

Council,
March 24, 1960.

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

RESOLUTION - WESTWOOD PARK HOUSING PROJECT

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

At a meeting of the Redevelopment Committee held at 3:45 P. M. this date the attached Resolution respecting the Westwood Park Housing Project, was submitted.

Your Committee recommends that the Resolution be adopted and, after due consideration, have agreed to accept the advice of the Central Mortgage and Housing Corporation officials that no sprinkler system be installed in any of the units in the project.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

Resolution

1. WHEREAS

(a) By resolution of City Council dated June 25, 1959 the Mayor was instructed to arrange for the preliminary planning of a Federal-Provincial project on Central Mortgage and Housing Corporation land in the Bayers Road area with the intention that the project would be used to assist in the re-housing of families in the following sub-standard accommodation:

| | |
|---|--------------|
| Jacob Street Redevelopment | 267 |
| Maitland Street Redevelopment | 33 |
| Wellington Court | 120 |
| Pavilion Barracks | 20 |
| Estimated demolitions under City order during period 1958-1960 | <u>1,330</u> |
| Total | 1,770 |

(b) The Provincial Minister of Public Works agreed on July 7, 1959 that the Province of Nova Scotia would participate in the cost of the preliminary planning.

(c) The Federal Minister of Public Works agreed on July 22, 1959 to the Federal Government's participation in the preliminary planning.

2. AND WHEREAS the preliminary planning for the proposed project now known as Westwood Park has been completed and the preliminary plans presented to Council.

3. AND WHEREAS

(a) The preliminary estimates of capital cost of the project are as follows:

| | | |
|---|-----------------|-----------------------|
| Land (\$900.00 per unit x 209 - \$188,100.00) | \$ 60,000.00 | (cost to partnership) |
| Legal | \$ 3,600.00 | |
| Survey | <u>3,300.00</u> | |
| | \$ 6,900.00 | |
| 10% contingency | <u>690.00</u> | |
| | \$ 7,590.00 | |

Council,
March 24, 1960.

3. (a) cont'd.

| | |
|---|-----------------|
| Buildings - including site work, landscaping, consultants and con- struction administration | \$ 2,086,000.00 |
| Ground services - including design and supervision | \$ 313,000.00 |
| Interest during construction (6% on Federal share and 6.25% on Provincial share) | \$ 83,600.00 |
| <u>Total Estimated Cost</u> | \$ 2,550,190.00 |
| Estimated average cost per unit | \$ 12,200.00 |

(b) The preliminary estimate of the average monthly rental required to maintain the properties and to recover the capital cost over a period of 50 years is as follows:

| | |
|---|----------|
| Amortization (50 years with interest at 6% on Federal share and 6.25% on Provincial and City share) | |
| \$12,200.00 x \$5.40 per \$1,000.00 | \$ 66.00 |
| Taxes | 12.50 |
| Maintenance and Administration | 11.00 |
| <u>Total</u> | \$ 89.50 |

NOW THEREFORE BE IT RESOLVED:

1. City Council hereby approves the general design and layout of the Westwood Park Housing Project.
2. City Council hereby agrees to a maximum subsidy of \$31.50 per unit per month and requests the Provincial and Federal Governments to share 12½% and 75% respectively of the subsidy (the resultant rental to be recovered from tenants would average \$58.00 per unit per month).
3. City Council hereby instructs the Mayor to negotiate with the Federal and Provincial Governments for approval of the project with costs to be shared 75% by the Federal Government, 12½% by the Provincial Government and 12½% by the City and to proceed with the preparation of Agreements necessary for the construction and administration of the project.

Mr. Ian MacLennan, Chief Architect for Central Mortgage and Housing Corporation, submitted the site plans for the information of Council.

Mr. MacLennan: "Your Worship, and members of the Council, you are all familiar with the site, I believe. The site is fairly level comprising approximately 13 acres. The City requirement calls for a program of about 54 one-bedroom units or 57 two-bedroom units, 93 three-bedroom units and 3 four-bedroom units. The Project we have developed has on it 47 one-bedroom, 57 two-bedroom, 101 three-bedroom and 4 four-bedroom units. They are disposed in the following fashion; the three and four bedroom units, for larger families, are in two-storey

Council,
March 24, 1960.

row housing; the one and two bedroom units are in single storey dwellings and in an apartment building. They are broken into two different kinds of accommodation depending upon family composition. We have attempted to give a large play area on one side of the Project. We have introduced a street through here (indicates) to prevent through-traffic." He then stated that provision had been made for play areas as well as parking facilities, and continued: "So there are 13 acres, 209 dwelling units with a density of approximately 16 to the acre."

Alderman Lloyd: "What was the boundary line again, Your Worship, of the area?"

His Worship the Mayor: "This is land owned by Central Mortgage and Housing Corporation immediately north of the Bayers Road Housing Project; south of the Fairview Cemetery, bounded by the rear lots on Connaught Avenue and the Bayers Road Housing Project."

Mr. MacLennan: "This is the three-bedroom unit. It's a typical and conventional dwelling unit. The front entrance is here (indicates), livingroom, cloak closet, stairs up and a very comfortable kitchen. You go upstairs to one, two, three bedrooms to the bathroom. The organization of the plan is such that children can come into the kitchen for food or a drink of water, or go down to the basement in bad weather or go upstairs to the bathroom without disturbing the livingroom - the livingroom is not used for through traffic. It's frame construction with brick veneer from grade up to here, wood siding for stain, solid masonry walls between each unit for sound and fire protection. This is a four-bedroom unit. Two storeys again, entrance, livingroom, kitchen, upstairs one, two, three, four bedrooms and bathroom and the same basic organization down to the basement in bad weather, and that sort of thing. The livingroom is rather larger than the three-bedroom unit and so is the kitchen, because there will be more people living in the house.

This is the two-bedroom unit. Entrance, livingroom, kitchen, two bedrooms, bathroom, stairs to the basement, single storey, masonry. Now, we have one and two-bedroom units in this fashion and in the next one you are about to see, and also in this small apartment building. This is the one-bedroom unit thought of for either young couples with one child or elderly citizens.

Council,
March 24, 1960

Alderman Lloyd: "What is the ratio of single units again?"

Mr. MacLennan: "There are 47 one-bedroom units, 57 two-bedroom units, 101 three-bedroom units and 4 four-bedroom units. We have some of the one-bedroom and two-bedroom units in the apartment building and we have some of them in low areas. We are proposing to put some balconies on some of the units in case of older people who are ill and can't come out because they can take the sun there; or for certain families with small children. They can put them there to play. Not all of the apartments are proposed to have them but we're doing the best we can. You'll notice that the orientation of the building is east and west for sunlight and the south elevation; we have balconies on that side. As you see, on the north, where we don't get the sun, we don't have any."

Alderman Lloyd: "Do you have any high-rise buildings?"

Mr. MacLennan: "Just one. It's really not a high-rise building; it's a medium rise -- eight storeys. We are doing quite a lot of study on this. We are studying the feasibility of taking out a couple of the one-bedroom units on each floor and reducing the number of elevators to one because this type of setup would service a twelve to fourteen storey building. One will be adequate with this number of families."

Alderman Dunlop: "I'd like to see all the larger units. I think the one-unit building on land like this, is not the best use of it. I think we should try to locate larger families out there because we have the schools and everything in that district."

His Worship the Mayor: "There are also schools downtown that will be losing their population by reason of obsolescence of the buildings in that area and also by our demolition program which will be carried out more aggressively when we get more units. Sociologists have studied this very carefully and say you should not make for a creation of areas of family size, but try to contain in each one of our projects a cross section of the community. In this way, you don't make for a separation of people into classes. This is the problem they found in other projects, that when they create a separate organization for the older people, they are very unhappy. However, there are some people

Council,
March 24, 1960

who would prefer to live in this part of town if we can take care of them.
How many in Mulgrave Park of this type - one-bedroom units?"

His Worship the Mayor was advised there were 51 such units.

Mr. MacLennan: "I would like to comment on what His Worship the Mayor said. I agree quite fully with him and it is the opinion of most authorities that what we need in our housing stock is variety and balance to try to create a sound neighbourhood as families occur in nature, so to speak. We also would like to see this reflected in the typical design of the project for variety."

His Worship the Mayor: "We have to consider this. When we're talking about the Westwood Park in the density and number of one-bedroom units, you have to consider the overall project, including the units built already. Of the 209 we're now talking about, the number of one-bedroom units falls down quite sharply in proportion to the total."

Alderman Lloyd: "I suppose this weighted average takes into account the economics of the problem as well as the problem of allocation. It must be a problem where you have a large quantity of families trying for accommodation. I suppose it's possible to give preference to those families with the larger number of children, as well as the other factors that weight into your selection. How do you select the number of bride and grooms, for example, or elderly people? I suppose economic circumstances might have some bearing on it. I suppose that is a predominant factor."

His Worship the Mayor: "Exactly. For instance, in the original Bayers Road we have a number of four-bedroom units; but the number of suitable applicants, in the salary range and those persons in need, were not sufficient to fill up those units. We had people who did not need the four-bedroom units using the fourth bedroom as a playroom. I saw it myself. There were three or four in the Bayers Road Project."

Alderman Dunlop: "That's because the people with large families who really need those homes are not able to get in the Bayers Road Project. Their income is not high enough. It doesn't come up to that \$3,600.00. Isn't that the reason?"

Council,
March 24, 1960

City Manager: "That's the top. If they have \$1,500.00, they can get in."

His Worship the Mayor: "In the Bayers Road Project of 161 units, we only had three bedroom and four-bedroom units. There was no attempt made to balance it off on this basis at all."

Alderman Lloyd: "The relation to other services; relation to other developments in the area, all get weighted in, I presume, to this subdivision."

His Worship the Mayor: "This is based upon the cross section of the community. It's also an attempt to relate the family formations in the clearance area, which would be duplicated in other parts of town."

Mr. MacLennan: "There's no good in being doctrinaire about this. No one can predict quite precisely what the project will require over its 50-year life and its 50-year residual life after that."

Alderman Lloyd: "You try to strike a reasonable estimate in the light of all the facts that you may possibly have."

Mr. MacLennan: "We couldn't possibly tell you that this is exactly what you need but we think it is a fair estimate."

Alderman Dunlop: "I would be content if you take out the one-bedroom in the elevator building."

Mr. MacLennan: "That would reduce the number to 31 one-bedroom units which, in my opinion, is certainly not too many at all. We're really doing it, I must confess, again out of economic grounds in our attempt to create it as economically as possible."

Alderman Dunlop: "My reason is this. I find, from my experiences, that older people like to live near the centre of things. We heard the other night about the Transit problems and the length of time it takes to get downtown. I think we should strive to develop some of these for the older people nearer the centre of the town."

His Worship the Mayor: "We hope to have a higher ratio in the School for the Deaf site which is nearer the downtown area. Although, I have seen from my own experiences, people living in not more than shacks in the City of Halifax in similar areas around MacIntosh Street. Old-age couples are living

Council,
March 24, 1960

in huts."

Alderman Dunlop: "They've probably lived there all their life."

His Worship the Mayor: "Yes, they probably have."

Alderman Dunlop: "It makes a big difference."

His Worship the Mayor: "You'll notice that this introduces again the high-rise building. This high-rise building is located at the north end of the project where it will blend in with the hill behind it. In other words, it won't stand up, like a smokestack. Speaking of smokestacks, Alderman Trainor, do you want to ask any questions about the heating plant in this building?"

Alderman Trainor: "Will we go into the economics of it at this time?"

His Worship the Mayor: "I think we should. I want Mr. MacLennan to explain the question of heating and the type of fuel to be used."

Mr. MacLennan: "We are proposing in each dwelling unit a small, domestic-size oil burner with forced hot-air heating. We believe this is the most economical system that we know how to devise. We don't believe it would lend itself to a central heating plant at all because, in our opinion, a project of this size would not pay for a central heating plant. We don't want to get into the salaries of Stationary Engineers which figure very considerably in the rental estimates. We are suggesting an oil-fired packaged unit for that which would not again require Stationary Engineers or Heating Engineers. The only place where this difference is, is in the two single storey dwellings. That is the way we have designed it and we have done this across the country in other projects."

His Worship the Mayor: "A coal-fired heating plant would require a larger project?"

Mr. MacLennan: "Yes, we wouldn't think of a central heating plant for a project, on technical grounds, in anything from 500 to 600 up. You couldn't justify a large central heating plant. We have designed these low buildings with ground access, front and back, for as normal family living as we could make it. It's true, of course, you could put all these families into one big

Council,
March 24, 1960

high-rise building. It's been done. Then, of course, you could have a central heating plant and feed it with coal. In this kind of thing, where we have deliberately attempted to use, in this area of the City, which we've looked over very carefully, we think this type of dispersal is the best we can provide. Single family houses would be better, but, of course, it would be out of the question compared to construction costs, land cost and services cost, that is sewer, water, etc. We feel we have a fairly economical scheme well put together. We feel it will work quite well but it does not lend itself to coal heating. We would have to redesign the project and reduce the density to get coal-fired individual units."

His Worship the Mayor: "You don't propose to put an automatic fire protection system in the high-rise buildings?"

Mr. MacLennan: "No, we do not. This is Class 'A' construction, completely reinforced concrete. We actually built a building very similar to this in Montreal. I don't know of any Code in Canada or in North America which requires this sprinkler system. The Cities of Toronto and Montreal do not require the sprinklers and I would not recommend them. This, of course, was the view we took for Mulgrave Park with a similar type building."

Alderman Dunlop: "You say the heating of the high-rise building is by hot air?"

Mr. MacLennan: "No. The heating of the small units is by domestic size oil burner, hot air, but this would probably be hot water."

His Worship the Mayor: "In designing this, you bring forward one feature here which I must ask you a question on. In this Council, from time to time, we have requests for the building of an apartment house in an area which is R-2, for instance, mostly with three or four apartments. You don't think it's objectionable to do what you are doing here?"

Mr. MacLennan: "In an area like single family residential?"

His Worship the Mayor: "Yes."

Mr. MacLennan: "Certainly, in a planned development with your density zone worked out related one to the other, and the design worked out, fine. But, in a single family area, if someone bought two or three lots and put up

Council,
March 24, 1960

an apartment building and changed the characteristic of the street, changed the loading of it, the traffic count, the tranquility of the street would be thrown out overnight. No, I say it certainly could not."

Alderman Macdonald: "I'm wondering what the population of this area will be when it's completed?"

Mr. MacLennan: "I'll have to give you a rough figure. There are 16 units to the acre; the average bedroom count is approximately 2.4, figuring about 5 people, which would give approximately 80 people to the acre, roughly. I don't think that would be out more than 10%."

Alderman Dunlop: "About 1,000 people in the area."

Mr. MacLennan: "Yes, about that."

Alderman Macdonald: "In other words, that's about as close a density as you would recommend in any development."

Mr. MacLennan: "No, I think that depends. We have to use common sense. We have done more densely populated projects. For example, Mulgrave Park is closer into town and is a difficult site with a lot of retaining walls. The density there is higher. In various centres of our redevelopment areas of Canada's largest cities, where the land costs are really staggering, we simply had to go to higher density and we have done so."

His Worship the Mayor: "Suppose you were building a public housing project on the north side of the North Commons; wouldn't your density problem there be affected by the open spaces?"

Mr. MacLennan: "Yes, I would expect so. Density is a very tricky figure. You can work it out in floor space, indexes, the number of people per acre, rooms per acre, bedrooms per acre, units per acre. There are all sorts of ways to look at it. I would expect in the situation you talk about, using the Common, which is the centre of growing Halifax, I would expect to find there probably some form of apartment buildings, some form of high-rise building which would be most adequate."

His Worship the Mayor: "In other words, we should encourage, by means of our zoning, our density and our By-Laws, the construction of high-rise apartments in the areas near parks or open spaces, rather than see it spread

Council,
March 24, 1960

all over town."

Mr. MacLennan: "I think it's an economic factor. I don't think it's a thing for the Town Planners to say except this: As you get into central areas of cities, the land costs go up. If you expect private enterprise to build apartment buildings, etc, if they pay more for the land, they have to get more out of their investment. Therefore, you can expect that they will come forth with these proposals and, in my opinion, they should be supported if they're done decently."

Alderman O'Brien: "There's one other point that came up this afternoon. Chisholm Avenue, in this plan, is left pretty much as it was. A piece of Romans Avenue is cut off. The importance of this relates to the existence of the piggy-back depot of the C. N. R. at the west end of Chisholm Avenue. I understood this afternoon and I would like to have it on the record of Council as well, that Central Mortgage and Housing Corporation, who drafted this scheme, do not object to the continued use of Chisholm Avenue for piggy-backs, although they would like to see the terminal somewhere else altogether. I think this is something we should be considering now if we consider it at all in relation to this Project."

Mr. MacLennan: "Obviously, it would be nicer if this was just a street that didn't do anything and you didn't have a piggy-back at the end. I wouldn't go so far as to say we would recommend that the piggy-back system be moved. I don't know enough about the situation and I'm not qualified to give an opinion on that. I think it would have to be a very carefully considered one. We can't ignore Chisholm Avenue. This is the land the Partnership is going to own and while we might want to pull things back; if we do, it knocks the devil out of our density and our economics go out. We have accepted it. I think, frankly, if you look at Granville Street in Vancouver, where they're building \$60,000.00, \$100,000.00 homes; in one hour you'll get more traffic than you will get in one whole week on this street."

Alderman O'Brien: "There's one other question that came up in the meeting this afternoon to which you gave an answer and which, I think, should

Council,
March 24, 1960

be given in Council here, too. It may be that the piggy-backs will want to get out to Bayers Road and Romans Avenue is cut off there. There's a possibility that they might want to go up St. Andrew's Avenue, along Federal Avenue, out Romans Avenue to Bayers Road. What is the answer, from the City's viewpoint to that?"

His Worship the Mayor: "One viewpoint is to have these truck routes or have that street designated a 'No truck street', such as we have in the Westmount Subdivision, Point Pleasant Drive and other City streets. It would cut down the route to a residential area. Take the shortest possible one and the one that has less single families on it, less turning traffic and so on."

Alderman O'Brien: "Who has the authority; the Chief of Police or the Council to eliminate through traffic and trucking on a street like St. Andrew's Avenue?"

His Worship the Mayor: "The Chief of Police has. He has acted on request of the Council on more than one occasion."

Alderman O'Brien: "I'm just wondering whether he has any objection to this suggested solution, if this became a serious problem?"

Chief of Police: "I only qualify because the suggestion is new. I certainly don't want to give an opinion here without having the facts and making a survey. The suggestion to use Federal Avenue is new, too."

Alderman Trainor: "I wonder if Mr. MacLennan would explain why he prefers putting veneer finish on second storey levels rather than brick veneer which has been advocated in this particular district in Canada?"

Mr. MacLennan: "There's a certain amount of advocacy. There's a lot of wood in Halifax. As a matter of fact, I would suppose that 90% of your post-war developments of private housing in this City are built of wood. Having said that, I'll say that here in this public subsidized housing, we're putting in more brick than all of your private developments put together. All the single storey is brick; the high-rise is all brick and half of the total of the rest is brick. At ground level, where most of the damage is done, on the first floor, about 9 feet is brick. Above that, where it is much more out of

Council,
March 24, 1960

harm's way, with a wide overhang over, well dripped and stained, we think it will last from 100 to 200 years without nearly as much maintenance as you spend on your 200-year old Church across the corner. It's just a question of judgment, I suppose. We could build this project out of stainless steel if the pocket book would allow it, but what we're recommending to you, we think is a prudent and responsible design. It is my opinion that the maintenance cycle for this stained wood, we expect this to have no more than a 6-year cycle. It may go to 8 or 10 years. In my opinion, this is a pretty reasonable balance to strike. Of course, you could make a case and I won't deny that, of making it all brick; but what we are trying to introduce is a variety, a breaking down of scale. We don't want an institutional look; we feel with colour judiciously applied in our doors that we get a much more attractive unit."

Alderman Trainor: "It would cost a little more money, would it not, to suggest we have brick veneer completely where you are using wood?"

Mr. MacLennan: "Yes. It would cost, we think, about \$300.00 more per unit which is about \$1.75 a month more in rent or more."

His Worship the Mayor: "Mr. Borland, would you like to explain to Council the matter of the land cost, \$50,000.00. Is that the market value on the land today?"

Mr. Borland: "No, it is not. The appraisal which we have placed on the land, we have been holding against all comers for a number of years in anticipation of its use for a public housing project. The appraisal of that land, if it were offered on the open market, would be pretty close to a quarter of a million dollars on the assumption that it would be developed in fairly concentrated duplexes or something of that kind. However, since the Corporation is placing this land at the disposal of the Partnership, consisting of the three levels of Government, and has a continuing interest in the land, itself, we are prepared to put the land in at \$60,000.00 which is about a quarter of its actual market value. This is on the assumption with an understanding that when the time comes for the School for the Deaf property, that it, too, will be put into the Partnership as the cost to the City by the Provincial Government without any watering-up in the value, in order to get more. In

Council,
March 24, 1960

other words, we feel there should be no profit-taking by either of the partners."

Alderman DeWolf: "You're getting a little profit from this."

Mr. Borland: "Yes, we held it for awhile. There is a little profit in there. There's no question about that."

Alderman Lloyd: "Is it a profit or an interest factor?"

Mr. Borland: "There's an interest factor but we've had it for a number of years and, after all, we are trustees for the people of Canada. We feel that this figure is a reasonable one."

MOVED by Alderman O'Brien, seconded by Alderman Trainor, that the report and resolution as submitted be approved. Motion passed.

FORUM COMMISSION FINANCIAL STATEMENT

March 17, 1960

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

At a meeting of the Finance and Executive Committee, held on March 10, 1960, the Financial Statements of the Halifax Forum Commission, for the year ended December 31, 1959, as prepared by the Auditors, Gurnham and Hanright, were submitted.

Your Committee recommends that the Statements be referred to City Council for consideration, along with the report to be prepared by the City Manager respecting the debt structure of the Forum Commission.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

MOVED by Alderman Lloyd, seconded by Alderman Greenwood, that the report and Financial Statements as submitted be approved. Motion passed.

Council,
March 24, 1960.

ESTABLISHMENT PARKING AUTHORITY

Deferred until next meeting of Council.

SPRING GARDEN SOUTH REDEVELOPMENT

Alderman Lloyd: "There is a Public Hearing involved in this question?"

His Worship the Mayor: "We had a Hearing only last week on the closing off or the opening up of Clyde Street Extension, and street lines. It was approved last week and street lines officially laid down by resolution of Council."

Deferred until next meeting of Council.

JOB EVALUATION

March 17, 1960.

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

At a meeting of the Finance and Executive Committee held on March 10, 1960 a report was submitted from the City Manager advising that he was instructed by Council to proceed with negotiations with Woods, Gordon & Company. He also advised that he contacted this Company when in Ottawa; and, also, Stevenson & Kellogg and Payne-Ross.

The questions asked of each Company were:

1. Will you compare your proposal with the other two and indicate wherein they differ with regard to the extent of service and amount of compensation asked.
2. Break down your own proposal cost-wise. This was done so that services offered in one proposal but not in another could be added or eliminated for purposes of comparison.

The answers were reproduced in his report for the information of the Council.

The City Manager stated that he had an opinion on the basis of the latest submission as to who would do the best job. He felt that the Council could help a great deal in making a selection.

The report was forwarded to Council without recommendation.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

City Manager: "Your Worship, I have a new development here. I would like to read a letter from Payne-Ross Limited who telephoned me. I said, 'Tell me what you're telling me over the telephone in a letter'." The following letter was read:

Council
March 24, 1960.

March 22, 1960.

Mr. A. A. DeBard, Jr.,
City Manager,
City Hall,
Halifax, Nova Scotia.

Dear Mr. DeBard:

This letter confirms our telephone call of yesterday's date. We wish to thank you for the permission received to revise our tender with respect to job evaluation for the City of Halifax in the light of our newly formed coalition with H. R. Doane, your auditors. The cooperation of H. R. Doane would enable us to use their staff on those facets of the job evaluation which require the longest resident time. We have revised our quotation bearing this in mind. Even more important is the fact that aside from City staff which might be involved in this work the City of Halifax would have available in its auditor staff an accumulated fund of information with respect to job evaluation and merit rating which would be of invaluable aid in future administration need.

In accordance with your instructions this new tender is presented without reference to the hiring of a Personnel Manager, and since you would have available, at the completion of our work, skills in the audit firm as well as in the City Hall staff to cover the administration of the system, we have deleted the sum of \$2,300. originally intended to cover consulting costs for follow-up visits to Halifax. Our new tender then follows:

For job evaluation as set forth in our letter of February 24th, the establishment of salary structures, and establishment of a plan of salary administration, the whole comprising the completion of written job descriptions, factor analysis, area wage study, the establishment of salary grades (or hourly rates), and procedures for the maintenance, administration and handling of the completed program, we quote a maximum sum of \$13,250. which includes consulting fees, travel and living expenses.

We wish to express again our thanks for the opportunity of revising our tender in the light of later developments; we are very very pleased with the cooperative relationships established with H. R. Doane. We believe very serious consideration should be given by the City of Halifax to the obvious advantages to be derived from participation of the City's audit firm in the proposed job evaluation.

Yours sincerely,

PAYNE - ROSS LIMITED,
G. E. Terris, Vice President.

Alderman Dunlop: "What is the minimum recommendation?"

City Manager: "There is no minimum. \$13,250.00 is the maximum in each case, Alderman. They quoted a maximum."

Alderman Dunlop: "Is the maximum going to be the firm figure? That is what I want to know."

City Manager: "Well, no. They can't tell you that until they know what their out-of-pocket expenses are. The same thing was true with Stevenson and Kellogg. They said \$10,600.00 was the maximum. In the case of Woods, Gordon and Company it was \$7,500.00. I don't know if they called that a maximum or not. We will have to check whether that was a maximum when they said \$7,500.00 flat. Does anybody remember that point?"

Council,
March 24, 1960.

His Worship the Mayor: "\$7,500.00 flat was their fee."

City Manager: "I have an idea that's what I remember, but I would want to check."

His Worship the Mayor: "Have you anything definite to report?"

City Manager: "No. What I said at the Finance and Executive Committee was that if any common feeling came out of this Council as to who to take, I would be grateful for some direction."

MOVED by Alderman Wyman, seconded by Alderman Dunlop, that the firm of Payne-Ross Limited be employed to carry out the Job Evaluation for the City of Halifax.

Alderman DeWolf: "The lowest one was \$7,500.00 which is a difference of \$5,750.00. What objection is there to taking the lowest one?"

His Worship the Mayor: "None at all."

Alderman DeWolf: "Payne-Ross Limited were about third."

Alderman Lloyd: "Your Worship, I must point out to you that another party, Price, Waterhouse, could do this work too. They did call Mr. DeBard."

City Manager: "They called the very day that the report was coming to Council."

Alderman Lloyd: "They found it was too late and let it go; but, if you are going to open it up again, you open up the opportunity for others. I have no particular objection, but it seems to me, as Alderman DeWolf says, that if we get the work done equally well by Woods, Gordon and Company, as I see it, you have to negotiate a contract with somebody. That's the direction from Committee. We select a firm and then meet with them and determine the precise terms of the contract. Is that not right?"

City Manager: "Yes. I think there's one thing to be said for Payne-Ross Limited; they were aware of the proposal, so it's not a matter of them coming in and trying to undercut. I have had the feeling that from the written presentation that Stevenson and Kellogg certainly presented what they were going to do in the best of all three."

Alderman O'Brien: "That was my feeling in reading it over."

Council,
March 24, 1960.

City Manager: "I also felt when I consulted with all three of them, as I did when I was away and I'm not talking about my reaction to the people who I was talking with, but rather what they were saying their firm would do, I felt that Stevenson and Kellogg and Payne-Ross seemed to indicate a better job than Woods, Gordon and Company. I'm not making a recommendation, but I will if you ask me."

Alderman Lloyd: "I think when you get down to the final analysis, job for job and rate for rate, and negotiating your contract, that probably professional people wouldn't be too far apart for the time employed and the expenses needed to complete the job. If the mover would make a motion that we negotiate a contract, have their man come down to meet the Finance Committee and work out the details, I think this would be much wiser."

His Worship the Mayor: "We should not take motions in the normal course as we would here. For instance, if anybody else wishes to nominate Woods, Gordon and Company, or anyone else, he should be free to do so, rather than introducing the question of amendments which may run into conflict insofar as our parliamentary procedure is concerned."

Alderman Wyman: "With regard to the suggested change in the original motion, it was my understanding that whichever firm we decided to deal with about this thing that it would be done on the basis of working out a contract with them, and in consultation with them deciding exactly what the job was to be. I, more or less, assumed that to go without saying."

City Manager: "It should be the whole Council, Your Worship, to indicate to them they are probably likely to get the contract, if that's your feeling. If you then say 'we don't want you', that would be because they didn't satisfy you with the interview."

Alderman Connolly: "Your Worship, is Woods, Gordon and Company a local firm or an outside firm too?"

His Worship the Mayor: "All these firms are outside firms. There's no management consulting firm located in Halifax. I think one Company does have a branch here."

Alderman Lloyd: "There's a lot to be said for exposing local firms to

Council,
March 24, 1960.

the opportunity to do this work."

His Worship the Mayor: "I think so. This is a growing field. I wish somebody in Halifax would get started in this work."

Alderman DeWolf: "Your Worship, are not Woods, Gordon and Company a subsidiary, more or less, of Clarkson, Gordon and Company, the Chartered Accountants?"

City Manager: "Yes."

Alderman DeWolf: "I would like to nominate Woods, Gordon and Company at \$7,500.00."

Alderman Wyman: "Your Worship, I probably should have spoken somewhat to my original motion when I made it. The impression that I was left with after we had gone over the submissions and the Manager's report at the Finance and Executive Committee, was that the proposed way of tackling this job, Stevenson and Kellogg and Payne-Ross impressed me as being more likely to produce the results that we were looking for than that of Woods, Gordon and Company. Quite frankly, I came here tonight with an open mind as to which of those two firms might be the better one to choose. The tie-in with the local firm, and the fact that it would leave us when the job was completed with local experts who had been directly connected with them, with whom we could consult on further developing problems as time went on, is what prompted me to feel that was the desirable firm to choose. I should have given that explanation when I made the motion."

Alderman Macdonald: "Your Worship, I feel this matter has been studied by the City Manager, who has had the opportunity of meeting these people in Montreal, or wherever it was, and talking with them. I think he should be able to give us some very sound advice after considering their briefs on the various type of work and what they intend to do, or what they are proposing to do. I feel, myself, that we should after, perhaps a further get-together with these people if it's necessary, to have a recommendation from the Manager. I think he is well qualified to give his honest opinion on which of these Companies might do the best job."

City Manager: "Your Worship and Aldermen, at the Finance Committee I expressed no opinion at all. I had one, but I said to the Aldermen there, 'I wish you would give me some guidance on this'. Now, curiously, the expressions

Council,
March 24, 1960.

made here tonight almost, universally, agree with what I had in mind. I would rate Woods, Gordon and Company third. I honestly can't, tonight, tell you as between Stevenson and Kellogg and Payne-Ross which I would put first. It would be perfectly legitimate, if you so desire, to meet with a representative from Stevenson and Kellogg and Payne-Ross both. There's nothing wrong with that. You are going to have somebody come here anyway before you wind it up and they certainly could both come the same night and make separate presentation, if you think that's worthwhile."

Alderman Lloyd: "Your Worship, I had forgotten that it was Payne-Ross who came forward first and said we should have a Personnel Manager on our Staff; somebody who would be along side of us and work with us. I believe they were the ones. Were they not? Then the fact that they tied-in with our own Auditors, all indicates that we will develop the techniques and skill for the future locally, or there is the possibility of it being developed. I find it very difficult to be in the position of choosing between professional men."

His Worship the Mayor: "The Griffenhagen Report was merely a listing of positions and a salary scale, but how much nicer it would have been if we had somebody here to consult, even on a fee basis, once in awhile for interpretation and for guidance."

Alderman O'Brien: "Your Worship, on this point, it seems to me that the new tender which was read tonight, on the Manager's advice, had eliminated from it the item for selection of a Personnel Manager."

City Manager: "I'll tell you the reason for that. The other two hadn't. If you look at your list, I put that in there, so if you want to have a Personnel Manager selected, you add \$1,500.00. The only reason for that was that I was trying to make a comparison between Stevenson and Kellogg and Woods, Gordon and Company. Let me say this too in fairness to the other two firms, Payne-Ross didn't happen to come to see me before they submitted their proposal. The other two did, and one, or perhaps both, talked about a Personnel Manager, but what I told one of them, it may have been both, was that a Personnel Manager had been suggested sometime in the past and that Council had not seen fit to do anything about it. Stevenson and Kellogg or Woods, Gordon and Company, if you

Council,
March 24, 1960.

took one of those, would also supply a Personnel Manager, presumably, for about \$1,500.00."

Alderman O'Brien: "Your Worship, I think this is an important part of this matter. We are anxious this time not to have the value of the work that's done decrease gradually after they've completed their job. The important thing here is to have a Professional Administration to carry on and continue to draw the benefits and to keep the thing revised and up to date. It seems to me that I would like to see a Personnel Officer appointed near the beginning so he is on the ground while the work is being done and carry on afterwards and be on our staff. That was one of the things that impressed me about the Payne-Ross proposal. Although I, in reading all the information on this, not knowing anything about any of the firms before, would have said it's either Stevenson and Kellogg or Payne-Ross. On a money basis I would have said Stevenson and Kellogg. I think the important thing is to get a good job and if somebody really can say that Payne-Ross will give us a better job, I'm for paying them the extra money to do the job because it is an awfully important thing to us."

Alderman Lloyd: "I might say, Your Worship, that two other firms of Accountants who toyed with the idea of coming in on this, but didn't, gave very excellent recommendations as to the qualifications and abilities of Payne-Ross. I'm quite sure you'll get a very proficient job from them, should you select them."

City Manager: "This is a generalization; if you want a Personnel Manager, Payne-Ross would find you one probably better than the other two firms would. They are in the field of personnel placement. They are specialists. I think they would do a better job on that."

Alderman O'Brien: "Let's keep that question open."

Alderman Dunlop: "I think we should divorce the Personnel Manager from this Job Evaluation for the present time. I think when we start talking about a Personnel Manager, we have to talk about an Assistant to the City Manager. I think a good many of these things are tied together. I favour Payne-Ross because from what was read tonight, I feel they will do a more complete job than Woods, Gordon and Company. I think Woods, Gordon and Company, as I recollect, wasn't

Council,
March 24, 1960.

too full a job. It wasn't as full a job as the others. Actually, I think you get pretty well what you pay for, whether its law, or any other kind of evaluation. This time, we certainly want to get something we're able to build on. I agree with the speaker, who has gone before, that probably all the firms will do a good job but we have to select one, and depend upon them to give us the service. With the local attachment we have here now, it should be for our benefit."

Alderman Lloyd: "The motion, as I understand it, is to negotiate a contract."

His Worship the Mayor: "We have two firms Woods, Gordon and Company and Payne-Ross. Can I have a show of hands on the proposal to engage Payne-Ross to come here to discuss a contract with us?"

7 voted in favour of Payne-Ross
3 voted in favour of Woods, Gordon and Company.

His Worship the Mayor: "Payne-Ross then will be asked to come down and discuss the matter with us for the purpose of negotiating the contract."

Alderman Macdonald: "What about the Manager's suggestion that we invite a representative from Stevenson and Kellogg also?"

His Worship the Mayor: "We cut that off when we said Payne-Ross."

LEGISLATION - 1960

Draft legislation was submitted by the City Solicitor. Copies of same were distributed to members of Council and a copy is attached to the original copy of these minutes.

The draft was considered Paragraph by Paragraph.

| | |
|--------------|----------|
| Paragraph #1 | Approved |
| Paragraph #2 | " |
| Paragraph #3 | " |
| Paragraph #4 | " |

Paragraph #5 was amended as follows: Line #9, the words "City Manager" were deleted and the following substituted therefor "the Mayor".

Line #7, the word "Council" was deleted and the following substituted

Council,
March 24, 1960.

therefor: "Committee on Works".

| | |
|---------------|----------|
| Paragraph #6 | Approved |
| Paragraph #7 | " |
| Paragraph #8 | " |
| Paragraph #9 | " |
| Paragraph #10 | " |
| Paragraph #11 | " |
| Paragraph #12 | " |
| Paragraph #13 | " |
| Paragraph #14 | " |
| Paragraph #15 | " |
| Paragraph #16 | " |
| Paragraph #17 | " |
| Paragraph #18 | " |
| Paragraph #19 | " |
| Paragraph #20 | " |
| Paragraph #21 | " |
| Paragraph #22 | " |
| Paragraph #23 | " |
| Paragraph #24 | " |
| Paragraph #25 | " |

Paragraph #26 was amended as follows: Line #8, the words "eighty-four" deleted and the following substituted therefor: "seventy-two".

Legislation was submitted by the City Solicitor amending the Deed Transfer Tax Act as follows:

1. (1) Clause (d) of Section 2 of Chapter 59 of the Acts of 1959 is amended by striking out the words "the legal title to land, tenements, hereditaments or any other form" in the third, fourth and fifth lines thereof and substituting therefor the words "any right or power in respect of any kind".

(2) Clause (e) of said Section 2 is amended by striking out the words "the legal title of" in the second line thereof.

(3) Clause (f) of said Section 2 is amended by striking out the words "the legal title to" in the second line thereof.

Council,
March 24, 1960.

(4) Clause (1) of said Section 2 is amended by striking out the words "the legal title to land, tenements, hereditaments or any other form of " in the second and third lines thereof.

2. Subsection (3) of Section 4 of said Chapter 59 is amended by striking out the words "title to" in the second line thereof.

Approved.

Planning Legislation was submitted by the City Solicitor. Copies of same were distributed to members of Council and a copy is attached to the original copy of these minutes.

The Legislation was considered Paragraph by Paragraph.

Paragraph #1 Approved

Paragraph #2 "

Paragraph #3 "

Paragraph #4 was amended as follows: Line #3, the following words were inserted after the word "words" "Council after receiving a report from the".

Paragraph #5 Approved

Paragraph #6 "

Paragraph #7 -Section 959 "

" 960 "

" 961 "

" 962-A "

" 962-B "

" 962-C "

" 962-D "

" 962-E "

" 962-F "

" 962-G "

" 962-H "

" 962-I "

" 963 "

" 964 "

" 965 "

" 966 "

Council,
March 24, 1960.

Paragraph #7 - Section 967 Approved

| | | |
|---|-----|---|
| " | 968 | " |
| " | 969 | " |
| " | 970 | " |
| " | 971 | " |
| " | 972 | " |
| " | 973 | " |

TRUCK LICENSES

Deferred in Committee.

CONSIDERATION OF CHANGE OF DEED TO IDEAL ALUMINUM COMPANY,
LIMITED TO HILLCREST MOTORS LIMITED.

City Solicitor: "Mr. Zebberman called me and said he would like to have the deed made out, not to the Ideal Aluminum Company, Limited but to Hillcrest Motors as he is doing the financing, and so on."

His Worship the Mayor: "I wonder if we shouldn't cancel the whole thing?"

City Solicitor: "I would suggest, if you want to go through with it, make a deed out to the Ideal Aluminum Company, Limited and then let his lawyer figure a way out of his difficulties."

City Manager: "Mr. Doyle you've got a prohibition in the Agreement that he can't sell or lease it, or anything, without the consent of Council."

His Worship the Mayor: "The Ideal Aluminum Company, Limited shouldn't be Halifax Motors Limited."

MOVED by Alderman Lloyd, seconded by Alderman Dunlop, that this matter be referred back to the City Solicitor for further information. Motion passed.

EXTENSION OF DATE - JACOB STREET REDEVELOPMENT AGREEMENT FOR ONE YEAR.

A letter was submitted from the City Solicitor requesting that the Agreement for the Jacob Street Redevelopment Project be extended for one year.

MOVED by Alderman Trainor, seconded by Alderman Wyman, that the letter be approved. Motion passed.

Council,
March 24, 1960.

APPOINTMENT - MR. MALCOLM GILLMAN TO TOWN PLANNING STAFF FOR
MONTH OF APRIL AT \$500.00.

65 Hollis Street,
Halifax, N.S.
March 17, 1960.

Mayor Charles A. Vaughan,
City Hall,
Halifax, N. S.

Dear Mr. Mayor:

We note with interest and concern the difficulty you have had in obtaining suitable members for your City Planning Department. We feel that more assistance to the Citizens' Planning Committee could be of great help at this time.

Mr. Malcolm Gillman would be available for the month of April, which is the time when we figure our Committee will be busy compiling information. It is suggested that Mr. Gillman be taken on the staff of the City Planning Department for the month of April at a salary of \$500.00. Mr. Gillman is known to, and has worked with, many of the members of the Committees, and I believe his employment could be of considerable help even for this short space of time.

Yours very truly,

Victor deB. Oland,
Chairman

Citizens' Planning Committee of Halifax.

MOVED by Alderman Lloyd, seconded by Alderman Trainor, that Mr. Malcolm Gillman be appointed to the Town Planning Staff for the month of April at \$500.00. Motion passed.

APPOINTMENT OF REGIONAL PLANNING COMMISSION AND APPOINTMENTS TO
TOWN PLANNING STAFF.

65 Hollis Street,
Halifax, N. S.
March 17, 1960.

Mayor Charles A. Vaughan,
City Hall,
Halifax, N. S.

Dear Mr. Mayor:

From the meetings held to date of the Citizens' Planning Committee, it has become apparent to the Executive that certain changes are required in the setup of the Town Planning Board of Halifax.

The Regional Study Committee has recommended the formation of a Regional Planning Commission with one half of its members being laymen appointed by the various municipalities concerned. As the Town Planning Board of Halifax will be working closely with them, we feel that four of its members should be non-political, knowledgeable citizens of the City. The re-adjustment of the Town Planning Board of Halifax in this way would also help to relieve political pressures.

Council,
March 24, 1960.

We also believe that the staff of the City Planning Department of Halifax should be increased to at least the recommended number immediately. A larger establishment would be even more satisfactory, with the amount of work that has to be done quickly. It is possible that once the Regional Planning Commission is formed a number of these planners could go to that Commission.

We realize that you have been doing your utmost to obtain additional staff and can only suggest that this effort be continued. If we can be of any assistance in this regard, please call on us.

Yours very truly,

Victor deB. Oland,
Chairman,
Citizens' Planning Committee of Halifax.

Alderman Lloyd: "Your Worship, we should give this matter some thought."

His Worship the Mayor: "The original Act enables us to do one of two things. It enables us to appoint a Town Planning Board with outside Council representation. Now, the Town Planning Board is not a policy-making body. It's an enforcement body for enforcing the Town Planning Act. They have non-Council members on it. This acts as a Board of Review or Board of Appeal. In most cases the Council has the final say on the matter."

Alderman O'Brien: "It's not a money spending body?"

His Worship the Mayor: "No."

Alderman Lloyd: "I don't know just what is meant by political and non-political. If it's a non-elected person, it is all right."

His Worship the Mayor: "I think it means non-elected."

Alderman Butler: "To express myself, whether it is going to be deferred or not, I would think if the City Council, if we, as elected representatives, are going to be held responsible for the actions that we take with respect to planning, I would be much opposed to having outsiders on that, unless every item considered by that Committee does finally end up before the Council."

His Worship the Mayor: "Why is Halifax so unique in this case that we must have a Board consisting of elected members?"

Alderman Lloyd: "I didn't say that, Your Worship."

His Worship the Mayor: "That's what the Alderman suggested. We're so unique here that we must have an all elected Board."

Alderman Butler: "I'm only saying that I might consider myself agreeing to a Board composed of elected and non-elected persons only if all the decisions

Council,
March 24, 1960.

come up to the full Council as recommendations for or against a certain application."

His Worship the Mayor: "Can any members of this Council say they have never been lobbied?"

Alderman Lloyd: "Has no person on the Industrial Planning Commission ever been lobbied who is not a member of this Council? We have the right to resist it too and we do resist it."

His Worship the Mayor: "They have never yielded to it."

Alderman Lloyd: "Neither have we. We have the right to say that. Certainly, I think I can. I have the right to say I have not yielded to it."

His Worship the Mayor: "All right."

Alderman O'Brien: "This is a more complicated matter than really this letter makes out. It seems to me it is something that needs to be considered at a time other than after 11 o'clock at night. It shouldn't be deferred indefinitely. I think there is some real merit there but we need to consider all of the functions of Committees or Boards that deal with planning matters. There are the functions of adopting an over-all planning policy like the Master Plan when it comes before us. There is the function of considering sideyard modifications, which is an appeal function, really. There are other functions that are in between. It seems to me that we should have a meeting, when we have a little more time and when we are a little more fresh, with those who know more about this field and, perhaps, a representative of Mr. Oland's Committee can appear before us. We can discuss these various things and come to some reasonable conclusion about them."

Alderman Lloyd: "All I ask, Your Worship, is an opportunity to review the Statute on which the Regional Planning Commission is to be established, and see what the implications are."

His Worship the Mayor: "No, it's more than that. This covers two parts. It includes both the Regional Planning Commission and our Town Planning Board."

Alderman Wyman: "And also our Town Planning staff."

His Worship the Mayor: "Yes. I wouldn't want you to take any action tonight."

Council,
March 24, 1960.

Alderman O'Brien: "Could you, Your Worship, schedule a meeting at some future time; invite representations from this particular group and have Mr. Munnich, as our authority in this field, present what information and recommendations he might have; particularly along the lines you mentioned about what is done in other places?"

City Manager: "Isn't March 28th the time these Committees are to be held?"

His Worship the Mayor: "Yes."

City Manager: "What are they going to talk about?"

His Worship the Mayor: "They want us to talk about some things they have found in their studies."

Alderman O'Brien: "We can discuss it informally there and we can discuss it again here."

Council agreed to defer this matter until after the meeting on the 28th.

EXCHANGE OF PROPERTY - KEMPT ROAD - OWNED BY OLAND & SONS, LIMITED FOR
CITY PROPERTY IN INDUSTRIAL AREA (45,000 SQUARE FEET.)

OLAND & SON LIMITED

March 17, 1960.

Mayor Charles A. Vaughan,
City Hall,
Halifax, N. S.

Your Worship:

Our request, as outlined in my letter of February 17th to the Halifax Industrial Commission, copy of which is enclosed, has been turned down. This is understandable in view of the fact that the terms of reference of the Halifax Industrial Commission do not permit it to allocate land for this purpose. I do feel, however, that the circumstances of this case are such that consideration should be given to our request by City Council.

I would like to reiterate here that over seven hundred carloads of manufactured products will be shipped out of the City and that this is probably a greater number of cars than would be shipped out by any one, or probably all of the manufacturers, which could be housed on the Exhibition Grounds.

The fact that we have no siding is a definite liability to one of the largest Halifax industries. The fact that the land that we have procured to overcome this difficulty could be of some use to the City should also be taken into consideration. If additional spurs have to be put over our land, it is obvious that its value to us will be curtailed.

May early consideration be given to this request.

Yours very truly,

Victor deB. Oland,
Vice President.

Council,
Marcy 24, 1960.

OLAND & SON LIMITED

February 17, 1960.

Halifax Industrial Commission,
c/o Mr. W.G.Simpson,
Halifax, N. S.

Dear Sirs:

We have recently acquired Lot A-2 Shown on the enclosed sketch, situated on Kempt Road between the Piercey Supply Company and Goodyear Rubber Company. This lot has approximately 45,000 square feet. We find that the plans of the Halifax Industrial Commission to supply railway spurs for its new industrial area will seriously affect our use of this land.

In the past year we loaded 728 freight cars in Halifax and received an additional 540, for a total inward and outward of 1268 cars. Under the circumstances, curtailment of the use of this land would create a hardship and economic loss for us. We suggest that we exchange this property for the equivalent number of square feet in your industrial area. Our present property could then be used in part for another industrial user who will not be using the number of cars that we do, and this would give the City the opportunity to plan the railway spurs as they see fit. The land we propose to receive in exchange is shown in the enclosed sketch. It need not be on Almon Street, but we would like forty feet of frontage on that street, if possible. We would be prepared to build a structure that would be satisfactory to the City.

It is appreciated that this land is reserved for industrial and not warehouse use. However, we believe that this is a special case. Our reason for putting trackage here is to assist us in expansion of our industrial facilities and it was considered advisable to have part of our expansion located on a railway siding. We also happen to have land that would be extremely useful to the City in return. The suggested location can be changed if necessary, at your convenience.

Hoping to receive a favorable reply, I am,

Yours very truly,

Victor deB. Oland,
Vice President.

His Worship the Mayor: "I want to tell you that the Industrial Commission refused to recommend this because Council has, more or less, committed the Commission to the sale of City-owned land for productive industries. We have turned down many applications for warehouses which could have filled up this land long ago. The Goodyear Company have built a warehouse at the corner of Young Street and Kempt Road, and Oland's bought the remaining portion of that property, to the south of it. It's divided into three small parcels of land by two railway spurs. The land, quite frankly, is of very little value to us in exchange, especially if they put an additional spur on the Exhibition Grounds. It will make four parcels of land. There is not one piece of land in those three parcels big enough on which to build any kind of a manufacturing

Council,
March 24, 1960.

warehouse, plant, or anything else. For that reason, and the second reason, of course, the fact that this is a warehouse, we turned it down. Now, Brigadier Oland argues, in turn, that if they were going to locate their whole plant there, it would be an industrial plant but, this is a portion of an industrial plant and they're being turned down. I don't think Council should decide tonight. I think it should go to the Finance and Executive Committee."

City Manager: "Last Fall we asked the C. N. R. to tell us how they would service that area with a railroad. We have just received, on the 22nd of this month, a plan which I turned over to Mr. West and Mr. Munnich. The plan shows how they propose to bring the railroad in there. Now, it's fairly possible that either this plan, or some slight modification of it, might require this land of Brigadier Oland's. If that came about then, if we were going to service the whole of the Exhibition Grounds, it could be used for industry, with rail. Then it might be something that would be to our advantage to exchange with them. I think everything the Mayor says is right except that there might be something in this that would change that picture."

The matter was then referred to the Finance and Executive Committee.

C. B. C. REQUEST FOR LAND - BELL ROAD

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

At a meeting of the Finance and Executive Committee, held on the above date, a letter was submitted and read from the Canadian Broadcasting Corporation advising that it would like to acquire between 37,000 and 38,000 square feet of land on Bell Road for the purpose of erecting thereon an additional building to consolidate its radio and television activities. The letter advised that full taxes is paid on the present building and same would apply to the new one.

Your Committee recommends that approximately 38,000 square feet of land on Bell Road be sold to the Canadian Broadcasting Corporation at the assessed value of \$1.25 per square foot subject to a pipeline easement and that any necessary legislation be obtained.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

Alderman Trainer: "For what purpose do they want that land, Your Worship? We should have a little more information on it."

His Worship the Mayor: "I'll explain it to you. As a result of letters