfully submitted,

R.H. Stoddard  
CITY CLERK.

MOVED by Alderman Ferguson, seconded by Alderman O'Brien, that the  
report be approved.

His Worship the Mayor: "This is the cheapest method and is agreeable to  
all concerned."

Motion passed.

TENDERS FOR PAINTING POLICE & COURT BUILDING -- LOW TENDER PELTON & CO. LTD.  
\$1,414.00

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

At a meeting of the Committee on Works held on August 19, 1958 tenders  
were submitted for painting the Police and Court building as follows:

Parker Brothers Ltd.	\$ 2,850.00
W.M. Saulnier	2,754.00
Multi-Color Specialities Ltd.	2,700.00
Halifax Painting & Decorating Ltd	2,245.00
Wagg & Wordworth Ltd.	2,100.00
*Pelton & Co. Ltd.	1,414.00

Your Committee recommends that the tender at Pelton & Co. Ltd. of  
\$1,414.00, being the lowest, be accepted.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

MOVED by Alderman Greenwood, seconded by Alderman Butler, that the  
report be approved

Council,  
September 11, 1958.

Alderman Butler referred to the wide variance between the highest and lowest tenders and asked if there might be some misunderstanding on the part of the lowest tender as to what is specified.

The City Manager stated that there is no misunderstanding and the tendered figure covers the cost of labour only and the paint is supplied by the City.

The motion was passed.

ACCOUNTS OVER \$500.00

To His Worship the Mayor, and  
Members of City Council

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

Date September 9, 1958.

Subject Accounts over \$500.00

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

<u>DEPARTMENT</u>	<u>VENDOR</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Finance	Allen Print	Annual Reports	\$596.29
	Dominion Structural Steel	Steel	901.80
	R K. Kelly & Co. Ltd.	Insurance	1,730.99
	Province of Nova Scotia	Vocational High School	16,490.25
Works	Leonard Carrigan	Natal Day Float	1,188.00
	Public Service Commission	Chlorinator	592.83
Natal Day	J W Hand Fireworks	Special Display	1,500.00
Point Pleasant Park	Tom Withers Ltd.	Contract & Extra Work Rest Rooms & Septic Tank	4,512.55
			<u>27,512.71</u>

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

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

PROPERTY ACQUISITIONS - REDEVELOPMENT AREA

To His Worship the Mayor and  
Members of the City Council

Council,  
September 11, 1958.

At a meeting of the Housing Committee held on August 22 and September 8, 1958 the following property acquisitions were approved and recommended to City Council

(a) PROPERTY	Assessed Value	5%	Total
18 Hurd St	\$ 5,400.00	\$ 270.00	\$ 5,670.00
239 41 Grafton St	1,450.00	82.50	1,732.50
44 50 Jacob St	6,300.00	315.00	6,615.00
210 12 Market St	2,000.00	100.00	2,100.00
127 29 Brunswick St	13,900.00	695.00	14,595.00
121 Brunswick St	3,750.00	187.50	3,937.50
201 Grafton St	1,000.00	50.00	1,050.00
203 Grafton St	1,000.00	50.00	1,050.00
190 2 Argyle St	21,000.00	1,050.00	22,050.00
14 Proctor St	5,550.00	277.50	5,827.50
245 Grafton St	9,750.00	487.50	10,237.50
	\$ 71,300.00	\$3,565.00	\$74,865.00

Taxes and insurance to be adjusted as is usual in property transfers.

It is to be noted that a further compensation will have to be paid to the owner of 190 2 Argyle Street, since he operates a business in these premises.

(b) PROPERTY	Assessed Value	5%	Total
32 34 Jacob St	\$ 5,200.00	\$ 260.00	\$ 5,460.00
36 40 Jacob St	8,350.00	417.50	8,767.50
42 Jacob St	5,050.00	252.50	5,302.50
188 Market St	7,500.00	375.00	7,875.00
219 21 Brunswick St	6,200.00	310.00	6,510.00
206 Grafton St	4,850.00	242.50	5,092.50
14 Hurd St	3,700.00	185.00	3,885.00
24 Hurd St	4,900.00	245.00	5,145.00
	\$ 45,750.00	\$2,287.50	\$ 48,037.50

The above listed properties are recommended for purchase at the 5% above assessed value.

(c) The property at 206 Grafton Street contains a second hand goods store. It is recommended that \$400.00 be paid for relocation of the business.

(d) On July 15, 1958, City Council approved acquisition of 205-7 Grafton Street. The property intended to be sold by the owner was 211-213 Grafton Street. It is recommended that the action of July 15 be revoked and approval given for the purchase of 211-213 Grafton Street for \$1,260.00 instead of 205-207 Grafton Street at \$1,470.00.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

His Worship the Mayor felt that as the report was made up of four separate recommendations each should be dealt with individually.

MOVED by Alderman O'Brien seconded by Alderman Abbott, that acquisition of properties listed in Part A of the report be approved. Motion passed

Council,  
September 11, 1958.

MOVED by Alderman Abbott, seconded by Alderman Butler, that acquisition of the properties listed in Part "B" of the report be approved. Motion passed.

Alderman Dunlop asked if the City placed insurance coverage on the properties until they are demolished.

The City Manager replied in the affirmative, and he stated that the majority of the buildings are of a residential type and until the tenants can be placed in other accommodations the buildings have to be continued in use and they must be insured even though they are to be demolished.

His Worship the Mayor questioned the need to buy insurance in view of the fact that the buildings are to be demolished.

Alderman Dunlop said it was his understanding that the properties were being purchased for the purpose of providing vacant land for the redevelopment program.

His Worship the Mayor: "What is the recommendation of the Central Mortgage and Housing Corporation with regard to insurance?"

City Manager: "I haven't asked them. They haven't objected."

His Worship the Mayor suggested that the matter be discussed with the officials of Central Mortgage and Housing Corporation to ascertain their views on the advisability of placing insurance coverage on these buildings as they are acquired.

MOVED by Alderman O'Brien, seconded by Alderman Lloyd, that part "C" of the report be approved. Motion passed.

MOVED by Alderman O'Brien, seconded by Alderman Abbott, that Part "D" of the report be approved. Motion passed.

ACCEPTANCE INDUSTRIAL COMMISSION EMPLOYEES INTO NEW SUPERANNUATION PLAN

To His Worship the Mayor and  
Members of the City Council

At a meeting of the Retirement Committee held on August 21, 1958 it was agreed to recommend that the employees of the Halifax Industrial Development Commission be permitted to join the new Superannuation Plan.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

Alderman Dunlop: "How many are there?"

His Worship the Mayor: "Just one."

Council,  
September 11, 1958.

Alderman Dunlop: "This means that forever the man is an employee of this City. Is there provision in the Superannuation Plan for the return of contributions to a person whose position is abolished?"

Commissioner of Finance: "Yes, plus two percent compound interest."

MOVED by Alderman DeWolf, seconded by Alderman Lloyd that the report be approved. Motion passed.

BLANKET INSURANCE - CITY PROPERTY

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

At a meeting of the Finance and Executive Committee held on September 4, 1958 a report was submitted from the Commissioner of Finance advising that City Property has been valued on the market for a depreciation basis at \$5,800,646.00 and the present schedule on these properties totals \$3,322,430.00. The Insurance Brokers recommend that the City plan its insurance on a blanket form which means all property would be insured to a 100% value.

The Insurance rate has been reduced from 75¢ to 60¢ per hundred dollars and the total cost for this year will be \$14,832.00 and each year thereafter \$11,601.30.

The Commissioner of Finance recommended the Blanket form of Insurance. Your Committee concurs in this recommendation.

Respectfully submitted,  
R. H. Stoddard,  
CITY CLERK.

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

Alderman Butler: "Does this take in the properties we are acquiring for the Redevelopment Program?"

His Worship the Mayor: "No."

The motion was passed.

APPOINTMENT APPRAISERS - INDUSTRIAL MILE

The City Manager recommended that Messrs. A. P. Kelly and Robert Staffing be appointed as appraisers of the property to be acquired for the Industrial mile.

MOVED by Alderman Abbott, seconded by Alderman O'Brien, that the recommendation of the City Manager be approved. Motion passed.

TENDERS FOR BOND ISSUE & BOND RESOLUTION

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

Pursuant to the call for tenders returnable at 5 P. M. Atlantic Daylight Time on Thursday, September 11, 1958 from parties disposed to purchase City

Council,  
September 11, 1958.

Debentures maturing the fifteenth day of September in each year commencing with the year 1959 and ending with the year 1978 for the total sum of \$1,500,000.00 to be issued under the authority of Chapter 126 of the Revised Statutes of Nova Scotia, 1954 (the Municipal Affairs Act) and bearing interest at the rate of 4 3/4% per annum for the debentures maturing from September 15, 1959 to September 15, 1978 both inclusive. The Finance and Executive Committee had for consideration tenders for the same from the following:

1. Dominion Securities Corporation Ltd. on behalf of  
a syndicate named in the tender ..... 94.01  
and accrued interest
2. Scotia Bond Company Ltd. on behalf of a syndicate  
named in the tender ..... 92.11  
and accrued interest
3. Mills, Spence & Co. Ltd. on behalf of a syndicate  
named in the tender ..... 93.51  
and accrued interest
4. Wood Gundy & Company Limited on behalf of a  
syndicate named in the tender ..... 96,084  
and accrued interest

Your committee recommends that the tender of the syndicate represented by Wood Gundy and Co. Ltd. namely

Wood Gundy & Co. Ltd.  
Royal Bank of Canada  
Eastern Securities Company Ltd.  
Bank of Montreal  
A. E. Ames & Company Ltd.  
Stantury & Company Ltd.  
Cornell MacGillivray Ltd.

at the rate of \$4 3/4% be accepted.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

MOVED by Alderman Dunlop, seconded by Alderman Lloyd, that the report be approved. Motion passed.

A formal Resolution as prepared by the City Solicitor was submitted.

MOVED by Alderman Dunlop, seconded by Alderman O'Brien, that the Resolution be approved.

The motion was put and passed unanimously, the following members of Council being present and voting therefor: Aldermen DeWolf, Abbott, Dunlop, Butler, Fox, Ferguson, Connolly, O'Brien, Greenwood and Lloyd.

REPORT SPECIAL COMMITTEE RE TAX CONCESSION FORMULA FOR NEW INDUSTRIES -  
LEGISLATION

To the Council of the City of Halifax  
September 11, 1958

Re: Report of Special Committee on Tax Concessions to Industries to Establish



Council,  
September 11, 1958.

themselves in the case of Halifax was considered by a Special Committee, appointed by City Council at a meeting held on August 15, 1958.

Your committee recommended to Council

- (1) That tax concessions be granted to industries in the following manner: the industry to pay 10% of the normal taxes for the first year increasing by 10% until a maximum of 100% is reached at the end of 10 years.
- (2) That the City Manager write specifications covering manufacturing plants who do not compete with anyone in the City.
- (3) That the specifications contain a clause setting a minimum number of employees to be employed by the industry.

Respectfully submitted,

R.H. STODDARD  
CITY CLERK.

Alderman Ferguson: I would much prefer to have the specifications and the number of employees before I would be prepared to vote on the recommendation. I think the value in the concession to the City depends on what we are to receive as a minimum number of employees. I am not prepared to support this motion unless there is a little more concrete information on the specifications. I think the number of employees would certainly be the most important thing. It is a situation of some magnitude and yet we haven't any definite specifications. We have come in with the amount of the concessions which are, probably very good but I would like to see these specifications brought forward, particularly on the number of employees.

Alderman Lloyd said that the Union of Nova Scotia Municipalities will be in session the week of September 16 and will be considering the result of a preliminary survey being conducted in Nova Scotia and throughout Canada on the problem of Tax Concessions by the Dalhousie Institute of Public Affairs. He said that the Union has been asked to study the question to see what could be done to amend the provision of the Bondar Act to make more effective use of some uniform legislation on the matter instead of the separate legislation which applied to each Municipality. This is a much broader question than we realize. I think that that information isn't required until next spring when the Legislature will be in session; and I think we should wait until we get the benefit of this survey and it would balance out any one industry.

He referred to the particular type of system of granting concessions in the City as the present one and expressed his belief that the present uniform legislation

General  
September 11, 1958.

is flexible enough except in the broadest possible terms, and he suggested that the matter be deferred for future study until Council has had the benefit of the preliminary survey and the report to the Union of Nova Scotia Municipalities. He said there is a possibility of another development that might lead to a conference of such a character that would bring together all groups where a full discussion of the subject might be considered.

His Worship the Mayor said that he agreed with Alderman Lloyd's thoughts as to the need for an extensive study of the whole matter. It was felt that Council should pass some form of Resolution regarding Tax Concessions because Mr. J.G. Simpson, Chairman of the Industrial Development Commission, would be in Montreal on September 19 conferring with parties who want to set up a plant in Halifax; and correspondence is being conducted with three other potential industries and if the City Council would set a policy in this regard it might be possible that all four would locate here.

MOVED by Alderman Lloyd, seconded by Alderman Greenwood that the matter be deferred until after Council has had an opportunity to examine the information that will be submitted to the Union of Nova Scotia Municipalities by the Institute of Public Affairs of Dalhousie University.

Alderman Greenwood said that although he was a member of the Industrial Commission which appreciates the urgency of attracting industry to this area he was seconding the motion because of the wide scope of the question and he expressed the hope that His Worship the Mayor would be able to explain the necessity of the delay to the Chairman of the Industrial Development Commission.

Alderman Butler asked if the information on the number of employees would be subject matter of the discussions at the Union of Nova Scotia Municipalities.

Alderman Lloyd: It won't be in the preliminary survey but I think you would want at least to have an opportunity of assessing your conclusions at this stage against the practices throughout Canada. I think you should assess your recommendations against the background of what is the practice throughout Canada which will assist the Council in voting on this matter.

Alderman Greenwood: The City Manager has agreed to prepare the specification and he will have sufficient time to draft the specifications.

Alderman Butler: I doubt if the City Manager will ever be able to prepare

Council  
September 11, 1955.

a standard set of specifications to meet all companies. I don't think we should tie ourselves down to any particular amount. I quite understand that the Members of the Industrial Commission are hampered by the fact that they are not able to talk about the taxes and that immediately deters any company from looking. I think we could go this far. We could take what we have already done for the ABATTOIR which is about the same as this. We gave them two years to build and we come to full taxation in ten years. I think we could formally say we would treat any new industry about the same as that, and it will give the Industrial Commission something to say, officially.

Alderman Lloyd agreed and said that it could be indicated to any corporation or proposed industry of a producing character or manufacturing concern wishing to locate in this City that there is a favourable response to requests for tax concessions in Halifax because it was recognized by the members of Council that Halifax has a peculiar tax structure which he hoped would be reformed and be amended to some other method of taxation. He said it was also recognized that there is a need for concessions in the form of a fixed lump sum for a period of years or the rate applied to a fixed assessment, but in general the City Council is open to negotiate a preferential tax agreement; and he said he would welcome the idea of the Industrial Commission testing the Council on such a proposal.

"Are we willing to negotiate a preferential tax agreement to assist new companies to establish in this area? I think if that general statement was made, then the terms and conditions could be negotiated to meet a particular situation as it arises.

I think what we can say in general terms and until we have general legislation on the matter, to the Industrial Commission, is that we are prepared at any time to negotiate a preferential tax agreement for a new producing company or manufacturing industry locating in this area.

He said that his reaction to the proposal was that it was too restrictive with regard to the concessions; and the legislation would have to be more flexible to meet the individual cases.

The motion was then passed.

Council,  
September 11, 1958.

271 1958-59 ... \$173,59 316 C FOR BALANCE OF  
1958

By the Mayor and the Council  
Secretary of the City Council

At a meeting of the Council and Executive Committee held on September 4, 1958, a report was submitted from the Commissioner of Finance advising that Mr. Claude C. C. C. has been retired by the Retirement Committee and is entitled to a supplementary grant \$1,336.55 per annum effective as of August 15, 1958.

An appropriation of \$1,336.55 for the balance of the year 1958 is required under the authority of the provisions of the City Charter.

Your Council is recommended that the grant be paid under the authority quoted above.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

MOVED by Alderman Bewell, seconded by Alderman Abbott, that the report be approved.

His Worship the Mayor expressed regret on behalf of the members of City Council at the passing of Mr. C. C. C. who for many years performed the duties of Superintendent of Streets, and he said that it was regrettable that he should be taken so soon after his retirement from the City employ.

MOVED by Alderman Bewell, seconded by Alderman Fox, that His Worship the Mayor write to the family of the late Claude C. C. extending the sympathy of the members of City Council.

Motion passed unanimously.

PASSED BY BRIGADIER H.V.D. LAING

Alderman Greenwood referred to the passing recently of Brigadier H.V.D. Laing, a prominent Halifax and Canadian who was active in the business, educational and sporting life of the city and had served his country in a distinguished manner in two World Wars, and he said that Brigadier Laing will be greatly missed by the Industrial Development Commission as well as by the other organizations to which he gave such valuable and faithful service.

MOVED by Alderman Greenwood, seconded by Alderman Dunlop, that His Worship the Mayor write to the family of the late Brigadier H.V.D. Laing extending the sympathy of the members of Council.

Motion passed unanimously.

Council,  
September 11, 1958.

SALE OF LAND TO N.S. LIQUOR COMMISSION - EXHIBITION GROUNDS 50' x 430'

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

At a meeting of the Finance & Executive Committee held on September 11, 1958 it was agreed to recommend for approval the following resolution:

RESOLVED that legislation be obtained to sell that piece of land formerly a part of the Nova Scotia Provincial Exhibition property, measuring fifty feet (50') on Young Street and with a depth of four hundred and thirty feet (430'), and being immediately East of land presently owned by Her Majesty the Queen in right of the Province of Nova Scotia; to Her Majesty the Queen in the right of the Province of Nova Scotia, for the purpose of erecting a Head Office and Warehouse for the Nova Scotia Liquor Commission, notwithstanding the provisions of Section 618E and Section 618F of the Halifax City Charter, for the sum of \$14,333.33, and without the approval of the Minister of Municipal Affairs having been obtained, and without having called for tenders or holding an auction for the sale of the same.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

\* MOVED by Alderman Dunlop, seconded by Alderman Abbott, that the report be approved. Motion passed.

PURCHASE OF LAND FROM N.S. LIQUOR COMMISSION EXHIBITION GROUNDS 10' x 250'

A report was submitted from the City Manager relative to the City purchasing a strip of land from the Queen in the right of the Province of Nova Scotia for street widening purposes.

MOVED by Alderman Dunlop, seconded by Alderman Connolly, that the City purchase from Her Majesty the Queen in the right of the Province of Nova Scotia a strip of land measuring 250 feet on Young Street with a depth of 10 feet totalling 2500 sq. feet, for the sum of \$1,666.66; funds to be provided from the Street Widening Account. Motion passed.

PROVINCIAL APPOINTMENT TO HALIFAX MENTAL HOSPITAL COMMISSION - LEGISLATION

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

At a meeting of the Health and Welfare Committee held on Sept. 4, 1958 a letter was submitted from the Hon. R.A. Donahoe, Minister of Public Health for the Province of Nova Scotia respecting the membership of the Hospital Commission to administer the Halifax City Hospital.

He advised that it was proposed that four members appointed by the Provincial Government be added to the Public Health and Welfare Committee and that these four additional members will sit with the Committee only when matters pertaining to the Hospital are dealt with.

Council,  
September 11, 1958.

... the management of the Halifax City Hospital  
... in addition to the Committee on  
... of the City of Halifax and that the necessary leg-

Respectfully submitted,

R.H. STOPPARD  
CITY CLERK.

MOVED by Alderman O'Brien, seconded by Alderman Greenwood, that the report  
be approved and passed.

CHAIN OF DIMES TAG DAY - OCTOBER

To His Worship the Mayor and  
Members of the City Council

At a meeting of the Finance and Executive Committee held on September 4,  
1958 a letter was submitted from the Y.M.C.A. requesting a Chain of Dimes Tag  
Day

Your Committee recommends that the request be granted and the date set  
as October 24, 1958

Respectfully submitted,

R.H. STOPPARD  
CITY CLERK.

MOVED by Alderman Laidlaw, seconded by Alderman O'Brien, that the report  
be approved and passed.

BORROWING RESOLUTIONS

(1) A borrowing resolution in the amount of \$134,000.00 to provide additional  
sinking fund for the retirement of 4% Debentures of the City of Halifax  
maturing for redemption was submitted

MOVED by Alderman Laidlaw, seconded by Alderman Greenwood, that the Borrowing  
Resolution be submitted be approved. Motion passed unanimously.

(2) A Borrowing resolution in the amount of \$6,000.00 to provide for sewer  
construction and the right of way to service the Halifax Ladies' College and the  
McInnes property on Oxford Street, was submitted

MOVED by Alderman Greenwood, seconded by Alderman Abbott, that the Borrow-  
ing Resolution be submitted be approved. Motion passed unanimously.

Alderman Laidlaw: "Are there any more sewer construction outstanding?"

City Engineer: "No."

(3) A borrowing resolution in the amount of \$250,000.00 to provide an addition

to the Queen Elizabeth High School was submitted

Council.  
September 11, 1958.

MOVED by Alderman Lloyd, seconded by Alderman Abbott, that the Borrowing Resolution be approved. Motion passed unanimously.

(4) A Borrowing Resolution in the amount of \$135,000.00 to provide for an addition to Oxford Junior High School was submitted.

MOVED by Alderman Butler, seconded by Alderman Connolly, that the Borrowing Resolution as submitted be approved. Motion passed unanimously.

(5) A Borrowing Resolution in the amount of \$20,000.00 to provide for alterations to the Edgewood School was submitted.

MOVED by Alderman O'Brien, seconded by Alderman Greenwood, that the Borrowing Resolution as submitted be approved. Motion passed unanimously.

(6) A Borrowing Resolution in the amount of \$500,000.00 to provide for the construction of an Incinerator Building was submitted.

MOVED by Alderman Connolly, seconded by Alderman Fox, that the Borrowing Resolution as submitted be approved. Motion passed unanimously.

APPOINTMENT DIRECTORS -- COUNCIL HOUSING LTD.

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

At a meeting of the Finance and Executive Committee held on September 4, 1958 a report was submitted from the City Solicitor requesting that the City Council appoint the Directors of the Halifax Council Housing Ltd.

Your Committee recommends that the following be appointed: His Worship the Mayor, Aldermen Dunlop, Wyman, Ferguson, Fox, Lloyd, and Abbott.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

WRITE OFF TAXES TOWER TERRACE EXTENSION ... \$4.44

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

At a meeting of the Finance and Executive Committee held on September 4, 1958 a report was submitted from the City Solicitor advising that the City has purchased a piece of land from Mrs. Doris Martin, 77 Wellington Street, for the extension of Tower Terrace and recommending that the sum of \$4.44, the City's share of the 1958 taxes, be written off.

Your Committee concurs in this recommendation.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

Council,  
September 11, 1958.

MOVED by Alderman DeWolf, seconded by Alderman Abbott, that the report be approved. Motion passed.

EXTENSION OF LEASE COSSOR CANADA LTD. 2 MONTHS FROM DECEMBER 31, 1958  
RENTAL \$1100.00 PER MONTH.

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

At a meeting of the Finance and Executive Committee held on September 4, 1958 a report was submitted from His Worship the Mayor recommending that the lease to Cossor Canada Ltd. be extended for a further two months from December 31, 1958 at a monthly rental of \$1100.00.

Your Committee concurs in this recommendation.

Respectfully submitted,

R.H. STODDARD  
CITY CLERK.

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

SIGNATURES ON CITY DEBENTURES REPEALING SECTIONS 326B AND 326C - CITY  
CHARTER

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

At a meeting of the Finance and Executive Committee held on September 4, 1958 a report was submitted from the City Solicitor recommending that legislation be secured to repeal Section 326-B and 326-C of the City Charter which requires the signature of the City Solicitor on the bonds as he felt his signature was not necessary because the Deputy Minister of Municipal Affairs signs a certificate on the bond certifying as to its validity.

Your Committee concurs in this recommendation.

Respectfully submitted,

R.H. STODDARD  
CITY CLERK.

MOVED by Alderman Abbott, seconded by Alderman Butler, that the report be approved. Motion passed.

GRADING AND ACCEPTING THE UNACCEPTED PORTION OF RALSTON AVENUE - LEGISLATION

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

At a meeting of the Committee on Works held on August 19, 1958 the matter of securing legislation to grade and accept the unaccepted portion of Ralston Avenue was considered.

Alderman O'Brien suggested charging the subdivider because it was his responsibility in the first place.

Your Committee recommends that legislation be secured to accept and grade the Street and that the City be authorized to spend money on it with



Council  
September 11, 1958

the right of recovering from the subdivider.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

TENDERS PUBLIC ADDRESS SYSTEM COUNCIL CHAMBER COSSOR CANADA LTD. AT \$3,707.90  
316 "C"

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

At a meeting of the Committee on Works held on August 19, 1958 a report was submitted from the Building Inspector listing tenders for a Public Address System to be installed in the Council Chamber as follows:

(1) Cossor Canada Ltd.	\$3,707.90
(2) Eastern Sound	\$2,175.00
(3) Hermax	\$2,180.00
(4) Hooper Radio	\$4,090.00

Your Committee recommends that the tender of Cossor Canada Ltd., at \$3,707.90 be accepted and that the funds be provided under the authority of Section 316 "C" of the City Charter.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

Alderman Dunlop: "We have lower tenders and I wonder why they were not accepted."

His Worship the Mayor stated the Cossor Canada Limited tender in the amount of \$3,707.90 was being recommended by the Commissioner of Works and the City Architect, who had explained to the Committee on Works in technical language why they considered this tender to be more acceptable than the others.

Alderman Lloyd: "I understand there was a difference in the systems tendered on."

Alderman O'Brien: "This is alleged to be the best system."

Alderman Fox asked if the lowest tender was accepted.

His Worship the Mayor: "No."

MOVED by Alderman O'Brien, seconded by Alderman Greenwood, that the matter be deferred until after the information was circulated to the members of Council.

Motion passed

Volume 11,  
September 11, 1958.

REZONING CLINTON AVENUE FROM R-2 ZONE TO C-2 ZONE.

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

At a meeting of the Town Planning Board held on August 19, 1958 a report was submitted from the City Engineer recommending against a request to rezone Lot #10 on the south side of Clinton Avenue from R-2 Zone to C-2 Zone.

The Board approved the recommendation of the City Engineer.

Respectfully submitted.

R.H. STODDARD,  
CITY CLERK.

His Worship the Mayor said that the Town Planning Board had recommended against the application because of the nearness of the new Bethany United Church, but Mr. Percy Henley, Solicitor for the applicant was present and wished to be heard.

MOVED by Alderman Dunlop, seconded by Alderman O'Brien, that Mr. Henley be permitted to address the meeting. Motion passed.

Mr. Henley requested that a public hearing in connection with the application to rezone Clinton Avenue be permitted, contending that (1) by removing the taxi office from its present location on Chebucto Road to Clinton Avenue would eliminate the necessity of taxis having to cut across traffic proceeding down Chebucto Road in order to answer calls in the County where most of the Company's business is located; (2) the Imperial Oil Ltd. have indicated their willingness to lease with an option to buy a parcel of land 115' x 37' to his clients for parking their cars; (3) the taxi office is presently located in a block which is predominantly in R-2 use.

Alderman Butler: "If this firm were to get off-street parking, where they could park their vehicles, it might be of assistance to the street itself and it may eliminate the hazard which exists of cars cutting across traffic on Chebucto Road to go westerly." He asked if the Chief of Police made a recommendation.

MOVED by Alderman Greenwood, seconded by Alderman Butler, that the matter be referred back to the Town Planning Board to give the Solicitor for the applicants an opportunity to submit definite information regarding adequate parking space for their vehicles.

Motion passed.

Council,  
September 11, 1958.

UNDERSIZED LOT #2 EDINBURGH STREET

To His Worship the Mayor and  
Members of the City Council

At a meeting of the Town Planning Board held on August 19, 1958 a report was submitted from the City Engineer suggesting approval of a request to build a single family dwelling on a lot #2 Edinburgh Street which is undersized.

The Board approved the suggestion of the City Engineer

Respectfully submitted.

R.H. STODDARD,  
CITY CLERK.

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

UNDERSIZED LOT #30 LAWRENCE STREET

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

At a meeting of the Town Planning Board held on August 19, 1958 a report was submitted from the city engineer recommending against the request to convert a single family dwelling into a duplex at 30 Lawrence Street.

The Board approved the recommendation of the City Engineer.

Respectfully submitted.

R.H. STODDARD  
CITY CLERK.

Alderman Ferguson said that the applicant requested that the matter be referred back to the Town Planning Board so that further information could be proffered to which Council agreed.

UNDERSIZED LOT #13 SARAH STREET

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

At a meeting of the Town Planning Board held on August 19, 1958 a report was submitted from the City Engineer recommending approval of a request to convert a single family dwelling into a duplex at 13 Sarah Street

The Board approved the recommendation of the City Engineer.

Respectfully submitted.

R.H. STODDARD,  
CITY CLERK.

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

UNDERSIZED LOT #7 VERNON STREET

To His Worship the Mayor and  
Members of the City Council

At a meeting of the Town Planning Board held on August 19, 1958 a report

Open 11.  
September 11, 1958..

was submitted from the City Engineer suggesting that a request be refused to convert #7 Vernon Street into two apartments because the lot is 300 square feet below the minimum of 3300 square feet required.

The Board approved the suggestion of the City Engineer

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

MOVED by Alderman Greenwood, seconded by Alderman Dunlop, that the report be approved. Motion passed.

UNDERSIZED LOT CORNER GRANT & STANHOPE STREETS

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

At a meeting of the Town Planning Board held on August 19, 1958 a report was submitted from the City Engineer having no objection to a request to construct a single family dwelling on an undersized lot at the corner of Grant and Stanhope Streets.

The Board recommended that the request be granted.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

MODIFICATION SIDEYARD 121 CLAREMONT STREET

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

At a meeting of the Town Planning Board held on August 19, 1958 a report was submitted from the City Engineer recommending the modification of the sideyard at 121 Claremont Street so as to permit the owner to construct a garage on the side of the dwelling.

The Board recommended that the request be granted.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

REZONING 47 RECTOR STREET

His Worship the Mayor stated that the applicant had informed him that they wished to be permitted to withdraw the application, to which Council agreed.

Council,  
September 11, 1958.

RESUBDIVISION EXHIBITION GROUNDS

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

At a meeting of the Town Planning Board held on August 19, 1958 a plan of resubdivision of the Exhibition Grounds was submitted by the Commissioner of Works showing 20-foot lots on Almon Street having an average depth of 330 feet and also reserving an entrance into the resubdivision from both Almon and Young Streets.

The Board recommended that the resubdivision be approved providing entrances from Almon and Young Streets only but deleting the continuation of the road through the centre of the property.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

MOVED by Alderman Butler, seconded by Alderman Connolly, that the report be approved. Motion passed.

TENDERS FIRE HOSE

Tabulation of tenders for 900 feet fire hose:

SUPPLIER	COST PER FOOT	COST PER 50 FEET	COST PER 100 FEET	TOTALS
1. George Angus (Canada) Ltd.,	\$ 1.35	\$ 77.25		\$ 1391.00
2. King Seagrave Limited	1.41	70.50		X 1269.00
3. W.N. White & Co. Ltd.,	1.45	72.50		1305.00
	1.58	84.00		1512.00
4. Goodyear Tire & Rubber Co.	1.72	86.00		1548.00
5. W. Stairs, Son & Morrow Ltd.	1.72	86.00		1548.00
6. Safety Supply Co.,	1.76	88.00		1584.00
7. Purves Industrial Sales		73.00		1314.00
			135.50	1219.00
8. Gutta Percha & Rubber Ltd.		90.40	180.80	1627.00
		77.94	155.88	1403.00
9. Lorraine Fire Engine & Explosive Ltd.,		74.08		1333.00
		86.00		1548.00
10. Austen Bros. Ltd.		69.08		1243.00

X- Recommended Tender of City Manager and Fire Chief F. C. MacGillivray.

Low Tender of Austen Bros. does not meet specification.

MOVED by Alderman O'Brien, seconded by Alderman Ferguson, that the tender recommended by the City Manager and Fire Chief be approved.

Alderman Dunlop: "I notice that the low tender didn't get it."

His Worship the Mayor: "The low tender didn't meet the specifications."

Council  
September 11, 1958.

The City Manager said that the price quoted by the low tenderer is not low when the cost of the couplings is added.

Alderman Dunlop: "It shouldn't be put out that way because it isn't the lowest tender. Did the specifications call for couplings?"

The City Manager said that the specifications called for none in 50-foot lengths with couplings attached.

Alderman Dunlop: "What did the tenderer say?"

City Manager: "Uncoupled."

Alderman Dunlop: "The tender should have been rejected."

The motion was passed.

REPAIRS AERIAL LADDER TRUCK -- \$7,500.00 -- 316 -- C

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

At a meeting of the Safety Committee held on September 2, 1958 a report was submitted from the Chief of the Fire Department advising that the 100 ft. aerial ladder truck is 19 years old and is in need of a motor and ladders which he recommended at an estimated cost of \$7,500.00.

Your Committee concurs with the recommendation of the Fire Chief; funds to be provided under the authority of Section 316 "C" of the City Charter.

Respectfully submitted.

R.H. STODDARD,  
CITY CLERK.

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

PAINTING TRAFFIC LANES ON VARIOUS STREETS -- \$1,000.00 -- 316 -- C

A report was submitted from the Chief of Police requesting an additional appropriation of \$1,000.00 under the authority of Section 316 "C" of the City Charter in order to extend the program of the painting of centre lines and laning of City streets.

MOVED by Alderman Ferguson, seconded by Alderman Greenwood, that the recommendation of the Chief of Police be approved.

Alderman O'Brien: "Might I ask the Chief of Police if he feels that Howe Avenue is the only street that requires lanes?"

Chief of Police: "No, we were planning to lane the approaches of a number of traffic-lighted streets." And he said he had referred to Howe Avenue particularly because the matter of laning Howe Avenue had arisen during the question period at the last meeting of Council.

September 11, 1958.

Alderman O'Brien asked the Chief of Police, in the light of his report to remember when drafting his capital budget to provide for the widening of the railway bridge on Byer's Road.

His Worship the Mayor: "You are a member of Council. You can bring it forward at that time."

The motion was then passed.

RESUBDIVISION, UPPER WATER STREET - FURNESS WITBY CO. LTD. PROPERTY.

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

At a meeting of the Town Planning Board held on September 2, 1958 a report was submitted from the City Engineer recommending against a resubdivision of the Furness Withy Co. Ltd. property on Upper Water Street which would divide the property into four separate parcels of land. The front portion would be isolated eastward from Water Street and the lots which Furness Withy Co. Ltd. propose to sell, would not have any street frontage but merely abut on the right of way leading from Water Street.

The Board approved the resubdivision with Alderman O'Brien wishing to be recorded against.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

MODIFICATION, SIDEYARD, 69, PEPPERELL STREET.

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

At a meeting of the Town Planning Board held on September 2, 1958 a report was submitted from the City Engineer recommending approval of an application to modify the sideyard requirements at 69 Pepperell Street in order to convert the dwelling into a duplex.

The Board approved the recommendation of the City Engineer.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

MODIFICATION, SIDEYARD, 55 WINDSOR STREET.

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

At a meeting of the Town Planning Board held on September 2, 1958 a report was submitted from the City Engineer recommending approval of an

October 11 1958.

application to modify the sideyard requirements of 50 Windsor Street in order to convert the dwelling into a duplex

The Board approved the recommendation of the City Engineer

Respectfully submitted,

R.H. STODDARD  
CITY CLERK.

MOVED by Alderman DeWolf, seconded by Alderman Connolly, that the report be approved. Motion passed.

UNDERSIZED LOT #7 OAK STREET

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

At a meeting of the Town Planning Board held on September 2, 1958 a report was submitted from the City Engineer recommending approval of an application to build a single family dwelling on an undersized lot at #7 Oak Street.

The Board approved the recommendation of the City Engineer.

Respectfully submitted,

R.H. STODDARD  
CITY CLERK.

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

UNDERSIZED LOT #451 AGRICOLA STREET

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

At a meeting of the Town Planning Board held on September 2, 1958 a report was submitted from the City Engineer recommending approval of an application to build a single family dwelling on an undersized lot at 451 Agricola Street.

The Board approved the recommendation of the City Engineer.

Respectfully submitted,

R.H. STODDARD  
CITY CLERK.

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

RESUBDIVISION LOT F, PINEWOOD ACRES - DUTCH VILLAGE ROAD SEWER PUMPING STATION COUNTY OF HALIFAX

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

At a meeting of the Town Planning Board held on September 2, 1958 a report was submitted from the Municipality of the County of Halifax



September 11, 1958.

requesting the resubdivision of Lot F in the Pinewood Acres Subdivision for the purpose of constructing a sewer pumping station on Dutch Village Road.

The Board recommended that the report be approved.

Respectfully submitted,  
B.H. STODDARD  
CITY CLERK.

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

REZONING LOT F, PINEWOOD ACRES SUBDIVISION FROM R-1 ZONE TO C-2 ZONE

To His Worship the Mayor and Members of the City Council

At a meeting of the Town Planning Board held on September 2, 1958 a letter was submitted from the Municipality of the County of Halifax requesting the resubdivision of Lot F in the Pinewood Acres Subdivision for the purpose of constructing a sewer pumping station on the Dutch Village Road.

The lot in question will have to be rezoned from R-1 Zone to Commercial for such use.

The Board referred the matter to the next meeting for processing.

Respectfully submitted,  
B.H. STODDARD  
CITY CLERK.

MOVED by Alderman Dwyer, seconded by Alderman Ferguson, that the report be approved. Motion passed.

RESUBDIVISION LOTS OF OXFORD STREET

To His Worship the Mayor and Members of the City Council

At a meeting of the Town Planning Board held on September 9, 1958 a resubdivision plan for 61 Oxford Street was submitted reducing the three lots to two lots having an approximate frontage of 71 ft. and an approximate depth of 171 ft.

The Board approved the resubdivision.

Respectfully submitted,  
B.H. STODDARD  
CITY CLERK.

MOVED by Alderman Connell, seconded by Alderman Ferguson, that the report be approved. Motion passed.

FINANCE DEPARTMENT

At a meeting of the Finance Committee held on September 10, 1958 the following

September 11, 1958.

<u>TENDERS</u>	<u>ESTIMATED COMPLETION DATE</u>	<u>PRICE</u>
Fundy Construction Co. Ltd	August 31, 1959	500,000.00
Standard Construction Co. Ltd	September 1, 1959	659,000.00
Kenny Construction Co. Ltd	No date	600,000.00
Cameron Contracting Ltd	September 1, 1959	659,392.00
X Foundation Maritime Ltd	December 1959	657,230.00

X Recommended to City Council by the Committee on Works

MOVED by Alderman Ferguson, seconded by Alderman Greenwood, that the tender of Foundation Maritime Limited in the amount of \$657,230.00 be accepted

Motion passed with Alderman Connolly wishing to be recorded against.

TENDERS GARAGE DOORS - CITY FIELD

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

The Committee on Works at a meeting held on September 2, 1958 approved of a tender from Richards-Wilcox Corporation Company Ltd offering to supply and install garage doors at the City Field as follows:

14' 4" by 10' 10"	\$1,573.00
12' 3" by 11' 0"	1,446.00

The above prices include supply of steel frames but do not include the setting of same.

Respectfully submitted.

R.H. STODDARD  
CITY CLERK.

Alderman Ferguson: Were competitive tenders called?

The Commissioner of Works stated that the Purchasing Agent had called for tenders through a newspaper advertisement.

Alderman Ferguson: Did notice only one tender?

The City Manager reported that five replies had been received, four of which advised they could not quote, but the Commissioner of Works felt that the one tender was reasonable and recommended that it be accepted since it was very close to the estimate of \$1,500.00.

Alderman Lloyd asked how many doors were to be purchased, and the City Manager replied that there were two large doors.

Alderman Dunlop asked if the tenderer was a local agent, and was advised by the Commissioner of Works that his place of business is Bedford, N.S.

Council,  
September 11, 1958.

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

TENDERS POINTING CHIMNEY - OLD INCINERATOR - \$1,326.00 - 316 "C"

To His Worship the Mayor and  
Members of the City Council

At a meeting of the Committee on Works held on September 2, 1958 tenders were submitted for the pointing of the old incinerator as follows:

- |  |            |
|--|------------|
| (1) Custodis Canadian Chimney Co. Ltd. | \$1,326.00 |
| (2) D. A. Gray Ltd                     | \$1,325.00 |

Your Committee recommends that the tender of Custodis Canadian Chimney Co. Ltd. at \$1,326.00 be accepted and the funds provided under the authority of Section 316 C of the City Charter. Aldermen Connolly and Trainor wishing to be recorded against.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

MOVED by Alderman Dunlop, seconded by Alderman Connolly, that the tender of D.A. Gray Ltd. in the amount of \$1,325.00 be accepted.

Alderman Dunlop asked if, in view of the fact the contract had been let for the new incinerator the old one could operate for the next year without further large expenditures having to be made for the repairs.

The Commissioner of Works said that the repairs were necessary as the Chimney is in a dangerous condition and the present incinerator may be in use for another two years.

The motion was put and passed.

LEASE LAND BARRINGTON STREET TO CANADIAN PETROFINA LTD. - \$52.00 PER ANNUM

To His Worship the Mayor and  
Members of the City Council

At a meeting of the Committee on Works held on September 2, 1958 the matter of leasing City owned land on the east side of Barrington Street to the Canadian Petrofina Ltd. was considered.

A report was submitted from the City Assessor placing the value on the land at \$650.00. The lease value would be 8 per cent of this figure or \$52.00 per annum.

Your Committee recommends that the land in question be leased to Canadian Petrofina Ltd. for the sum of \$52.00 per annum for a period of 5 years.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

Council,  
September 11, 1958.

MOVED by Alderman Fox, seconded by Alderman Abbott, that the report be approved. Motion passed.

PURCHASE OF LAND FOR STREET PURPOSES - 104 1/6 HOLLIS STREET - \$375.00

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

At a meeting of the Committee on Works held on September 2, 1958 the matter of purchasing a piece of land with a frontage of 41 feet and a depth of 4.25 ft. from the property, 104 1/6 Hollis Street was considered.

A report was submitted from the City Assessor advising that there are 174.25 sq. ft. involved and at \$2.15 per sq. ft., the price would be \$375.00.

Your Committee recommends that the City purchase the land in question for the sum of \$375.00.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

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

SEWER EXTENSION ON FIRST & WINDSOR STREETS

To His Worship the Mayor and  
Members of the City Council

At a meeting of the Committee on Works held on September 2, 1958 the following sewer extensions were approved

- (1) 225 ft. on First Street at an estimated cost of \$3,150.00
- (2) 50 ft. on Windsor Street extension at an estimated cost of \$1,000.00

Funds to be provided from the sewer capital unforeseen account.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

MOVED by Alderman Fox, seconded by Alderman Lloyd, that the report be approved.

Alderman Dunlop: "Is that a Capital expenditure?"

His Worship the Mayor: "It is an unforeseen item."

The motion was passed.

TENDERS PARKING LOT - SOUTH & OXFORD STREETS

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

At a meeting of the Committee on Works held on September 2, 1958 a tender was submitted from Parkside Realties Limited for a 20 year lease of the lot of land at the corner of South and Oxford Streets at an annual rental of the difference between the city taxes on the property and \$150.00.

Council,  
September 11, 1958.

Mr. L.A. Kitz appeared before the committee and spoke in opposition to the leasing of this land.

Your Committee recommends that the tender be rejected.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

MOVED by Alderman Ferguson, seconded by Alderman O'Brien, that the report be approved.

Alderman Dunlop I was down there tonight and there is no question that cars are parked on both sides of the street. The parking area for the apartment building is too small. He referred to the fact that cars are not permitted to park on the streets after a certain hour during the winter months and contended that the space should be leased so that the occupants of the apartment block would have a place to park their cars when the ban went into effect.

"I don't know whether we should keep these little areas for parks. I thought that the motion was that we would call for tenders to lease or sell."

City Manager "It was agreed only to lease."

Alderman Dunlop I think we should put restrictions on the use, and put it up for sale."

Alderman Lloyd I would think we would be well advised to sound out opinion in the area before we proceed. There are two sides to the question. There is a need for parking space but there are people who have heavy investments in the area and I think we should sound out the views of the people."

His Worship the Mayor felt that the added space would not be sufficient for the needs of the people who would want to use it.

The motion was put and passed.

HALIFAX RELIEF COMMISSION  
PROPOSAL TO SELL DUPLEXES

His Worship the Mayor referred to the proposal of the Halifax Relief Commission to sell the duplex houses and informed the meeting that he had received a letter from a resident of 1 Kane Place representing a number of the tenants living in the duplex houses in the Hydrostone Area, owned by the Halifax Relief Commission. Most of whom are pensioners whose incomes are not large enough to enable them to accumulate sufficient money to meet the down payment

Council,  
September 11, 1958.

and mortgage payments. Many of them have been moved from the single units to the flats for that reason. The letter requested the Mayor to do what he can to assist the tenants who do not wish to be disturbed as they cannot afford to buy the houses or pay the high rents being asked for alternate accommodation.

It is my own thought in order to maintain the area at a fairly high standard, that if the landowner is desirous of selling the houses, the City might buy them and rent them out as City property. We have the set-up to collect rents and maintain the buildings, he said.

Alderman Dunlop: I think the man must be rather an elderly man. His letter makes a great deal of sense and he has been there for forty years, and to be forced out now would be going contrary to what the buildings were built for. There can't be too many victims of the explosion still living in the houses.

His Worship said that one of the parties concerned is a war widow and another is definitely an explosion victim, and he added the thought that there are no City appointees on the Halifax Relief Commission.

MOVED by Alderman Dunlop seconded by Alderman Lloyd, that His Worship the Mayor be authorized to make representations to the Halifax Relief Commission on behalf of the tenants affected to obviate further hardship for them.  
Motion passed.

#### LEGISLATION.

The Acting City Solicitor advised that there were no items of legislation for consideration at this time.

APPLICATION TO BUILD SINGLE FAMILY DWELLING, UNDERSIZED LOT SHIRLEY STREET

Referred to Town Planning Board

APPLICATION TO REZONE 27 ALEXANDER STREET FROM B.3 ZONE TO C.2 ZONE

Referred to the Town Planning Board

APPLICATION TO MOVE SIDEYARD REQUIREMENTS, 29 ARMCRESCENT WEST

Referred to the Town Planning Board

AGENDA FOR THE MEETING OF THE COUNCIL, SEPTEMBER 27, 1958 AT 10.00 A.M.

At the meeting of the Council held on September 27, 1958, the Mayor, Chairman of the

Council  
September 11, 1958.

Bicentenary Committee to participate in these parades to be held on September 27, 1958 and to award prize medals to be awarded for the best floats in various categories.

His Worship the Mayor: On these matters could we not grant the Mayor authority to give approval without having to bring them before Council?

Alderman Lloyd contended that the Mayor should be free to appropriately extend cooperation to other Municipalities and levels of Government because Council expects reciprocation from them on different occasions; and he should exercise a certain degree of license in extending this cooperation to which Council agreed.

VACATION LEAVE CITY MANAGER.

The City Manager requested vacation leave from September 26 to October 17 and further leave to attend the City Manager's convention in Dallas, Texas from October 20 to 24, 1958.

MOVED by Alderman Ferguson, seconded by Alderman O'Brien, that leave as requested be granted to the City Manager. Motion passed.

REPORT HOUSING COMMITTEE RE TRAVELLING EXPENSES - REDEVELOPMENT CONSULTANT

The City Manager advised that when Professor Stephenson was engaged at a fee of \$2,500.00 to make a plan for the redevelopment program, it was also agreed that there should be an additional \$1,000.00 for a consultant and travelling expenses which was passed by the Housing Committee but Council only approved the \$2,500.00 and authority was now required to pay the additional \$1,000.00.

MOVED by Alderman Lloyd, seconded by Alderman Abbott that the payment of \$1,000.00 to Professor Stephenson be authorized. Motion passed.

AUTHORIZATION TO ADVERTISE FOR TENDERS 4 ACRES OF LAND - EXHIBITION GROUNDS

The following proposal was submitted by Mr. Finlay MacDonald on behalf of the Industrial Development Commission:

Your Worship, and members of the City Council:

You will remember that at the last meeting of this Council, you approved the rezoning of a part of the Holitex Exhibition Grounds.

From time to time your Industrial Development Commission receives inquiries from individuals and companies wanting to buy land for industrial purposes. It is in your opinion that the nature of these inquiries and the apparent urgency of the intention behind them require a recommendation from your Council to the City Council.

Council,  
September 31, 1958.

Therefore, the Industrial Development Commission recommends that the City Manager be authorized to advertise a certain part of the Exhibition Grounds for sale by tender.

We refer to that area of approximately four acres fronting on Young Street.

We wish to suggest that the tenders be subject to the following conditions:

- 1) An upset price of \$0.75 per sq. ft.
- 2) A deposit of 10% of the bid by certified cheque
- 3) Development of the land for industrial purposes only
- 4) A minimum assessment of \$150,000 per acre
- 5) A term of two years from date of the deed to complete the building or buildings. If buildings are not completed within this period, the City is to have the option of re-purchasing the land for 90% of the purchase price, paid by the successful bidder.
- 6) The highest or any tender not necessarily accepted

We trust in making this recommendation, your Worship, that you and members of Council will recognize that we are trying not only to justify our existence as a Commission intent to attract industry but -- equally as important -- to protect the City's best interest by attaching these conditions to the disposition of this property.

His Worship the Mayor said that the application originated with a lease-hold operation in Toronto who claim they have two clients who will occupy two buildings, and he suggested that the land be offered for sale with very tight provisions.

Alderman Lloyd: "The kind of industry that would locate in that area is not specified and I think the City should reserve the right at any time to say that if the type or character of the industry is unsuitable to the area we will re-assess the land for the purchase price within a period of two years." He said that if the land was developed without restrictions by formal document as to the type and character of industry, some taxpayers might reasonably object to the development and the City would not be in a position to do anything about it. Therefore, there should be some qualifying clause in the document enabling the City to re-acquire the land. Otherwise the City might be 'jockeyed' into the position, after having denied the application for a certain type of building, of having the firm come back and say they can't build within the time limit, and he contended that if this kind of undertaking is allowed, the applicants should be agreeable to add that kind of clause.

His Worship the Mayor said that if any tender failed to meet the specifications it would be rejected.

MOVED by Alderman Ferguson, seconded by Alderman Greenwood, that the recommendation of the Industrial Development Commission be approved with the inclusion of condition recommended by Alderman Lloyd. Motion passed.



Council,  
September 11, 1958.

AUTHORIZATION TO PAY CITY FIELD EMPLOYEES FOR GOOD FRIDAY

To His Worship the Mayor and  
Members of the City Council

At a meeting of the Committee on Works held on September 2, 1958 representatives of the City Field Union appeared before the Committee with regard to five employees with the Works Department who had reported for work on Thursday prior to Good Friday and were not permitted to work because of a light snow.

After hearing from Mr. Merwin Hughes, representative of the Union, your Committee recommends that the five men concerned be paid for Good Friday and that the City Manager negotiate with the Union on the phrasing of the Contract.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

PAYMENT CONTRACT REST ROOMS POINT PLEASANT PARK - \$4,512.55

To His Worship the Mayor and  
Members of the City Council

At a meeting of the Committee on Works held on September 9, 1958 the following account was approved and recommended for payment:

WOM WITHERS LTD.

Contract for the construction of rest rooms	
for Septic Tank P. P. Park	\$4,472.00
Extra Work	<u>40.55</u>
	\$4,512.55

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

REPORT RE RESTAURANT 299 QUINPOOL ROAD

A report was submitted from the City Manager concerning the occupancy Permit which had been issued for a restaurant at 299 Quinpool Road and later delayed pending a decision by Council on an appeal by Mr. Raymond Sieniewiez of 3 Elm Street to cancel the permit, in which he advised that the Health Department had investigated the matter and ascertained that the restaurant operator has retained engineering advice so that the installation to carry off smoke and odors will be efficiently done to overcome the objection of his neighbors.

MOVED by Alderman Lloyd, seconded by Alderman Abbott, that the appeal be denied and the issuance of the occupancy permit be confirmed. Motion passed.

Council,  
September 11, 1958.

TAX COLLECTIONS MONTH OF AUGUST 1958

CIVIC YEAR	RESERVES	O/S BALANCE JULY 31, 1958	NEW ACCOUNTS & ADJUSTMENTS	AUGUST 1958 COLLECTIONS	O/S BALANCE AUGUST 1958
1956	27,032.24	184,824.67	Dr. 50.00	9,193.96	155,680.71
1957	92,688.30	27,505.00	Cr. 5.00	24,389.92	397,114.04
1958	111,770.00	111,770.00	Dr. 8,054.13	176,457.59	1,460,113.20
TAX YEARS PRIOR TO 1955 (COVERED BY RESERVES)				210,041.47	2,012,907.95
				<u>6,658.08</u>	
				<u>216,699.55</u>	

POLL TAXES

1954	12,125.99	Dr. 5.00	61.71	12,069.28	
1955	309.74	Cr. .40	81.64	527.70	
1958	44,289.37	Dr. 44.00	3,275.38	41,058.59	
POLL TAXES OTHER THAN LISTED ABOVE				3,418.73	
				<u>847.29</u>	
				<u>4,266.02</u>	

TOTAL COLLECTIONS IN AUGUST 1958  
TOTAL COLLECTIONS IN AUGUST 1957

220,965.57  
295,841.75

CURRENT TAXES COLLECTED  
Jan. 1st to August 31, 1958

6,933,293.36

CORRESPONDING PERIOD 1957

6,525,163.44

TAX ARREARS COLLECTED  
Jan. 1st to August 31, 1958

630,787.35

CORRESPONDING PERIOD 1957

662,931.37

POLL TAX COLLECTIONS  
Jan. 1st to August 31, 1958

165,212.05

CORRESPONDING PERIOD 1957

71,007.58  
7,729,292.76      7,259,102.39

AMOUNT  
COLLECTED  
Jan. 1st to  
AUGUST 31st

%

TAX LEVY 1958	8,437,086.76	6,933,293.36	82.18
TAX LEVY 1957	8,006,619.63	6,525,163.44	81.50
TAX ARREARS JANUARY 1st, 1958	1,279,244.14	630,787.35	49.31
TAX ARREARS JANUARY 1st, 1957	1,334,370.00	662,931.37	49.68
TOTAL COLLECTIONS TO AUGUST 31, 1958		7,564,080.71	89.65
TOTAL COLLECTIONS TO AUGUST 31, 1957		7,188,094.81	89.78

Respectfully submitted,

H.R. McDonald,  
CHIEF ACCOUNTANT.

Council,  
September 11, 1958.

APPROVAL SEWER AGREEMENT WITH N.H. BOARD & CITY OF HALIFAX - SEWER P.P. PARK.

A Formal Easement Agreement between the National Harbours Board and the City of Halifax was submitted covering the easement right and privilege to construct, maintain and operate a sewer on National Harbours Board property at Point Pleasant Park under the following general terms:

TERMS: Twenty years commencing August 1, 1958 and terminating July 31, 1978

RENTAL: (1) For the period August 1, 1958-July 31, 1968:- \$25.00 per annum,

(2) For the periods August 1, 1963 - July 31, 1968, August 1, 1968 - July 31, 1973 and August 1, 1973 - July 31, 1978:- Such annual rentals as may be determined by the Board.

PURPOSE: Sewage Disposal.

MOVED by Alderman Connolly, seconded by Alderman Butler, that the agreement be approved, and the Mayor and City Clerk be authorized to execute the same on behalf of the City Motion passed

SCHOOL FOR THE DEAF

Alderman Dunlop asked if there was any official information as to the location of the new school for the Deaf.

His Worship the Mayor stated that he had been informed some months ago that the School would be moved from its present location to Amherst, N.S.

He said that three or four years ago a Committee had met with the governing board of the School for the Deaf to discuss possible locations in Halifax or in the Halifax area, and different sites were mentioned but none were acceptable to the Board. He added that the question of location of the school is not one to be determined by the Board but rather by the Government of the two provinces, Nova Scotia and New Brunswick, and the location in Amherst was agreed on after much discussion, and 25 acres of land have been bought. He explained that the present site in Halifax was not suitable for the type of building planned, which is one storey, for safety reasons, with two wings, and as no other suitable land was available in the City or within the Halifax area, the move was being made to Amherst.

Alderman Dunlop referred to comments in the Press that the City Council was not interested in retaining the School in the City and did nothing about

Council,  
September 11, 1958.

it and said I am sure the Council regrets the departure of the School for the Deaf and we would do anything in our power to hold it here.

His Worship the Mayor Newfoundland will be building their own school, and I suppose that as long as Newfoundland was in the picture Halifax was the more desirable location but with Newfoundland's removal, Amherst is more desirable. It is nothing new. St. Patrick's Home and the Industrial School moved from Halifax because of changing conditions, and other institutions have re located in other parts of the Province. There is not much we can do because we can't meet their conditions as far as land is concerned."

Alderman Butler asked if there were any plans for disposal of the School for the Deaf site when it becomes vacant.

His Worship the Mayor said that the land belongs to the Board of Governors of the School who had made no decision as to disposal of the site, as yet.

Alderman Lloyd Can the City expropriate those lands for Housing purposes?

His Worship the Mayor "Yes.

Alderman Butler asked how much land comprised the present site.

His Worship the Mayor "Roughly, seven acres."

Alderman Butler suggested that the land might be utilized for a housing project, such as planned for Mulgrave Park, and he asked if Professor Stephenson has given consideration to the site.

His Worship the Mayor "He recommends it as a site for a housing project.

BUILDING PERMIT : 110-116 HOLLIS STREET

Alderman Dunlop referred to the Simon Property at 110-116 Hollis Street where a building permit had been refused and then granted, and asked how the matter stands at present time.

His Worship the Mayor stated that he was not present at the meeting when the matter was discussed but understood that the lower floors were permitted to remain.

Alderman Dunlop "I thought it would be coming to Council."

His Worship the Mayor "The Committee on Works deals with these demolitions.

To: His Worship C. A. Vaughan, and  
Members of City Council,  
From: City Manager A. A. De Bard, Jr.,  
Date: September 24, 1958  
Subject: Monthly Administrative Report for the month of August, 1958

1. Building Permits

	<u>No.</u>	<u>Value</u>
Dwellings, new	9	\$ 253,925.00
Garages, new	9	3,300.00
Commercial, new	2	63,900.00
Institutional, new	2	87,000.00
Dwellings, repairs	224	94,838.00
Garages, repairs	6	545.00
Commercial, repairs	32	48,695.00
Institutional, repairs	3	22,300.00
	287	\$ 574,503.00

2. Buildings Demolished

	<u>No. &amp; Ass'd. Value</u> <u>1956 &amp; 1957</u>	<u>No. &amp; Ass'd. Value</u> <u>1958</u>
Buildings demolished by owners to make way for new development	63 \$ 372,050.00	41 \$ 312,740.00
Buildings initiated by City & owner complied	21 48,700.00	11 25,000.00
" " " & ordered by Committee on Works	18 27,495.00	28 27,800.00
" initiated by City & permitted to stand	3 -	1 7,800.00
" presently being processed for demolition	-	88
" under investigation for demolition	-	89
" ordered demolished by Building Inspector	-	64

3. Streets and Squares

Square yards of streets stoned & oiled	2,689
" " " sealcoated	29,139
" " " graded	9,000
Tons of hot patch used on paved streets	131
" " " " stoned & oiled streets	149
No. of square yards applied with dust layer	2,000
" " " sidewalk repairs	168
Linear feet of curb & gutter repairs	295
No. of street signs erected	3
" catchpits repaired	2
" " constructed	11
" " checked	72
" manholes repaired	9
" " constructed	1
" fixtures installed	25
Miles of street swept by hand	212
" " " machine	773
Square yards of new sidewalk	103
Linear feet of new curb & gutter	117

4. Waste Collection

Waste collection of garbage and refuse were collected of which 296 tons were collected by the city and 2,512 tons of privately collected material. The total amount of waste collected was 2,808 tons. The incinerator in operation 400 hours. Waste collection cost \$15,000.00 collecting 125 tons.

5. Waste Billing

Household property tax	453
Waste collection	<u>359</u>
Original number of houses	812

Household property tax	101
Waste collection	<u>258</u>
	359

Month ending	July 31, 1958	\$ 775,947.04
	August 31, 1958	<u>758,595.95</u>
Decreased during month		\$ 17,351.09

Month ending	August 31, 1958	\$ 32,501.71
	July 31, 1958	<u>12,599.83</u>
Increased during month		\$ 19,901.88

Month ending in more months in arrears \$ 14,567.31

For the month ending August 31, 1958 \$213,562.05 to be charged to Prefab

6. Capital Expenditures

For the month ending August 31, 1958 \$5,000.00 Grant received from the Lutheran Church of the Resurrection for use of building located at 2 Parker Streets.

7. Capital Expenditures

Waste collection	Fire Alarm Box Lower Water St.	\$ 70.00
Waste collection	Tree - Allen & Windsor Sts.	5.50

8. Capital Expenditures - Capital

Project	Location	Started	Feet Laid		Completed
			This	Prev. Total	
Water Main	460 Ardeno	May 12/58	216'	216'	Aug. 7/58

9. Capital Expenditures - Schedule D

Water Main	18' Cont 210' Cont	July 7/58	60	-	60	70%
Water Main	36' Cont	May 23/58	20	20	Aug. 26/58	
Water Main	8" Cont 12" Cont 12" Cont	July 30/58	535	-	535	95%

Project	From	To	Length	Started	Completed
		North Hill	1250	July 7/58	70%
		South Hill	500	" 16/58	70%
		Lead Pond	600	Aug. 4/58	Aug. 7/58
		Green	220	Aug. 4/58	20%

3. City of Chicago - Schedule "II" Current

Project	From	To	Length	Started	Completed
		Devonshire	450	Aug. 15/58	Aug. 15/58
		State	1160	" 21/58	" 21/58
		State	230	" 21/58	" 21/58
		State	640	" 21/58	" 21/58
		Leaven	420	" 21/58	" 21/58

4. City of Chicago - Report No. 3, 1958

Project	From	To	Length	Started	Completed
		North to R.R.	3074	July 14/58	Aug. 9/58
		Chabuco	1638	July 25/58	Aug. 4/58
		Robie	825	Aug. 5/58	Aug. 25/58
		Agricola	405	Aug. 4/58	Aug. 21/58
		Agricola	415	Aug. 7/58	Aug. 22/58
		Huber	1168	Aug. 12/58	Aug. 26/58
		North	2781	Aug. 12/58	Aug. 20/58
		Stateville	430	Aug. 15/58	Aug. 22/58
		Stateville	1150	Aug. 18/58	60%
		Oak	863	Aug. 21/58	60%

5. City of Chicago - Report No. 3, 1958

Project	From	To	Length	S	I	D	Total Length	Work	Date Started	Comp.
		I.V.R.R.	530	S			530	C&G	6/23/58	100%
		Memorial	125	B			250	S, C&G, S	6/27/58	100%
		East Side & Bright	380	S			380	C&G	7/4/58	100%
		Connolly	690	E			1380	S&S	7/8/58	100%
		Charles	480	E			480	S&S	7/11/58	100%
		Willow	240	W			240	S&S	7/11/58	100%
		Falshing	650	W			650	S&S	7/14/58	100%
		Wanderers								
		State	500	N			500	S&S	7/17/58	100%
		East	320	E			320	S&S	7/22/58	100%
		Green	160	N			160	S&S	7/22/58	100%
		Edward	910	E			910	S&S	7/25/58	100%
		East Side	150	N			150	S, C&G, S	7/31/58	100%
		East	250	N			250	C&G	8/4/58	100%
		East	480	W			480	S&S	8/7/58	100%
		East Side & Bright	-	-			-	Seeding	8/18/58	40%
		Wanderers	-	-			-	Seeding	8/20/58	35%
		Paterson	720	E			720	S, C&G, S	6/18/58	90%
		Hammond	520	E			520	S&S	7/2/58	80%
		Polkville	260	S			260	S, C&G, S	7/14/58	85%
		South Park	1010	N			1010	C&G	7/15/58	95%
		East	560	S			560	S, C&G, S	7/21/58	90%
		East	800	N			800	S, C&G, S	8/8/58	80%
		Lead Pond	375	B			750	S, C&G, S	8/8/58	80%

*A. A. ...*  
City Manager.

Council,  
September 11, 1958.

... of works stated that the owner had asked for permission to repair the building by removing the upper floors and converting the street frontage, but that no permit has been issued, as yet.

Alderman Abbott: "After reading the reports of our officials, in my opinion the building should be taken down entirely. I am surprised that there is any thought being given of allowing it to be repaired because Mr. Napier's reports indicate that the building should come down, and after viewing it today, it looks to me as though it should come down."

#### GOTTINGEN STREET PARKING LOT

Alderman Lloyd asked if there was anything new to report on the Gottingen and Maitland Street Parking Lot.

His Worship the Mayor advised that a draft proposal for the Maitland Street Parking Lot would be presented at the next meeting of Council.

#### APPLICATION TO BUILD EXTENSION OF CHURCH - 137 NORTH STREET

Referred to Town Planning Board.

#### ADMINISTRATIVE REPORT FOR MONTH OF AUGUST, 1958

The Administrative Report for the month of August, 1958, was submitted from the City Manager, and same is attached to the original copy of these minutes.

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

Meeting adjourned.

9:25 P.M.

#### LIST OF HEADLINES

Minutes		
Public Hearing Re	Rezoning North Side Peppereil Street from Non-Conform-	475
ing	Use and R-2 Zone to G-2 Zone.	
Public Hearing Re	Rezoning South West Corner Howe Avenue & Dutch Vill-	475
	age Road from R-3 Zone to C-2 Zone.	
Public Hearing Re	Establishment 30 ft. Building Line Portion South Side	476
	Kempt Road Diversion as shown on plan #00-9-14215	
Public Hearing Re	Laying down and altering official street lines Inter-	476
	section of Lady Hammond Road, Kempt Road and Windsor Sts.	
Public hearing Re	Removal and Relocation Portion Western Official	476
Street Line of Argyle Street between Sackville & Prince Streets.		
sewer Construction C.N.R. Right of way to serve Halifax Ladies College		477
	and MacInnes Property.	
Tenders for Painting Police & Court Building - Low Tender Pelton & Co.		477
	Ltd. at \$1,414.00	
Accounts		478
Property Acquisitions - Redevelopment Area		478
Industrial Commission Employees into new Superannuation Plan		480
...		481



Council,  
September 11, 1958.

Appointment Appraisers - Industrial Mile	481
Tenders for Bond Issue & Bond Resolution	481
Report Special Committee Re Tax Concession Formula for New Industries	482
Legislation	
Supplementary Grant Mr. C.A. Copp, Sr., \$173.59 - 316 "C" for Balance of 1958.	486
Sale of Land to N.S. Liquor Commission - Exhibition Grounds - 50' x 430'	487
Purchase of Land from N.S. Liquor Commission Exhibition Grounds 10' x 250'	487
Provincial Appointment to Halifax Mental Hospital Commission - Legislation	487
Chain of Dimes Tag Day - October	488
Borrowing Resolutions	488
Appointment Directors - Council Housing Ltd.	489
Write-Off Taxes Tower Terrace Extension - \$4.44	489
Extension of Lease Cossor Canada Ltd. - 2 Months from December 31, 1958 Rental \$1100.00 Per Month.	490
Signatures on City Debentures - Repealing Section 326B and 326C - City Charter	490
Grading and accepting the unaccepted Portion of Ralston Avenue - Legislation	490
Tenders Public Address System - Council Chamber, Cossor Canada Ltd. at \$3,707.90 316 "C"	491
Rezoning Clinton Avenue from R-2 Zone to C-2 Zone	492
Undersized Lot #2 Edinburgh Street	493
Undersized Lot #30 Lawrence Street	493
Undersized Lot #13 Sarah Street	493
Undersized Lot #7 Vernon Street	493
Undersized Lot Corner Grant & Stanhope Streets	494
Modification Sideyard 121 Claremont Street	494
Rezoning 47 Rector Street	494
Resubdivision Exhibition Grounds	495
Tenders Fire Hose	495
Repairs Aerial Ladder Truck - \$7,500.00 - 316 "C"	496
Painting Traffic Lanes on Various Streets - \$1,000.00 - 316 "C"	496
Resubdivision - Upper Water Street - Furness Withy Co. Ltd. Property	497
Modification Sideyard 69 Pepperell Street	497
Modification Sideyard 55 Windsor Street	497
Undersized Lot #7 Oak Street	498
Undersized Lot #451 Agricola Street	498
Resubdivision Lot F, Pinewood Acres - Dutch Village Road - Sewer Pumping Station County of Halifax.	498
Rezoning Lt. F, Pinewood Acres Subdivision From R-1 Zone to C-2 Zone	499
Resubdivision Lots 61 Oxford Street	499
Tenders Incinerator	499
Tenders Garage Doors - City Field	500
Tenders Pointing Chimney - Old Incinerator - \$1,326.00 - 316 "C"	501
Lease Land Barrington Street to Canadian Petrofina Ltd. - \$52.00 Per annum	501
Purchase of Land for Street Purposes - 104/6 Hollis Street - \$375.00	502
Sewer Extension on First & Windsor Streets	502
Tenders Parking Lot - South & Oxford Streets	502
Halifax Relief Commission Proposal to sell Duplexes	503
Legislation	504
Application To Build Single Family Dwelling - Undersized Lot Shirley St.	504
Application to Rezone 77 Cunard Street from R-3 Zone to C-2 Zone	504
Application to modify sideyard Requirements - 29 Armscrescent West	504
Bicentenary Parade - Province of Nova Scotia - September 27, 1958 at 10:00 A.M.	504
Vacation Leave City Manager	505
Report Housing Comm. See Re Travelling Expenses - Redevelopment Consultant	505
Authorization to Advertise for Tenders 4 acres of land - Exhibition Grounds	505
Authorization to Pay City Field Employees for Good Friday	507

1955

...	507
...	507
...	508
...	509
...	510
...	511
Application to City Eastern M. Church - 137 North Street	511
Administrative Report for month of August, 1955	511

C.A. VAUGHAN,  
MAYOR AND CHAIRMAN

R.H. STORRELL  
CITY CLERK

EVENING SESSION  
SPECIAL MEETING

Council Chamber,  
City Hall,  
Halifax, N. S.,  
September 25, 1958,  
8:00 P. M.

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

There were present His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Dunlop, Lane, Butler, Macdonald, Fox, Trainer, Lloyd, Connolly and Greenwood.

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

The meeting was called specially to consider the following items:

1. Public Hearing Rezoning N/S Cunard Street -- Agricola Street to Moran Street  
R-3 Zone to C-3 Zone.
2. Appointment Dr. Morton Administrator -- Emergency Shelters.
3. Report Housing Committee.
4. Legislation.
5. Modification Sideyard - 315 South Street.
6. Rezoning Lot "F" Pinewood Acres Subdivision from R-1 Zone to C-2 Zone --  
Pumping Station.
7. Application to Build Single Family Dwelling - Undersized Lot -- Shirley St.
8. Application to Rezone 77 Cunard Street R-3 Zone to C-2 Zone.
9. Rezoning Clinton Avenue R-2 Zone to C-2 Zone.
10. Undersized Lot - 30 Lawrence Street.
11. Resubdivision 299 Creighton Street.
12. Application to modify Sideyard Requirements - 62 Chebucto Road.
13. Water Courses - Sewer Plan - Pinewood Acres.
14. Cul de Sac - Lloyd Fox Avenue.
15. Progress Payment - Fairview Overpass.
16. Progress Payment - Engineering Services - Incinerator.

APPEAL - CHILDREN'S HOSPITAL

His Worship the Mayor advised the meeting that the Children's Hospital is experiencing financial difficulties and he has attended discussion with the Provincial Minister of Health, Warden of the County of Halifax and Mayor of Dartmouth in an endeavour to overcome the problem. In this connection he introduced Mr. George W. Tingley of the Board of Management of the Children's Hospital who wished to address the meeting.

Moved by Alderman Greenwood, seconded by Alderman Lane, that Mr. Tingley, be heard. Motion passed.

Council,  
September 25, 1955.

Mr. Tingley said that the hospital had run into a substantial deficit, caused by the fact that they can only charge a \$9.00 per diem rate for indigent patients, whereas the cost to the hospital per patient day is \$16.98; and 40% of the patients at the Children's Hospital are indigent patients, the cost to the hospital being \$177,354.00. In addition \$45,000.00 was spent in 1957 for special cases, for anaesthetic, X-ray, special medicine and special treatment for which no return was received, making the deficit now read \$222,384.

Also an epidemic during the year which spread to other patients contributed to the deficit by reducing the hospital's capacity for regular patients and thus effecting the normal revenue.

The Commissioner of Health explained that the disease was a condition of infection causing diarrrahea and vomiting which persisted from January 21 to June 1, of this year. He said that the facilities of the hospital had become greatly overtaxed and the disease spread to the other patients.

Mr. Tingley: "We have always endeavoured to pay for our operations from revenue but it is impossible to do that under the conditions that have been explained. With the inception of the Hospital Commission our troubles will be taken care of but at the present time we owe money due to the factors I have mentioned; and we need cash to straighten our accounts with our suppliers of food, medicine and instruments, and I have asked the Minister of Health to call a meeting of the four bodies."

He said that forty percent of the Children are from Halifax with the balance from the County of Halifax, Dartmouth and other Nova Scotian Municipalities. "We feel we must have financial assistance now and I have the assurance of the Minister of Health that the Province stands ready and willing to help us in any way they can. They gave us \$150,000.00 in 1957."

He said that over the past fifteen years the Board had to draw on the endowment fund to the extent of \$409,000.00, most of which was to keep the plant operating with a portion being utilized for expansion of the hospital.

In answer to a question he said that the sum of \$118,000.00 plus \$41,000.00 for epidemic costs, a total of \$159,000.00 would be needed to cover the current deficit.

Council,  
September 27, 1958.

His Worship the Mayor: "As you know after January 1, 1959 maintenance of the hospital will no longer be the responsibilities of the organization and Council will not be asked to make any contributions on behalf of City patients in the hospital. We will be assessed \$1.00 per capita which will go into a Municipal Hospital Capital Fund; and that will be the full extent of our contribution for hospital service."

He said that in the past the City of Halifax had to pay \$236,000.00 in indigent accounts which was chargeable to local residents but this year the Provincial Government gave the City a grant of one-half the amount that was chargeable against the City in 1957 with the result that the tax rate was maintained at the same level as the previous year.

"This unfortunate situation has now developed in the Children's Hospital and I feel we have some responsibility in the matter; and I wanted Mr. Tingley to explain the situation to you to get an expression of opinion from Council as to how we should act in future discussions with the Minister of Health and the other bodies."

Alderman Dunlop: "Two years ago we had a Committee of Council which met with the Hospital directors. This is not a new situation. The County was only making a \$500.00 contribution, Dartmouth was only contributing \$500.00; and we were making a contribution of \$5,000.00. The percentage of patients was the same. We were subsidizing two other bodies and we had to get legislation allowing them to charge \$14.00, and we said we would pay our \$14.00 for our patients and you will get your \$14.00 from the other bodies. That is as far as we were willing to go then and I suggest it is the way to get out of the dilemma. We should be willing to pay our per diem rate for our patients for the last two or three years provided that every other Municipality in this Province is charged the same rate. It is an asset to have the Hospital here but over the years the City has used the hospital well. We have made grants towards the construction of the plant and other grants, but others didn't come anywhere near there. I think you can say in these negotiations you can say to the Government that we will do what the other Municipalities will do. We will

Council  
September 25, 1955.

meet the \$14.00 per diem rate, if that is what it is; and that is all anybody can expect the ratepayers to do. It is just as expensive to live in Halifax as it is to live in Wolfville or any other place. We haven't got unlimited resources. We are working against increased costs and the people outside are just as able to pay as ourselves. Whatever the average rate is, if the rest of them will pay and you can get retroactive legislation to pay that amount, we would be willing to pay our share."

His Worship the Mayor reminded the members that it is a matter of some urgency as the Hospital is not in a position where it can wait until the next session of the legislature.

Alderman DeWolf: "What amount of the endowment fund is now left?"

Mr. Tingley was unable to give the figures but he named the various endowments and remarked that they amounted to quite a sum, but they were frozen and the only monies taken were those not earmarked for some specific cause.

Alderman DeWolf: "What happens to that fund January 1st next?"

Mr. Tingley: "We have another obligation with the Bank which we feel can be straightened out from private donations."

Alderman DeWolf asked what percentage of the \$9.00 per diem rate paid by the City for indigent patients was collected.

The Commissioner of Finance said he did not have the data available to answer the question.

His Worship the Mayor suggested that the figure would be about 15 or 20 percent.

Alderman DeWolf pointed out that in addition to the grant of \$30,000.00 the City was also paying an additional 85% of the \$9.00 per diem rate for indigents, and he asked if the Commissioner of Finance could advise the amount of outstanding hospital accounts.

The Commissioner of Finance said that it is in excess of \$900,000.00.

Council  
September 11, 1958.

Alderman DeWolf: "That explains the position we are in from the hospitals. I doubt if any of the other Municipalities are in the same position we are, so what Alderman Dunlop has said applies to us in a greater degree than to the other Municipalities."

Alderman Macdonald asked if the large deficit would be due in part to the fact that the operational cost of the Children's Hospital is higher in comparison to other hospitals as far as nursing service is concerned.

Mr. Tingley: "It is. We require more nurses. Our payroll amounts to \$44,000.00 per month and our supplies cost about \$38,000.00 per month; and with the normal compliment of patients, our revenue builds up but the circumstances which I explained, is one of the reasons why we are down in revenue. It now costs us \$16.98 a day to keep a child in hospital, a difference of \$7.98 from the per diem rate of \$9.00 which we lose outright. There are some Municipalities in the Province that just don't have the money to pay their obligations to our hospital."

Alderman Lane referred to the figure of \$122,384.00 which Mr. Tingley had given and asked if that was the total amount of the deficit.

Mr. Tingley: "Our total deficit today, including everything but not including Bank loans, overdraft interest or mortgage interest, from May 1st to January 1st, 1959, based on the 1957 figures, was \$118,000.00 and we are going to have to pay the \$41,000.00."

Alderman Lane asked if the City were being asked to assume forty percent of the needed amount.

Mr. Tingley: "I don't think the Province expects that. I think they are going to be lenient in this respect. They gave every indication they would be willing to pay their share and some more. They are anxious to get this thing straightened out before the Hospital Commission gets into operation."

Alderman DeWolf: "It is a total deficit of \$159,000.00?"

Mr. Tingley: "In addition, we owe our suppliers about \$150,000.00. This hospital is big business and it is a very difficult thing for us to handle."

September 27, 1958.

We have tried every way possible to collect bills. The Armed Forces owe us around \$10,000,00 and we have the assurance of the Director of Staff Officers that the service people will pay their accounts. A great many people who bring their children to the hospital are very much under-insured and the remuneration from the insurance companies is below the indigent charge. We can't turn the patients away. With the Plan that is coming in, if it is successful, I am reasonably sure that our operating deficit will be locked after, and they are the only deficits we will have.

Alderman Lloyd: "I think Mr. Tingley, what you ought to do is be very precise in your presentation. It is difficult for us to judge on the generalities given us tonight. Let us have the report of the auditors."

Alderman Dunlop: "You have it. Their summaries of their deficits take in their endowments which they claim should be replaced."

Alderman Lloyd: "We have a public responsibility which is to examine all aspects of the accounting. We must certainly will cooperate with any Municipality and are willing to meet with the Province and other Municipalities in taking our fair share of the responsibility after all the facts are before us. You have a serious financial problem and you want to do something about it as soon as possible, your suppliers want their money -- you have talked with the Provincial Minister. What is your next step in organizing to get the net result?"

Mr. Tingley: "To get the four bodies together, again."

Alderman Lloyd: "My reaction at the moment is -- Get your organization together, give us the facts, and we should appoint some representative of the Council and others to be the Committee to meet with this group and get into the facts. There may be a lot of extenuating reasons why some Municipalities can't do anything about it and that may be the reason the Province made the contribution."

I would be happy to support a resolution for the appointment of a Committee to join with the others to assess the need and to determine our fair share of the responsibility."



Council,  
September 25, 1955.

Mr. Tingley: "At the last meeting held in the Minister of Health's Office, the Mayor, City Manager, J.E. Ahern, M.L.A., Mr. Sims, Deputy Minister of Health, Warden Leverman and R.G. Hattie were present, and I also had our auditors there with the complete statement and I answered any questions for about three hours. I would be glad to arrange that again."

Alderman Lloyd: "This involves so many implications of public financing that such a conference is necessary."

Alderman Trainor said he felt he had sufficient knowledge of the Hospital's reasons for incurring the deficits and he wanted to know how much money Mr. Tingley was asking for this evening.

Mr. Tingley again explained the reasons for the hospital's present financial condition and said that approximately \$300,000.00 was needed.

Alderman Trainor stated he would be glad to second a motion that a Committee be formed to discuss the matter with the other bodies.

His Worship the Mayor said that as this was a special meeting and the matter was not on the agenda he could not accept a formal motion, but he wanted to get an indication that the members of Council were willing to enter into negotiations with the Minister of Health and other Municipalities.

Alderman Trainor: "We will not shirk our responsibility in the matter."

Alderman Greenwood: "Is the hospital in real danger of closing if the suppliers cut off supplies?"

Mr. Tingley said that it was quite possible for that to happen; and he advised that one upper Canadian Meat packing plant, as well as another supplier had already cut off credit.

Alderman Greenwood asked if the hospital could carry on for two or three weeks and Mr. Tingley said that the fortnightly payroll amounts to \$22,000.00 but felt it would be possible to do so.

Alderman Lloyd said that the Mayor would move rapidly to bring the matter before the conference.

His Worship the Mayor: "Anything we do requires legislative approval at the next Session." But he felt that if Council made a declaration that it

Council  
September 25, 1953.

would pass a formal resolution at the next meeting the suppliers would recognize that as a form of guarantee.

It was agreed that the Mayor arrange an interview with the other interested parties and report to the next meeting of Council.

PUBLIC HEARING REZONING N/S CUNARD STREET - AGRICOLA STREET TO MORAN STREET ✓  
R-3 ZONE TO C-3 ZONE

A Public Hearing in connection with the application of No-Way Dry Cleaners Limited to rezone the north side of Cunard Street between Agricola and Moran Streets, from R-3 Zone to C-3 Zone, was held at this time.

Mr. J.R. McVittie representing the Joint Coordinating Committee on Redevelopment, appeared and re-read the statement which he had presented at the August 14 meeting of Council, opposing the application.

Miss Gwendolyn Shand, speaking on behalf of the Welfare Council of Halifax, said: "The members of the Joint Coordinating Committee on Redevelopment and the Welfare Council have gone on record as approving the Stephenson Report and would be sorry to see any section of the Report done away with."

Alderman Lloyd: "There is no middle course."

His Worship the Mayor: "There are no restrictions. It is zoned 'residential' including the corner on which the plant is now located."

Mr. H.B. Rhode, Self-actor for No-Way Dry Cleaners Limited appeared and said the properties immediately to the west of the dry cleaning plant, 53, 55-57 Cunard Street, have been owned by the President of the firm for about one and one-half years, and it was his original intention to erect a modern apartment building on the site but he had come to the conclusion that such a venture would not pay, and that is one of the reasons he had requested the rezoning although he had not decided on the type of commercial development to be carried on—whether to hold it for expansion of the plant or for possible future sale.

He said that although Professor Stephenson has recommended that this particular section of Cunard Street bordering the Common should be residential and his client supported the general outlines of the Report, he contended that merely saying that the land is suitable for apartment dwellings doesn't make it so, and he further contended that it isn't suitable because of the heavy volume

Council,  
September 25, 1958.

of traffic on Cunard Street. He referred to the summer activity on the Common with the attendant noise factor and said he had never heard anyone express a desire to live next door to a playground.

Furthermore, a great deal of the surrounding area is zoned 'commercial', and the proximity of the Armouries with its peculiar type of activities does not add to the value of that area for residential purposes.

"This property has been here for a long time. It is old property and a lot of the residences are not in good condition and people with money to invest in apartment houses have not gone in there to build them, and Professor Stephenson has not convinced people to build them. I would suggest that there has been no residential property built on that street for many years, at least in that block. I think that is a sound indication of its value for residential purposes."

No further persons wished to be heard.

Alderman Lloyd stated that representations had been made to Alderman Trainor and himself as the representatives of Ward 5, by members of the Clergy of Churches in that general area because parish lines extended over quite an area of Ward 5 and the Clergy were concerned because if the area were redeveloped residentially it would mean increased congregations, which would assist in maintaining the present heavy investments in Church and School properties and obviate the necessity of relocating same elsewhere in the City.

"This is the view of the people in Ward 5. They are very fair, however. The observations made by the Clergy were these: 'We can see the need, possibly, for the owner of an existing establishment, for practical economic reasons to improve his facilities, and, if there could be some definite boundary line drawn we would not have any objection to an extension to improve it; but we are against the rezoning of the whole area to 'commercial zone'."

He said that certain commercial viewpoints were also expressed to him and they were somewhat in favor of the owner's position, and he said that the position was put to him in this fashion: 'Until that becomes earmarked as a Clearance Area, then a person is stuck with what they have got and can't be reimbursed for what they have'.

Council,  
September 25, 1958

His Worship the Mayor: "It is all recommended for a 'clearance area'."

Alderman Lloyd: "It is possible that at some time it might be. I would like to see general plans of redevelopment tied to acquisition of the properties which is the only fair way to do it. Most of those who spoke to me were not familiar with the details of the zoning regulations and non-conforming use requirements. Professor Stephenson's recommendations all seemed to boil down to one issue -- would this particular type of existing plant be incompatible with a residential development? The consensus seems to be -- If the plant wished to extend its facilities and a specific line was drawn as to the extent, then there seemed to be no objection, but there was an objection to general rezoning."

His Worship the Mayor: "I think it is fair to say that the owner has no immediate plans for the use of that property. I think, if it is rezoned, the owner is in a position of having a more marketable commodity than he has at the moment."

Alderman Lloyd: "That was the fear that was expressed. It is conceivable that the property is most valuable for a gasoline service station and the person who acquires it might exploit the generous attitude shown by Council in dealing with the application."

Moved by Alderman Trainor, seconded by Alderman Lloyd that a decision on the matter be deferred to give the applicant an opportunity to re-appraise his position. Motion passed.

APPOINTMENT DR. MORTON -- ADMINISTRATOR -- EMERGENCY SHELTERS ✓

His Worship the Mayor nominated Dr. A.R. Morton to be administrator of Emergency Shelters during the absence of the City Manager on vacation and convention leave.

Moved by Alderman Lloyd, seconded by Alderman Dunlop, that the appointment of Dr. Morton be confirmed. Motion passed.

DEPUTY CITY MANAGER ✓

His Worship the Mayor said that while he did not contemplate taking definite action on the matter at this time he would like Council to give some

September 25, 1958.

thought to the possibility of appointing Dr. Morton as Deputy City Manager and, thus, he could be kept in the forefront of all discussions. He remarked that Dr. Morton had fulfilled the duties most capably in the past during periods when the City Manager was absent.

Alderman Dunlop contended that provision should be made in the City Charter for the Acting City Manager to have all the powers of the City Manager.

Alderman Trainer wondered if in appointing Dr. Morton as Administrator of Emergency Shelters, in addition to his responsibilities as Commissioner of Health, too great a work load might be placed on him, and he suggested that if he is appointed Deputy City Manager he could be responsible for Emergency Shelters and Housing.

REPORT HOUSING COMMITTEE - ACQUISITION OF PROPERTIES

A report was submitted from the City Manager recommending ~~that~~ that the following properties be purchased for the assessed value plus five percent:

<u>PROPERTY</u>	<u>ASSESSED VALUE</u>	<u>%</u>	<u>TOTAL</u>
30 Starr Street	\$3,630.00	152.50	\$3,832.50
198-204 Grafton Street	2,050.00	102.50	2,152.50
9 Cunard Court	4,950.00	247.50	5,197.50
207-9 Brunswick Street	6,600.00	120.00	6,930.00
21 Starr Street	2,350.00	127.50	2,677.50

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

Alderman Lloyd: "So far, how many properties have we acquired on which we paid more than the assessed value plus 5 percent."

His Worship the Mayor: "Two. One was for the assessed value plus five percent plus an additional 5%. The second one was for a second-hand clothing store where we paid the assessed value plus five percent, plus \$400.00 for relocation of the business."

Alderman Lloyd: "You haven't struck any knotty ones yet, and no pattern has been set to cover those properties where it was felt that assessment plus 5% doesn't compensate?"

His Worship the Mayor: "advised that over 50% of the properties involved had been acquired to date."

Council,  
September 25, 1958.

Alderman Macdonald: "How many business properties have been already dealt with and finalized?"

His Worship the Mayor: "Only two."

Alderman DeWolf: "Have we acquired any properties at less than the assessed value?"

His Worship the Mayor: "No."

Alderman DeWolf: "The assessments must be amazingly correct."

The motion was then passed.

REPORT HOUSING COMMITTEE - RESOLUTION RE: MAITLAND STREET PARKING LOT

September 25, 1958.

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

At a meeting of the Housing Committee held on September 24, 1958 it was agreed to recommend for approval the attached resolution.

Respectfully submitted,

R.H. STODDARD,  
CITY CLERK.

1. WHEREAS CITY COUNCIL of the City of Halifax has already made a start on Schemes #4 and #9 of Prof. Stephenson's Report "A Redevelopment Study of Halifax, Nova Scotia, August 29th, 1957" and;
2. WHEREAS the said Council is desirous of initiating action on Scheme 8 of the Stephenson Report as set out in the attached submission and;
3. 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 undertakings of projects mentioned in Part III or Part VI of the National Housing Act for the year 1954 and;
4. 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 a municipality providing for payment of a grant to a municipality in order to assist in defraying the cost to the municipality of acquiring and clearing a blighted area and;
5. WHEREAS the proposed redevelopment scheme for Block 17, as outlined in the attached submission is not contrary to the Official Town Plan;

NOW THEREFORE BE IT RESOLVED THAT

- 1.(a) City Council hereby approves the acquisition and clearance of the west side of Maitland Street between Cornwallis Street and Portland Place as set out in the attached submission subject to an agreement with the Federal Government for a contribution under Part III of the National Housing Act.

- (a) The area involved is 1,399 acres and the estimated cost of acquisition and clearing is \$178,200; the estimated recovery \$60,000 leaving an estimated net loss of \$117,340., the costs and revenues for sale, lease or other disposition of the land to be shared between parties in proportion to their contributions.
- 2.(a) City Council has already approved a subsidized rental housing project in Mulgrave Park and further approves the rehousing of families displaced in Block 17 (Maitland Street area) in the Mulgrave Park Project.
3. Council hereby appoints the Mayor to undertake negotiations subject to the submission attached:
  - (a) With the Provincial Government for the approval of the redevelopment Project in Block 17, more particularly defined as the Maitland Street area,
  - (b) With C.M.H.C. for a grant or grants for assistance in the acquisition clearing and redevelopment of the said lands.

Moved by Alderman Abbott, seconded by Alderman O'Brien, that the Resolution be approved.

His Worship the Mayor said that some months ago a similar resolution had been passed by Council but on presentation to Central Mortgage and Housing Corporation, the officials had referred it back for consideration of the possibility of extending the boundary of the lot further south to the prolongation of Portland Place as they felt it was desirable to have a larger parking area; and more blighted housing would be removed. Also, by replacing Falkland Street with Portland Place the traffic situation would be improved. In addition the new proposal calls for the construction of a service lane east of the Gottingen Street properties running south from Cornwallis Street to Portland Place.

Alderman Lloyd referred to the high frontage value of affected properties on Gottingen Street and said he had been approached by a merchant whom he had advised to engage legal counsel to see that his interests were protected. He said that many of the property owners who settled for the formula price of assessed value plus five percent owned properties that were slated for demolition and he asked if provision had been made for commercial properties and others, which may affect the estimate of cost of acquisition.

His Worship the Mayor said that provision has been made in the estimate to cover acquisition of the commercial properties.

The motion was put and passed.

TO: His Worship Mayor Vaughan, Chairman and Members of the Housing Committee.

FROM: G. F. West, Commissioner of Works and Buildings

DATE: September 5th, 1958

SUBJECT: Gottingen Street - Shopping Center Parking Block 17-Submission

City Council has already started on two of the twelve schemes outlined in Prof. Stephenson's report "A Redevelopment Study of Halifax, Nova Scotia 1957" by initiating action on: (1) the clearance on ten blocks in the central area of the City north of Duke Street, for commercial redevelopment as set out in Scheme 9 of the report and (2) a Federal Provincial Housing Project in Mulgrave Park to house the people displaced under Scheme 9 as set out in Scheme 4 of the report.

It has been established that the Mulgrave Park project will accommodate more families than are presently living in the Scheme 9 clearance area. Other blighted areas can therefore be cleared and the displaced persons offered accommodation in Mulgrave Park.

On Page 59 of the Stephenson Report it is specifically recommended that an early start be made on the Gottingen Street Shopping Center as outlined in Scheme 8. There are seven parking lots proposed for the area under Scheme 8 but this submission deals only with what might be referred to as the first phase of the Scheme by suggesting that the west side of Maitland Street between Cornwallis Street and Portland Place (extended) be cleared for a parking lot. The remaining six parking lots recommended under this Scheme should follow in an orderly manner if, as and when circumstances warrant same.

Agreements have been reached for assistance under Section 36 (Part VI) of the National Housing Act to provide subsidized rental housing in Mulgrave Park for persons displaced. It is only necessary then, with the approval of the Provincial Government, to enter into an agreement with the Federal Government for assistance under Section 23 (Part III) for the acquisition and clearance of a portion of Maitland Street as above set out. The Federal Government may contribute up to 50% of the cost of such a scheme and since the Province has indicated that it will not contribute to clearance projects the City will be obliged to contribute at least 50% of the cost also. Furthermore the City, subject to the approval of the senior partner, would be responsible for the acquisition, demolition and disposal of properties in the redevelopment area.

#### CLEARANCE AND REDEVELOPMENT

A number of important conditions must be proven before Federal assistance is available under Section 23 (Part III) of the N. H. A. namely:

- (a) The area to be developed must be blighted or sub-standard.

It is clearly indicated in Prof. Stephenson's report that Block 17 is sub-standard with social conditions relatively low. The physical condition of the properties is also generally poor as indicated on plan No. SS-2-14244 attached.



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

The proposed re-use of the land is for parking purposes therefore the present use must be substantially residential in order to qualify for Federal assistance. There is a total of 60,850 sq. ft., or 1.399 acres in the area proposed for redevelopment with the present land use as follows:

1. Streets and lanes	1950	
2. Vacant land (City owned)	0.0	
3. Vacant land (Privately owned)	9170	
4. Residential land	39178	
5. Residential and commercial (combined)	5930	
6. Commercial land (City owned)	0.0	
7. Commercial land (Privately owned)	<u>4630</u>	
	60,850.	- 1.399 acres

Of the 45,108 sq. ft., or 1.04 acres used for residential purposes 37,313 sq. ft. or 0.93 acres are occupied by tenants and 4,599 sq. ft., or 0.105 acres are occupied by owners and tenants.

There are 139 people living in the area (at time of survey) of which 135 make up 31 families. The remaining four are roomers or boarders. These figures result in a density of 99 persons per acre compared with the City wide average of 24 persons per acre. The present use of the land is therefore substantially residential.

- (c) All of the 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 boarders or roomers are not required to be looked after if the redevelopment proceeds. The 31 families must however be offered accommodation in accordance with family size. The chart below indicates that the sizes of families warrant consideration for accommodation in the Mulgrave Park project. This chart should not be taken as an absolute indication of the accommodation required due to the number of variable factors involved, but it does serve as a statistical yardstick.

FAMILY SIZE ( PERSONS)

BLOCK	FAMILY SIZE	1	2	3	4	5	6	7	8	TOTAL	RMRS.	TOTAL FAM.-RMRS.
#17	NO. OF FAMILIES	2	9	1	4	6	1	4	4	31		
	NO. OF PEOPLE	2	18	3	16	30	6	28	32	135	4	139

FAMILY INCOME:

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.

No attempt was made to determine family income due to the difficulty in obtaining such information accurately. The 1951 Census showed that the average income for males on hourly rates in Halifax is approximately \$2,900. which is below the average income of \$3,480. per annum required for a \$25. per month subsidy rental. One or more working members in a family would increase the family income and ensure that the average rent recoveries are maintained. On the other hand judging from experience in the Halifax F.P. 1-50 project there will be no difficulty in obtaining satisfactory tenants, in the higher income groups, from outside the redevelopment area if such action is necessary to maintain the average rent recoveries.

The proposed redevelopment must make the highest and best use of the area and be in accordance with an official community plan satisfactory to the Federal Minister.

The Stephenson Report recommended that the Gottingen Street Shopping Center be developed with blocks 14, 15, 17, 22, 24, 25 zoned commercially and create a clear cut division between the commercial use and the residential use of the adjacent areas. Seven car parks are proposed at the rear of the Gottingen Street properties but this submission proposes a start on the first stage by developing block 17 as hereinbefore set out. Clearance of this block will cost less than any of the other blocks and will disturb fewer families at this time.

The proposed parking lot on Maitland Street is readily accessible from Gottingen Street and the traffic pattern as laid on Plan SS-2 14233 will permit convenient ingress and egress.

Block 17 is generally commercial at the present time and is surrounded by commercial property. Except for the extension and re-alignment of the western end of Portland Place and the closing of Falkland Street, in the short block between Gottingen and Maitland Street, to through traffic, the suggested redevelopment is not contrary to the Official Town Plan.

#### Estimated Cost of Acquisition and Clearance.

The present condition of the properties as shown on Plan SS-2-14244 attached indicates the limited number of properties in good condition. There are also 0.21 acres of privately owned vacant land distributed throughout the area in such a way that it would be advisable to acquire it for an orderly development of the proposed parking lot.

Land and buildings under the Halifax City Charter may be acquired by expropriation or negotiation. If settlement is through the Court an additional award over and above market value is sometimes made for forceable taking and or business disturbance. Properties can be acquired by negotiations with or without expropriation notices and Council is authorized by Charter to pay not more than assessed value plus 20% in these cases. It would be wise therefore in estimating the cost of acquiring and clearing land to add 10% to assessed values to compensate for forceable taking and an additional 10% for contingencies. Buildings purchased will eventually have to be demolished. Rental returns prior to demolition and salvage from the buildings themselves could compensate, to a degree, for demolitions and preparation of land for disposal. It is felt however that there will be an estimated additional cost of 10% to the Partnership for this item making a total of 30% to be added to the assessed value in estimating the cost of acquisition and clearance. Assessed values are used as the base for our estimates since the City Charter defines assessed values as market values.

Appendix A lists the properties by streets and shows the owners, tenants, type of building, condition of building, type of occupancy, number of occupants and assessed value of land and buildings.

Total estimated cost of acquisition and clearance is

Assessed value of land and buildings	\$137,100.
Allow 10% for foreseeable taking	13,700.
" 10% for contingencies	13,700.
" 10% for demolition etc.	13,700.
	<hr/>
	\$178,200.

Federal share \$89,100.

City's share \$89,100.

Estimated recoveries for disposal of land (see also Appendix B Attached)

There are 1.399 acres in the proposed redevelopment area but 1950 sq. ft., or 0.44 acres are presently used by the City for streets. Under the proposed re-use 19,190 sq. ft., or .441 acres are required for the extension and re-alignment of Portland Place and the provision of a service lane at the rear of the commercial properties on Gottingen Street. This land would no doubt be purchased from the Partnership at a negotiated price leaving 41,660 sq. ft. or 1.04 acres available for parking.

Reference to plan #SS-2-14233 will show that 112 cars can be parked in the area 540 ft. by 62 ft. leaving sufficient room for a sloping bank to compensate for the difference in elevation between the service road and the parking level.

The land could conceivably be turned over to private interests for business purposes by (a) direct sale or (b) lease. It is generally agreed that the area should be developed for parking under City control in which case the City of Halifax or a Parking Authority, if created, would buy or lease the land from the Partnership. Outright sale of the property would give an immediate recovery to the owners equal to the market value of the land, and would relieve the owner of direct administration of the properties. Leasing has an advantage in that a high rate of return on the value of the land, say 8%, could be realized, plus the fact that the land reverts to the lessor at the termination of the lease.

A summary of the various alternatives respecting lands remaining after streets and service lane are sold to the City is given in the following paragraphs. Appendix "B" attached shows the estimated recoveries for disposal of lands and possible revenue from the operation of the Parking Lot in detail.

1. Sale to the City or Parking Authority.

41,700 sq.ft. at \$1. per square foot shows an estimated loss of \$41,700. half of which would be borne by the Federal Government and half by the City. The estimated revenue from the operation of the Parking Lot would enable the City to recover its losses over a period of time.

2. Lease to the City or Parking Authority for 50 years.

A 50 year lease at 8% of the value of the land for parking purposes (\$41,700.) would provide interest on the net cost to both the Federal Government and the City. This would reduce the net cost by \$56,700. leaving a net loss of \$102,700. The Partnership would still own the land however.

3. Lease to the City or Parking Authority for 10 years.

Interest on the net cost would be paid to both the Federal Government and the City. The City would recover its investment in the Parking Lot improvements and taxes out of revenues received from the parking lot. Negotiations could be conducted regarding the purchase of the Federal Minister's interest by the City.

Specific Proposals

If it is decided to proceed with the redevelopment of Block 17 it should be kept in mind that it would be inter-related with the Mulgrave Park project and the work would have to be timed so that housing is available for families displaced.

A resolution passed by City Council signifying the intention to proceed with the clearance and redevelopment of Block 17 as hereinbefore set out, and the provision of accommodation in the Mulgrave Park project for the families displaced, is the first requirement.

The resolution should also delegate a representative to negotiate firstly with the Provincial Government and secondly with C. M.H. C. on behalf of the Federal Government. The basis of negotiations shall be the (1) Redevelopment Report of Prof. Stephenson; (2) this submission to City Council with drawings and appendixes and (3) the aforementioned resolution to Council all of which are attached.

ENCLOSURES:

Appendix "A" - Statistical redevelopment report.  
Appendix "B" - Estimated recoveries for disposal of land.  
Plan No. SS-2-14233 - Traffic pattern  
Plan No. SS-2-14244 - Physical condition of properties





STATISTICAL REDEVELOPMENT REPORT

DATE OF SURVEY Aug. 13/58

BY J. Nickerson

APPENDIX A

STREET - FALKLAND

BRIGHT B. BOARD

No.	TENANT	OWNER	OCCUPANTS				TYPE OCC.					BUILDING		APPROX. VALUE				
			H	W	FAM.	TOTAL	RES.	R	C	K	V	TYPE	COND.	LAND	BLDG.	TOTAL		
26	Mr. & Mrs. E. Luchur	M. H. Aronoff	X			2												
28	Mrs. Elsie Cormier	" "			4	5												
34	Mrs. Margaret Murray	M. Aronoff		X		1												
23	Mr. & Mrs. Hayward	Met. Buckley	X	X		2												
25	Mr. & Mrs. Slade	" "	X	X		2												
25	Mr. & Mrs. Slade	" "	X	X	1	3												
25	Mr. & Mrs. H. Pritchard	" "	X	X	6	5												
27	Mrs. Mrs. D. Sander	" "	X	X		2												
27	Mr. & Mrs. F. Douglas Warehouse Nearest Lot	Harry A. MacDonald Harry A. MacDonald	X	X	3	3												
31	Mr. & Mrs. J. Little	A. Nicholas	X	X	2	2												
33	Mr. & Mrs. G. Kelly	A. Nicholas	X	X	3	5												
SPRING STREET																		
15	Mr. & Mrs. J. G. Kelly	A. G. Kelly																

LEGEND - H-Husband W-Wife R-Residential C-Commercial

STATISTICAL REDEVELOPMENT REPORT

DATE OF SURVEY Aug. 13/58

BY J. Nickerson

APPENDIX A

CORNWALLIS STREET

BROUGHT FORWARD

24 23 64 118 4 29 2 1 1

38,690 70,650 109,360

NO.	TENANT	OWNER	OCCUPANTS					R'MRS	R	C	K	V	TYPE	COND.	LAND	BLDG.	TOTAL
			H	W	FAM.	TOTAL											
44	Vacant Store	Est. Maud Dear							x			x	F	P.	3,350.	2,700.	6,050.
46	Tully Grocery	Susan Younes							x				F	G	2,150.	5,250.	7,400.
46	Mr. & Mrs. H. Corkum	Susan Younes	x	x	3	5				x		F					
48	Mr. John Younes	Susan Younes	x		7	8			x			F	G	2,200.	5,600.	7,800.	
50	Mr. & Mrs. W. Canary	Susan Younes	x	x	5	7			x			F	G	1,700.	4,550.	6,250.	
TOTAL																	

LEGEND - H-Husband W-Wife R-Residential C-Commercial



APPENDIX "B"

ESTIMATED RECOVERIES FOR DISPOSAL OF LAND

Regardless of the method of disposal the Partnership should realize a payment of about \$19,200. from the City for lands required for street purposes, assuming a rate of \$1. per square foot. If the land remaining is sold to the City for parking purposes, the Partnership would be entitled to a further amount of \$41,700. again assuming a rate of \$1. per square foot.

If the area were leased over a 50 year period at 8% the estimated return would be \$166,800. The interest on the same value of the land over the same 50 year period at a combined rate of 5.28% would total \$110,100. showing a gain of \$56,700. in favour of leasing. It should be kept in mind however that the Federal Government may not want to retain a long term financial interest in a leasing arrangement.

A Scheme has been suggested whereby the Partnership would lease the area to the City over a ten year period after which the lease could be renewed or other action taken. This method of leasing would allow the Federal Government to collect interest on its share at 5½% in addition to the amount necessary to amortize an estimated \$25,000. capital expenditure for improvements to the Parking lot plus business taxes on the value of the project. (See 3 below).

Alternatively rather than enter into a rental agreement the City may pay C.M.H.C. 20% of the revenue before payment of taxes or 40% of the net after payment of taxes. The City might also reasonably expect a management fee in addition to the above claims.

It is felt that the Parking lot would be a profitable enterprise with an estimated net return of approximately \$12,000. per year when each bay is occupied on an average of 5 hours per day. For the first year however it may be more reasonable to forecast each bay being used on an average of 4 hours per day which would give an estimated net return of \$9,408. Under these conditions the City could expect to recover the losses, at least partially but the Federal Government in either of proposition (a) or (b) above could not expect such recovery.

Revenues from the lease or sale of the land are divided 50% for the Federal Government and 50% for the City.

Estimated Loss on Disposal of Land.

1.	<u>Direct Sale</u>	
	Cost of acquisition and development	\$178,200.
	Less sale to City of street area	<u>19,200.</u>
		\$159,000.
	Less Est. recoveries from sale of non-street area	<u>41,700.</u>
		<u>\$117,300.</u>
2.	<u>Leasing over 50 years.</u>	
	Cost of acquisition and development	\$178,200.
	Less sale to City of street area	<u>19,200.</u>
		\$159,000.
	Less (Est. return over 50 yrs. @ 8% of land value	\$166,800.
	(Less interest on land value (\$41,700) @ 5.28% over 50 yrs.	<u>110,000.</u>
		\$ 56,700.
	Estimated loss	<u>56,700.</u>
		<u>\$102,300.</u>

The City will assume 50% of the loss in either case. The land would still be owned by the Partnership however.

3. Suggested Leasing to City or Parking Authority as Parking lot for Ten Years.

At the end of the 10 years lease, renewal or lease, outright purchase of Federal interest or other action may be provided for. No actual losses are shown here, but a distribution of proceeds required.

A. - Annual Rent to Federal Government:

4 1/2% of its share (\$79,500.) \$ 3,480.

B. - Annual Rent to City

5 1/2% of its share (\$79,500.) 4,370.

Amortization on \$25,000. @ 5 1/2% 3,300.

Taxes (assumed) 4,000.

City's total \$11,670.

Total required annual amount ("A") / ("B") - \$15,150.

Estimate of Possible Revenue from Operations of Parking Lot.

Statistics have shown that each bay in attendant operated parking lots is occupied an average of 5 hours per day.

Considering 300 days of operation @ \$0.10/hr.

Gross revenue per bay (estimated)- \$ 150/yr.

Experience in Downtown Merchants Parking Lot  
(\$0.25 first 2 hrs., \$0.10/hr hereafter -\$160/yr.

Assuming net proceeds to be 70% of gross, which is considered reasonable for attendant parking lots,

Net revenue per bay - \$ 105/yr.

Downtown Merchants lot - \$110/yr.

With 112 parking spaces available

Gross yearly take (estimated) \$16,800.

Net " " " \$11,800.

In its first year of operation the Downtown Merchants Parking Lot was not patronized as extensively as it is today and possibly we should take this fact into consideration when forecasting possible returns for the first year of operation of the proposed Maitland Street Parking Lot.

For example it is estimated that during the first year of operation each bay in the Downtown Merchants Parking Lot was occupied an average of from 2½ to 3 hours per day. Since it appears that people are becoming more accustomed to parking cars in supervised lots and walking to shopping areas the Maitland Street Parking Lot should be used more in the first year than was the Downtown Merchants Lot. It may be optimistic to expect each bay in the north end lot to be used an average of 5 hours per day during the first year but on the other hand 3 hours per day might be on the pessimistic side.

A reasonable compromise would be to consider each bay occupied on an average of 4 hours per day which would return the following:

Considering 300 days of operation @ \$0.10/hr.

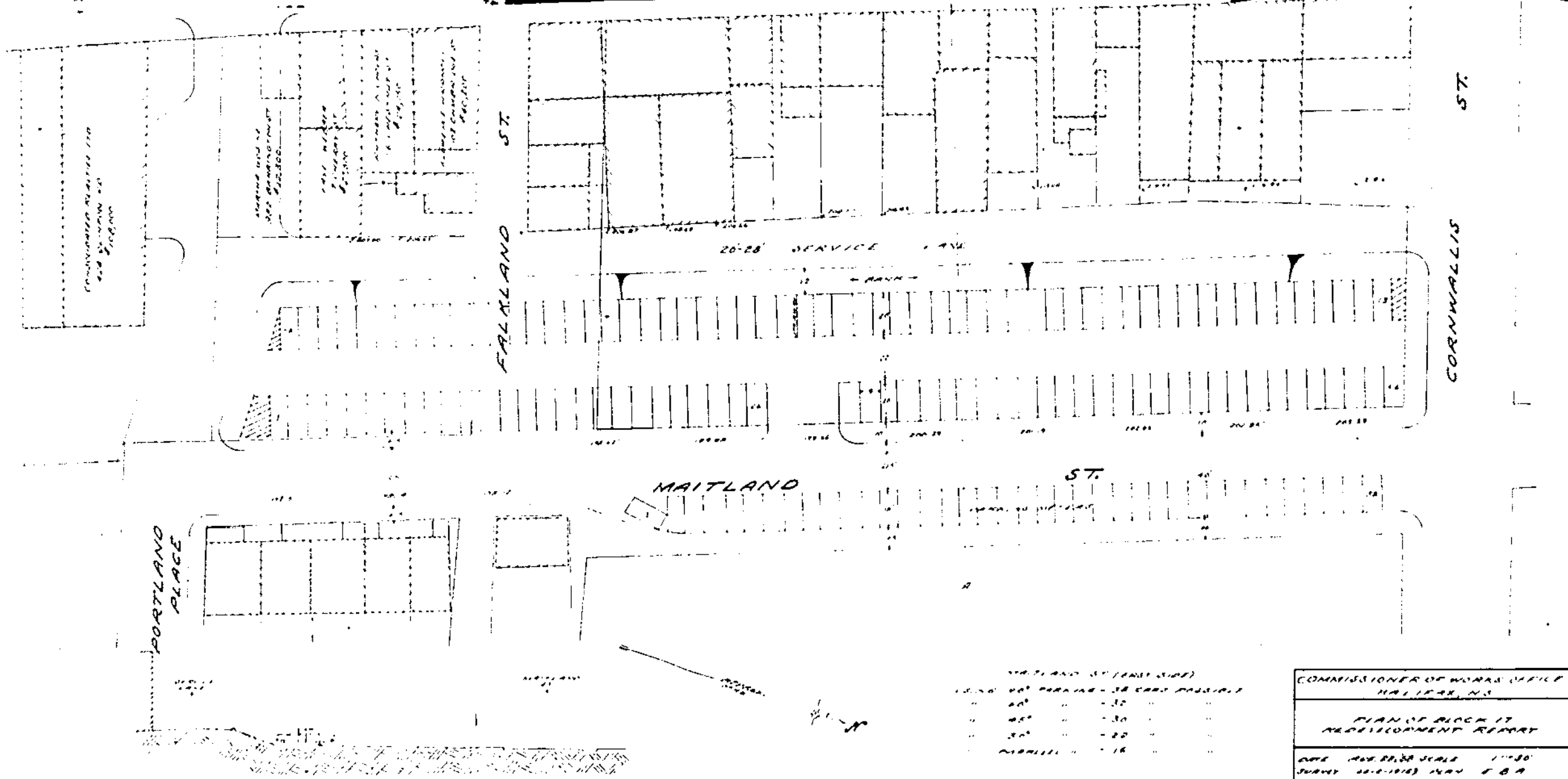
Gross revenue per bay \$ 120./yr.

Net revenue 70% of gross \$ 84.

With 112 parking spaces

Gross yearly take \$13,440.

Net yearly take \$ 9,408.



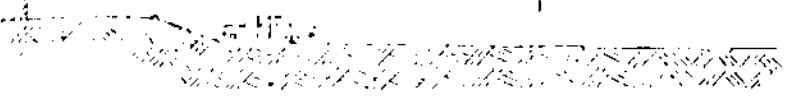
PORTLAND PLACE

FALXLAND ST.

CORNWALLIS ST.

MAITLAND ST.

20-28' SERVICE LANE



MAITLAND ST (EAST SIDE)

12-20'	40'	PARADE - 38'	ROAD PASSIBLE
"	20'	"	- 32 "
"	40'	"	- 30 "
"	30'	"	- 22 "
"	PARADE	"	- 18 "

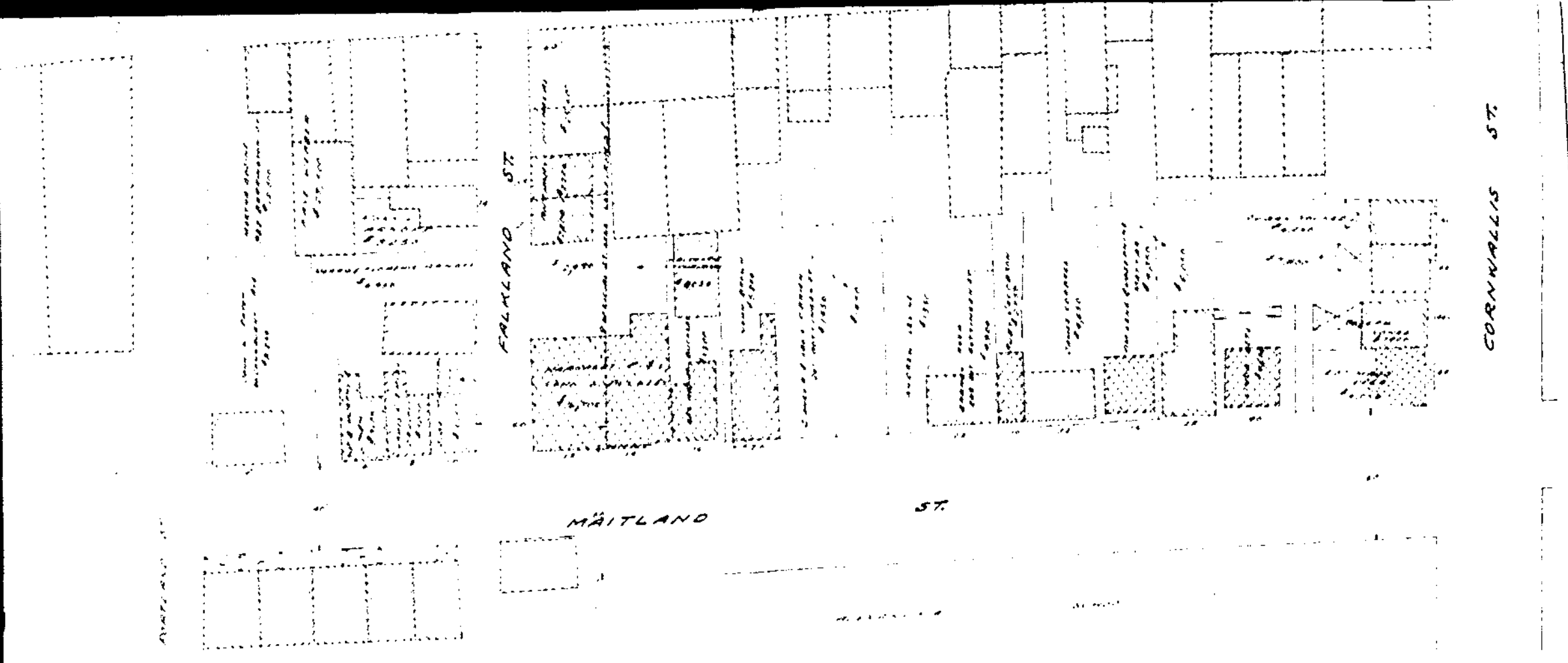
COMMISSIONER OF WORKS OFFICE  
HALL 1228, N.S.

PLAN OF BLOCK 17  
REDEVELOPMENT REPORT

DATE APR. 22, 1933 SCALE 1"=20'  
DRAWN BY J. C. B. & A.  
APPROVED

MAY 10, 1933 COMM. OF WORKS

SEE PRELIMINARY PLAN 100-10219



FALKLAND ST

MAITLAND ST

CORNWALLIS ST

- [ ] ROAD LOT ONLY
- [ ] LOT ONLY
- [ ] ROAD LOT ONLY

<p>COMMISSIONER GENERAL OFFICE MELBOURNE, VIC.</p>
<p>PLAN OF AREA IN CORNWALLIS ST MAITLAND</p>
<p>DATE OF PLAN 1950 SCALE 1:500 DRAWN BY J. J. JONES APPROVED BY J. J. JONES</p>
<p>PLAN NO. 10000</p>

STAFF AMENDMENTS - 1958

Section 425 of the Act is repealed.

EXPLANATION - These sections require the City Solicitor to issue orders of assessment which are issued by the City. The orders of assessment are valid and not open to question in the courts of the Province of Nova Scotia. The Deputy Minister of Municipal Affairs, since an exact duplicate of this section of the Municipal Affairs Act makes the orders of the Deputy Minister conclusive, and therefore the certificate of the City Solicitor is superfluous.

APPROVED: City Council September 11, 1958.

Subsection (10) of Section 425, as that subsection is amended by Section 18 of Chapter 46 of the Acts of 1944 and amended by subsection (2) of Section 28 of Chapter 54 of the Acts of 1953 and by Section 19 of Chapter 53 of the Acts of 1956, and by subsection (3) of Section 7 of Chapter 63 of the Acts of 1957, is further amended by striking out the numeral "1945" in the sixth line thereof and substituting therefor the numeral "1953".

EXPLANATION - This enables the City to accept interest for its own at 2% on taxes which were due prior to 1953, as interest payment is full. The present section only permits this for taxes prior to the year 1945.

APPROVED: City Council August 14, 1958.

Section 24 of Chapter 63 of the Acts of 1957 is

repealed.

EXPLANATION - This Section permits the old Halifax Arena to be used for the purposes of the Young Women's Christian Association. In view of the fact that the Arena has now been demolished and the site is now occupied by apartment buildings, this Section should be repealed.

(1) Notwithstanding the provisions of Sections 618E and 618F, the City, may convey to Her Majesty the Queen in right of the Province of Nova Scotia, for the sum of fourteen thousand five hundred and thirty-three dollars and thirty-three cents, the lands owned by the City and being part of property known as the Nova Scotia Provincial Exhibition property on King Street in the City of Halifax, and more particularly described as follows:

DESCRIPTION

(2) A deed signed by the Mayor and Clerk and bearing the corporate seal of the City shall be deemed a good and sufficient conveyance of the said lands.

EXPLANATION This enables the City, to sell land to Her Majesty the Queen without having to call for tenders or sell by public auction, and does not require the approval of the Minister of Municipal Affairs.

APPROVED: City Council September 11, 1958

---

(1) The business tax assessed for the civic years 1957 and 1958 against Murphy's Limited in respect to its occupation of real property on Howe Avenue for the purposes of manufacturing, shall be and the same is hereby reduced in each of the said civic years by the sum of two thousand five hundred dollars.

(2) This Section shall be read and construed and shall have effect as if it had been enacted on the first day of January, 1958.

EXPLANATION This continues the reduction which was given to Murphy's Limited in 1957. The Company applied too late for legislation for this reduction in 1958 and thus the Section is retroactive.

APPROVED: City Council May 15, 1958

---

Section 931 is amended by inserting immediately following the word "Welfare" in the first line thereof, the word "and four persons to be appointed by the Province of Nova Scotia".

EXPLANATION: This amendment was requested by the Minister of Health for the Province of Nova Scotia.

APPROVED: City Council September 11, 1958.

---

Notwithstanding the provisions of Section 535, the encroachment placed upon the east side of Barrington Street between South Street and Morris Street by Midas Investment Limited by the construction of a building now known as civic number 255 Barrington Street, upon such street, may, on the payment of the sum of one hundred and thirty-two dollars, be continued by the owners from time to time of the real property abutting upon such encroachment, until such time as Council, by resolution, shall order the same to be removed; provided, however, that if the said portion of the said building constituting such encroachment shall be removed, the same shall not be rebuilt or replaced so as to constitute an encroachment upon such street.

EXPLANATION: Through a surveyor's error, this building, when erected, encroached approximately four inches over the street line. This Section permits it to continue until Council, by resolution, determines to have it removed.

APPROVED: City Council August 14, 1958.

---



The City may write off and cancel the betterment charges assessed against civic number 34 Kent Street in respect of the laying of curb and gutter on Green Street in the rear of the said property, amounting to one hundred and one dollars and seventy-nine cents with the accrued interest thereon.

EXPLANATION: Tax certificate was given for this property and through an error these charges were not included on the certificate. As the certificate is binding on the City, this Section is necessary to write off these charges.

APPROVED City Council June 12, 1958

---

City Solicitor: "I would like to have Council amend the Charter a provision that the City Council can write them off without having to get the approval of the Minister."