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to myself, and also meetings in Montreal with Captain Briggs, the C. B. C. plan to build an addition to their building, on the south side of it. They originally planned to build a wing just south of the entrance. They find now that their planning, or thinking, is for a larger wing than was contemplated. They are asking the City to convey to the Corporation the parcels of land to the west.

Alderman O'Brien: "That's where the Tourist Bureau is?"

His Worship the Mayor: "Yes."

Alderman Trainor: "How long would that go along Bell Road?"

His Worship the Mayor: "It's 3,800 square feet."

Alderman O'Brien: "Is it 3,800 or 38,000 square feet?"

His Worship the Mayor: "It's 38,000 square feet. There is quite a depth to that, going back to the new road we put down behind the Queen Elizabeth High School. It extends roughly about 60 feet beyond the west line of the Tourist Bureau Building, where it is now located. In other words, the Tourist Bureau property is what they are considering now. It is divided into two parcels by the presence of a large water main coming down diagonally through the property behind the present Tourist Bureau Building. They cannot build on that with an allowance of 20 feet on the other side of it. Now, the proposal from the C. B. C. is, that they state they have a staff of 325 in Halifax; they have need for an increase in their facilities, they will pay full taxes, as we have agreed to with the exception of the business tax."

At a meeting of the Finance and Executive Committee held earlier tonight Mr. Thomson said the assessed value was \$1.25 per square foot.

The Committee recommended the purchase on the basis of \$1.25 per square foot.

Alderman Trainor: "When do they propose to build there?"

His Worship the Mayor: "As indicated by Captain Briggs, they cannot tell us. He says this is on the basis of allocation of Capital Funds made available to the Corporation. He had had a vote passed through the C. B. C. Board of Directors months ago, voting them the money from '59 - '60 Estimates for the purchase of this land, and he wants to close this before the end of the fiscal year, which is March 31st. He wants to get additional land to be in a

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better position to bargain for an early erection of the building."

Alderman Lloyd: "I think this is an industry which is located in this section and to seek land contiguous to them, and because of their necessity, they must be located strategically for the use of their equipment. It seems to me that we were expecting something like this, sooner or later, and hoped for such an extension of C. B. C. facilities. I, for one, am most happy to see them taking a step forward."

Alderman O'Brien: "Do we need legislation for this?"

His Worship the Mayor: "Yes."

City Solicitor: "You'll have to make it very general as this is going to be depending on a survey."

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

TOBACCO VENDING MACHINE CASE

City Solicitor: "In the case being taken up in the Court on Tobacco Vending Machines, we are required to post a bond. It will have to be signed by yourself and the City Clerk."

His Worship the Mayor: "It is to post a bond to cover the cost of appeal of the Tobacco Vending Machine Case."

Alderman Trainor: "Just a moment. Do you think we should go into that, Your Worship? This is the argument I brought up once before. It's been already proved in one Supreme Court in Canada that Tobacco Machines are legal. I think, personally, that we are fighting a 'losing battle'. I think we should be going out taxing the machines now and getting some revenue rather than spending money that may, or may not, win us a point in a couple of years. If we lose, then we will have lost the money 'down the drain' and then turn around and tax them."

His Worship the Mayor: "If we lost, then we don't have the right to tax, but we do have the right to regulate them."

Alderman Lloyd: "We will have to take a look at our Taxing authority. That's the reason for the Court action."

Alderman Trainor: "I think that our thinking is wrong in appealing."

Alderman Lloyd: "It's already launched, isn't it, Your Worship?"

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His Worship the Mayor: "Yes, the appeal has been started."

Alderman Wyman: "We're not debating whether or not we will appeal this point?"

His Worship the Mayor: "All we're debating is the provision of funds."

Alderman Trainor: "How is the appeal launched? Doesn't the Solicitor have to come to Council to get authority to launch an appeal to a Supreme Court?"

City Solicitor: "No. It's a violation of a City Ordinance, or City Charter, and it is one of my duties to follow up those violations and if deemed advisable to take an appeal then I have to take it. Otherwise, I would have to come to Council for an appeal of every decision in the City Court."

It was agreed that the City post the bond and that same be signed by the Mayor and City Clerk on behalf of the City.

NOTICE RECONSIDERATION BY ALDERMAN TRAINOR RE: TAX CONCESSION  
OCEAN STEEL AND CONTRACTING COMPANY, LIMITED

Alderman Trainor: "I want to give Notice that the Tax Concessions granted to the Ocean Steel and Contracting Company, Limited be considered at the next meeting of Council."

"In making that Notice of Reconsideration, Your Worship, I would like to have the minutes of that particular meeting of the Industrial Commission which dealt with the application of the Ocean Steel and Contracting Company's application for tax concession. I would also like to know what these operators of the Ocean Steel and Contracting Company plan to do outside of steel fabrication work. I would also like to know what ground rules the Industrial Commission have laid down for the receiving of applications and forwarding them to Council? Nobody has ever told me that. I have been agreeing to their submissions for a couple of years now."

MEMBERSHIP OF SUB-FOREMEN LOCAL UNION # 108.

His Worship the Mayor: "Before we go, the Manager feels we should consider Item No. 1, in the deferred items. He has advised the members of the Union that we would discuss this matter tonight but they are not present. If you recall, when we considered the application for the decertification of the Sub-Foreman as members of the Union, they requested that they be given an

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opportunity to appear before Council."

Alderman Lloyd: "Did they request to be heard at this meeting?"

His Worship the Mayor: "We notified them that they would be heard."

City Manager: "I wrote them on the 18th that it would be on the Agenda for tonight. We can let it go until Thursday, the 31st."

MOVED by Alderman Lloyd, seconded by Alderman O'Brien, that this matter be deferred, and the Union again be notified of the meeting scheduled for March 31st. Motion passed.

Meeting adjourned

11:20 P. M.

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C. A. VAUGHAN,  
MAYOR AND CHAIRMAN.

R. H. STODDARD,  
CITY CLERK.

*Dr. Marton*

CITY COUNCIL MINUTES  
SPECIAL MEETING

Council,  
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Council Chamber,  
City Hall,  
Halifax, N. S.  
March 31, 1960  
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, 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, Fox, Lloyd, Trainor, Wyman, Greenwood and O'Brien.

Aldermen Macdonald and Connolly were absent due to illness.

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

The meeting was called specially to consider the following items:

1. Public Hearing Re: Zoning Northeast Corner Barrington & North Streets to C-2 Zone.
2. Public Hearing Re: Zoning Civic Nos. 21 and 23 Dudley Street to R-2 Zone.
3. Job Evaluation.
4. Rezoning Davis Street - R-2 to R-3 - Date for Hearing.
5. Rezoning - Northwest Corner Duffus & Gottingen Streets - R-2 to C-2. Date for Hearing.
6. Tenders - Bond Issue - \$1,500,000.00.
7. Loan Resolution.
8. Modification of Sideyard - #54 Summit Street.
9. Alteration of Subdivision Lots - #40-43 Columbus Street.
10. City Field Union Contract.
11. Appeal from Decision of Building Inspector Re: #92 North Street.
12. Reports - Redevelopment Committee.
13. Reception of Petitions and Delegations.

PUBLIC HEARING RE: ZONING NORTHEAST CORNER BARRINGTON & NORTH STREETS TO C-2 ZONE

A Public Hearing into the matter of zoning the northeast corner of Barrington and North Streets to C-2 zone was held at this time.

His Worship the Mayor asked if any persons wished to be heard for or against the proposal. No persons appeared.

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

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

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PUBLIC HEARING RE: ZONING CIVIC NOS. 21 AND 23 DUDLEY STREET TO R-2 ZONE

A Public Hearing into the matter of zoning Civic Nos. 21 and 23 Dudley Street to R-2 zone was held at this time.

His Worship the Mayor asked if any persons wished to be heard for or against the proposal. No persons appeared.

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

The following letter from Mr. H.J. Horne, owner of the lots proposed to be zoned, was submitted and read for the information of Council:

Millview, Halifax County,  
Nova Scotia,  
March 21, 1960.

Mr. R. H. Stoddard,  
City Clerk,  
City Hall,  
Halifax, Nova Scotia.

RE: Public Hearing - Town Planning Act - 21 & 23 Dudley St.

Dear Sir:

I noticed in the Halifax Mail-Star that the City Council proposes to zone Civic Numbers 21 and 23 Dudley Street to R-2 Zone. I am the owner of the lots proposed to be zoned and I wish to file an objection to the proposed zoning of my lots to R-2 and would respectfully request the City Council to zone these lots R-3.

It is my desire to erect on these lots an eight unit apartment building which will be in keeping with the other apartment buildings in the area.

This land is a corner block and in my opinion is most suitable for the erection of an apartment building of the type I propose to construct.

Immediately to the south and across the street from the area, is an open space owned by the Federal Government and to the west and across the street are the married quarters for the armed services.

I am sure that the erection of an eight unit apartment building in this area would serve the need of the people in that area and would help to provide more living accommodation which is urgently required in that section of the City.

Yours truly,

(Sgd.) Hartford J. Horne.

Alderman Greenwood: "We have been over this several times and we can't consider R-3 because it has been advertised for R-2."

MOVED by Alderman Greenwood, seconded by Alderman O'Brien, that the By-Law as submitted be approved.

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Alderman Dunlop: "What is the zoning now?"

His Worship the Mayor: "It is not zoned. The rest of the area is zoned R-2."

Alderman Butler: "The original recommendation of the Director of Planning was that this be rezoned to R-3, was it? Has he expressed an opinion? Does he still hold to his original recommendation or has he changed his opinion?"

Mr. Munnich: "I have no objections to R-3 but I am equally prepared to accept R-2. I have no strong views on it. Because of the adjacent open space, R-3 will possibly be suitable."

The motion was then put and passed.

#### JOB EVALUATION

City Manager: "You'll recall that Council requested me to have someone come from Payne-Ross Limited. I telephoned them and I suggested that Council would like to hear from the senior officer who would be actually in charge of this job evaluation, if the contract was given to Payne-Ross Limited. It so happens that man was in Vancouver. He flew back from Vancouver, was grounded in Toronto; he is presently on the plane which is supposed to come in to Shearwater at 9:55. It is now coming into Greenwood at 10:40. It also happens, quite by accident, that the representative of Stevenson and Kellogg, who is here on a County job, came in this morning to talk to His Worship the Mayor and me, and wondered if he might be heard. The Mayor thought the Council might like him to come.

"The suggestion I would make, if it's agreeable, that we go through the agenda, if you would like to hear from the Payne-Ross representative, Mr. Terris, and the representative from Stevenson and Kellogg, that we do so at the end of the meeting and meet for a half hour tomorrow when Mr. Terris would be here. You would be better able to judge which proposal you would prefer."

It was agreed to postpone item No. 3 until the end of the agenda.

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REZONING DAVIS STREET - R-2 to R-3 - DATE FOR HEARING

To: His Worship the Mayor and Members of City Council  
From: Town Planning Board  
Date: March 22, 1960  
Subject: Rezoning - Davis Street (R-2 - R-3)

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending against an application to rezone Davis Street from R-2 to R-3.

It was moved by Alderman Butler, seconded by Alderman Connolly, that the Board approve the request to rezone Davis Street from R-2 to R-3 and recommend to City Council that a date be set for a Public Hearing.

The vote on the motion was 4 - 2 in favor:

FOR

Alderman Butler  
Alderman Connolly  
Alderman Lane  
Alderman Trainor

AGAINST

Alderman Macdonald  
Alderman O'Brien

Motion carried.

Respectfully submitted,

K. C. MANTIN,  
CLERK OF WORKS.

His Worship the Mayor: "Before we proceed with this, I should inform you that it is within the power of Council to reject this application if you so desire."

The report from the Town Planning Board was then read for the information of Council.

Alderman Wyman: "Apparently, there seems to be differences of opinion between our Planning expert and the Town Planning Board. I would not like to be put in the position tonight of judging between the two, without giving those who are concerned an opportunity to present their views to us. I think a Public Hearing should be held."

Alderman Lloyd: "I think so, too. I think we should set a date for a Public Hearing."



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MOVED by Alderman Wyman, seconded by Alderman Lloyd, that the report be approved and that Council fix May 5, 1960, at 8:00 P. M. in the Council Chamber, City Hall, Halifax, Nova Scotia, as the time and place for a Public Hearing into this matter. Motion passed with Alderman O'Brien wishing to be recorded against.

REZONING -- NORTHWEST CORNER OF DUFFUS AND GOTTINGEN STREETS -- R-2 TO C-2 --  
DATE FOR HEARING

To: His Worship the Mayor and Members of City Council  
From: Town Planning Board  
Date: March 22, 1960  
Subject: Rezoning - Northwest Corner of Duffus and Gottingen Streets  
from R-2 to C-2

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favor of an application to rezone the northwest corner of Duffus and Gottingen Streets from R-2 to C-2, subject to a public hearing and agreement on detailed layout.

On motion of Alderman Connolly, seconded by Alderman Trainor, the Board approved the report and recommended to City Council that a date be set for a public hearing.

Respectfully submitted,

K. C. MANTIN,  
CLERK OF WORKS.

MOVED by Alderman Wyman, seconded by Alderman Lloyd, that the report be approved and that Council fix May 5, 1960, at 8:00 P. M. in the Council Chamber, City Hall, Halifax, Nova Scotia as the time and place for a Public Hearing into this matter. Motion passed.

TENDERS - BOND ISSUE - \$1,500,000.00

March 31, 1960

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

Pursuant to the call for tenders returnable at 5:00 P. M. Atlantic Standard Time on Thursday, March 31, 1960, from parties disposed to purchase City Debentures maturing the First day of April in each year commencing with the year 1961 and ending with the year 1980 for the total sum of \$1,500,000.00 to be issued under the authority of Chapter 186 of the Revised Statutes of Nova Scotia, 1954 (The Municipal Affairs Act) and bearing interest at the rate of 5 $\frac{3}{4}$ % per annum for the debentures maturing from April 1, 1961 to April 1, 1980 both inclusive, the Finance and Executive Committee had for consideration

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tenders for the same from the following:

1. LaMaison Bienvenue, Ltee. on behalf of a syndicate  
named in the tender.....\$97.169  
and accrued interest
2. Mills, Spence & Co. Ltd. on behalf of a syndicate  
named in the tender.....\$98.09  
and accrued interest
3. Dominion Securities on behalf of a syndicate  
named in the tender.....\$98.30  
and accrued interest
4. Scotia Bond Company Limited on behalf of a syndicate  
named in the tender.....\$96.057  
and accrued interest
5. Wood, Gundy & Company on behalf of a syndicate  
named in the tender.....\$99.07  
and accrued interest
6. Gairdner & Company Limited on behalf of a syndicate  
named in the tender.....\$98.079  
and accrued interest

Your Committee recommends that the tender of the syndicate represented by Wood, Gundy and Company Limited, namely:

Royal Bank of Canada  
Eastern Securities Company Limited  
Wood, Gundy & Company Limited  
Bank of Montreal  
A. E. Ames & Company Limited  
Stanbury & Company Limited  
Cornell, MacGillivray Limited

at the rate of 99.07 be accepted.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

LOAN RESOLUTION

A formal Resolution as prepared by the City Solicitor was submitted authorizing City Council to issue Debentures in the amount of \$1,500,000.00.

MOVED by Alderman Wyman, seconded by Alderman Abbott, 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,

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Lane, Butler, Fox, Lloyd, Trainor, Wyman, Greenwood and O'Brien.

MODIFICATION OF SIDEYARD - #54 SUMMIT STREET

To: His Worship the Mayor and Members of City Council

From: Town Planning Board

Date: March 22, 1960

Subject: Modification of Sideyard - #54 Summit Street

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favor of an application for a modification of sideyard at #54 Summit Street.

On motion of Alderman Lane, seconded by Alderman Macdonald, the Board approved the report and recommended it to City Council.

Respectfully submitted,

K. C. MANTIN,  
CLERK OF WORKS.

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

ALTERATION OF SUBDIVISION LOTS - #40-43 COLUMBUS STREET

To: His Worship the Mayor and Members of City Council

From: Town Planning Board

Date: March 22, 1960

Subject: Alteration to Subdivision Lots - #40-43 Columbus Street

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favor of an application for the alteration to a subdivision for lots #40-43 Columbus Street.

On motion of Alderman Butler, seconded by Alderman Connolly, the Board approved the report and recommended it to City Council.

Respectfully submitted,

K. C. MANTIN,  
CLERK OF WORKS.

Alderman Wyman: "That brings up a question. We get the list of modifications sometimes by street numbers and sometimes by the numbers from the City Plan. It is a little difficult to find them particularly if you don't have the plan that has that kind of numbers on it. I do feel it would benefit those Aldermen, who might like to have a look at what is going to be considered, if we could have the Civic Numbers as well as the Plan Numbers."

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His Worship the Mayor: "We've asked the Town Planning Department to let us know what the Civic Numbers are. They can use the Plan Numbers if they wish, but we should know what the Civic Numbers are in order for people to look them over if they wanted to when they get the report."

Alderman Wyman: "I believe in this case that there may not be any Civic Numbers. I don't think there are any houses in this particular area but it could, at least for our information, be listed on the agenda with the location of the block, between certain streets, etc."

His Worship the Mayor: "Yes."

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

CITY FIELD UNION CONTRACT

To: His Worship the Mayor and Members of City Council  
From: Committee on Works  
Date: March 22, 1960  
Subject: City Field Union Contract

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The City Manager submitted to the Members of the Committee a copy of the City Field Union Contract for 1960, in which he stated that the contract was essentially the same as last year with a few minor changes, and that he was recommending it to the Committee.

On motion of Alderman Butler, seconded by Alderman Macdonald, the Committee approved the recommendation of the City Manager to accept the City Field Union Contract for 1960 and recommended it to City Council.

Respectfully submitted,

K. C. MANTIN,  
CLERK OF WORKS.

The City Manager: "I had a meeting with the City Field Union and this report was circulated but there were only a few changes. There were other things perhaps they would have liked to change; but we told them so far as we were concerned, this was the contract for this year. There was one change; it was an omission of two positions in a certain classification and it was actually a copy error but they had already been in that classification before. If you are agreed to what was circulated to you, with these minor changes, which do not change the meaning, we can draw up the contract."

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MOVED by Alderman Lane, seconded by Alderman Lloyd, that the report be approved and the Agreement signed by the Mayor and City Clerk on behalf of the City. Motion passed.

APPEAL FROM DECISION OF BUILDING INSPECTOR RE: #92 NORTH STREET

The City Clerk advised that a letter had been submitted from Mr. Victor Kennefick, No. 94 North Street, objecting to the proposal; and he further advised that a petition had been received signed by approximately 15 residents in the area.

His Worship the Mayor then directed the City Clerk to read the following letter:

94 North Street,  
Halifax, Nova Scotia,  
March 17, 1960

City Clerk,  
City Hall,  
City of Halifax,  
Halifax, Nova Scotia.

Dear Sir:

I wish to appeal the decision of the Building Inspector in respect to property at 92 North Street, Halifax, Nova Scotia.

The reasons for this appeal are that the use of this building is not desirable in a (1) Residential Block (2) There is not enough parking facilities to handle the parking requirements of the patrons of this premises.

Trusting that you will forward my appeal to the Town Planning Board, I am,

Yours very truly,

Victor E. Kennefick.

His Worship the Mayor: "A corner store was built a few years ago. The rest of the buildings in that block are residential. It is a problem street insofar as traffic and parking are concerned right now."

Alderman Lloyd: "Briefly, what is the legal position of the right of appeal?"

Deputy City Solicitor: "That is covered by Section 739-A of the City Charter. This afternoon I checked and all the legal requirements have been carried out."

Alderman Lloyd: "So, they have the right to appeal to the Town Planning Board for a re-hearing?"

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Deputy City Solicitor: "No, to the Council. Council may set such time and place as it may determine for the hearing of the appeal."

His Worship the Mayor: "This is a stay of proceedings insofar as the action on the permit is concerned."

Alderman DeWolf: "Does the applicant pay for the advertising?"

His Worship the Mayor: "The City pays for it."

Alderman DeWolf: "In all cases?"

His Worship the Mayor: "No, in this case only, and cases like this."

Alderman Butler: "How does our action tonight act as a stay of proceedings? Is the person to whom the permit was granted notified and we have the authority to nullify the permit, pending the hearing?"

His Worship the Mayor: "Yes."

MOVED by Alderman Lloyd, seconded by Alderman Trainor, that City Council set May 5, 1960, at 8:00 P.M. in the Council Chamber, City Hall, Halifax, Nova Scotia as the time and place for a Public Hearing to consider the appeal. Motion passed.

REPORT - REDEVELOPMENT COMMITTEE - DOWNTOWN WATERFRONT REDEVELOPMENT AREA

March 31, 1960

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

At a meeting of the Redevelopment Committee, held today, the attached report respecting the Redevelopment of the Downtown Waterfront Area was submitted from the Director of Planning in which he makes the following summary of recommendations:

1. The site of the proposed service station at 1-3 George Street and 5 $\frac{1}{2}$ -7 Upper Water Street and the premises of the Scotia Flour and Feed to be acquired by the City for the improvement of Upper Water Street, and eventual redevelopment in accordance with the overall plan for the area.
2. The area bounded by the northern boundary of the Navy Depot, Upper Water Street, City Wharf and the Harbour should be declared a redevelopment area.
3. A detailed plan should be prepared to show the comprehensive redevelopment proposals for the area including:
  - (a) Public promenade along the waterfront from George Street to the Cogswell Street extension.
  - (b) New street lines for the adequate alignment and widening of Upper Water Street.

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(c) Phased commercial redevelopment by private enterprise.

4. Controls should be established governing private development including the reservation of certain areas for public use as part of waterfront promenade.

Your Committee recommends that the proposal be accepted in principle, and that the City Manager be directed to submit a report on the cost of acquisition of the properties concerned as a first step in the program.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

His Worship the Mayor: "You realize that what the Redevelopment Committee is recommending is merely the approval in principle of the creation of a redevelopment along the waterfront."

Alderman Lloyd: "In moving in principle, we agree to these general objectives. I suppose the next step from the Town Planning Board would be the step-by-step implementation, part of which is dependent upon the passage of legislation before the Legislature, so that we could expect action if the new planning authority under the proposed legislation is obtained; you could expect it probably after that. Also, it is a fair warning to all the area of the intention generally of the City, if we approve it in principle."

His Worship the Mayor: "The main feature of Mr. Munnich's report is that this is not intended to be primarily a City redevelopment project. For instance, the number of persons living in the area is only 43; an area of almost 10 acres - 22 adults and 21 children. It is not sufficient for us to get a clearance grant from the Provincial Government. Any action we take must be on our own."

Alderman Lloyd: "On the other hand, the report does indicate that overall and ultimately, there is a practical, financial aspect to this just the same. It is not going to be an entire loss to us. Private enterprise would redevelop; and, as you know, the methods of taxing industrial enterprises and commercial properties throughout the whole of Canada are profitable to urban areas. Judging from the relatively low assessments that exist there now, an overall gain would come. It is mostly in the nature of capital

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expenditures such as the City had and that is what I like about the report. It leaves ample opportunity for private enterprise, while preserving through public use, in the line of good taste and appropriateness, a development which, I think, will reflect most creditably upon the Town Planning Board and staff."

His Worship the Mayor: "Now, the essence of the motion tonight is to approve in principle the report and ask the City Manager to bring forward some cost details as to the acquisition of properties in the George Street, Water Street area with a view to the removal within the near future of some of the buildings to provide a better approach to the waterfront."

Alderman Lloyd: "In brief, the motion is to approve this in principle and give directions to the Redevelopment Committee to come forward with detailed steps on the matter as quickly as they deem appropriate."

Alderman Dunlop: "One time there was talk about a railway line going along the harbour front, connecting the north and south. Has this been considered by the Director of Planning?"

His Worship the Mayor: "We've been informed that to provide railway facilities down on the docks, leading out to the docks, would require that there be a demolition program carried on as far west as Granville Street where it's possible to turn. The main line in through the piers is one area. There is ample room for development of piers north of this area. This idea is to try to preserve the central harbour point for a waterfront promenade, a park, blended in with other private uses. The idea of a railway has been explored in the '20's and was rejected because of the area concerned. One firm on Water Street attempted to give an extension north about 100 yards to the present northern extremity of the railway yards, but they were not successful in getting that extension."

Alderman Dunlop: "I notice this isn't a City development. Supposing the people who own this land are not prepared to go along with the idea that has been suggested here? What will the situation then be? Will the City not eventually have to assemble this land and purchase it?"



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His Worship the Mayor: "That is a possibility but it is thought that with our present legislation, this would arm us with sufficient authority to hold off any development that would be contrary to the plan. We have been assured by the owners in public that they have plans for the development of this; and, I think, their planning should coincide with our general planning. In general, the plan should conform to the general plan of the area laid down by the Director of Planning."

Alderman Dunlop: "I think it is an excellent idea but I think we've got to be prepared to buy this land if we should want to see this thing through; and, if we don't sell it back to these people. I think we might as well look at it here tonight. This service station, which is a thing that brings the matter to an immediate head, is going to cost us quite a lot of money. I think we must be prepared to buy all that land; and, eventually, if we can't, sell it back the same as the Redevelopment Committee is doing with other land. I'm sorry to hear we are not going to be able to get any Federal assistance."

His Worship the Mayor: "No, we are not."

Alderman Dunlop: "I think we will have to ourselves. Will the legislation give us that power?"

His Worship the Mayor: "Yes, it will."

Alderman Lloyd: "I think the general legislation we have provides an entirely new setting to negotiations between the City in the past and the owners of existing land. They're not going to run away very quickly from seeing the advantages on the land site of that kind, even if it means eventual redevelopment of their own land, in their own hands, and under their own financing. I agree that you cannot decide the question tonight insofar as the redevelopment by private holders. That is why I favour tonight agreeing in principle. Once the Council expresses desire and looks upon this coming proposal favourably, I'm sure then it will shift the attitudes and objectives of the private owners in the area. You may not have to bother the service station site if they were to generally form some kind of redevelopment.

"If you do have to, certainly it depends on the individual

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attitude and objectives of each private owner; and they will probably all be different. Alderman Dunlop is altogether correct when he says you may be faced with acquiring property."

His Worship the Mayor: "Yes."

Alderman Lloyd: "I think we've got to go forward, meet the situation and by this procedural step, bring it to a head, and show we're serious about redevelopment in the area. We will meet the situations as they arise."

His Worship the Mayor: "If you don't use this device, as in town planning and redevelopment, then what we'll have is a long-term patchwork development in Halifax which will collapse within four or five years."

Alderman Lloyd: "Let's face it. This is the core of redevelopment in the City of Halifax. If you get a start here, between both public and private efforts, you'll bring about the redevelopment that is hoped for in the next several years to come. You've got to have something tangible in that part, in the core part of the City, as Professor Stevenson has so well put it in his Report."

The motion was then put and passed.

REQUEST TO HAVE THE GREATER HALIFAX COMMITTEE STUDY AMALGAMATION OF WESTERN SUBURBS

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His Worship the Mayor: "May I mention this. This is not redevelopment but in a wider planning sense, it is appropriate for us to consider it. I received a letter from one of the ratepayers' groups in the area requesting that our Greater Halifax Committee study a possible submission to the Commission enquiring into the County affairs, because the terms of reference are broad enough to include the inclusion of the possibility of having the Commission study the possibility of amalgamation of the western suburbs of the Halifax side, and pass it on to the Chairman of the Committee and ask them to consider it; and, if they deem it appropriate, take such action as they wish."

Alderman Lane: "I think you realize probably as well as I do, the fact that the Greater Halifax Committee has not functioned for some months because we are waiting for figures which, as far as I can ascertain from enquiries, haven't been forthcoming. We've studied a good many problems which will

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be needed for this particular service; but, until we know something about the County assessments, we don't know anything about the income."

His Worship the Mayor: "In fairness to the County authorities, they did inform us; and I told a meeting of the Greater Halifax Committee that, at the last meeting, the Warden has indicated that the full facilities of the County would be available to us after the opening of the County building. Mr. DeBard assured us at that meeting that he would give sufficient staff to go out there to examine the books and to obtain any information we wanted. It seems to me, the device now presented to us, the means whereby this study should be made by an independent authority, the Auditors be provided through the Commissioner, might be a means of getting the information we need, in a better way than to send our staff there to do it."

Alderman Lloyd: "What Committee are you asking to take that action?"

His Worship the Mayor: "The Greater Halifax Committee."

His Worship the Mayor: "I want to inform you that this matter isn't before Council for action. We can't take action on it but the Committee can take notice of it."

Alderman Lloyd: "I spoke to Alderman DeWolf tonight about some progress that was made on research into the matter of education finance. This is sort of an interim progress report of this Committee. It has been agreed with Alderman DeWolf and Alderman Connolly that I should endeavor, as Chairman of the Committee, to take advantage of any research work that was being done in the field before we get down to cases ourselves. That is looking at it purely from the City's point of view."

"The Canadian Education Association, through its Nova Scotia Division, is making a study of education and finance. At several meetings, last evening for example, Professor John Graham of Dalhousie's Economics Department, was present; Deputy Minister Moffatt, myself, and four or five other members of this special study Committee. We talked about such things as the question of the changes of boundaries and the matter of education and finance. We got into such things as 'How do you bring up to date foundation program costs?' We went very deeply into the matter of the formula for determining the sharing

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of these foundation programs.

"Fortunately, this work is proceeding to some considerable depth and while its purpose is to eventually bring about a wider understanding of financing education in Nova Scotia, as a by-product, there would be a lot of useful information to us. In the meantime, I don't think there would be any harm done for the Greater Halifax Committee to meet and give some simple, general directions, indicating this is a matter which is going to confront us; and, certainly, the amalgamation of certain areas on the Dartmouth side of the Harbour with the Town of Dartmouth, is going to completely alter the financial planning picture of the County. It seems to me that, with a sense of responsibility to their own people, and we, with a sense of responsibility; then, most certainly, and I say that most advisedly, may want to bring about an earlier discussion. I think this is a matter that should be explored by the Committee in the light of this Commission enquiry and I think a meeting could be called and we could explore just what kind of a presentation could we make. Would it be in the form of an invitation that the City would welcome an examination of this question rather than dogmatic assertions about what ought to be done; but open the door to an invitation to the Commission to take a look at this aspect of the problems of the County?"

His Worship the Mayor: "The terms of reference, as I understand, are wide enough apparently to include such a study. I think that it would be folly on our part to miss the opportunity of having an examination made by an independent authority. They are examining this. Our discussion of this might be construed to mean a criticism of the County's doctrines."

Alderman Lloyd: "No, no!"

His Worship the Mayor: "The initial point that brought forward the enquiry and the appointment of the Commission were in a different vein entirely. The Government, in setting up the Commission, has widened the terms of reference to bring many aspects of County Government, the supplying of rural services by an urban government and so on. These can all be examined."

Alderman Dunlop: "I would think that unless the whole subject of the other study on the other side of the harbour, the amalgamation of Dartmouth,

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was also studied by the Committee, I think it would be unwise for us get into this matter. After all, this Royal Commission is set up; and it is really an internal squabble in the County Council. It's not set up primarily for the purpose that has been suggested; that's not the primary purpose. The primary purpose is something entirely different - to investigate certain charges; and, while they may be broad enough, I think we should keep out of it. Is there not an Auditor or someone doing this study set up by the Government of the proposed amalgamation in Dartmouth?"

His Worship the Mayor: "I don't know. An Auditor is a necessity when you reach the question of the transferring of assets and liabilities for the Governments concerned."

Alderman Dunlop: "That might be extended even over here. I think it's a little premature to even initiate it because we haven't requested it and the people haven't."

His Worship the Mayor: "I had requests."

Alderman Dunlop: "Yes, but they haven't gone the distance to put it in a formal way, as the Act requires it."

His Worship the Mayor: "No, not in the form of an application to join with the City of Halifax; but, this might be the better way of doing it, especially in view of all the discussion which took place around the amalgamation proposed in Dartmouth. It's better to do it this way and avoid a lot of the discussion."

Alderman Lane: "In view of the comments which have been made tonight, I think perhaps a meeting of the Greater Halifax Committee can do no harm, if only to assess the position we now find ourselves in. In view of the fact that we've had such long delays in getting pertinent information before us, it may well be that the information we have is now out of date. I've felt that a good deal of work perhaps that has been done, will have to be completely done over; or, at least, altered to meet the present day costs. Some of it was assembled as much as two years ago."

City Manager: "Longer than that for some of it."

Alderman Lane: "If it's the wish of the Council that the Committee

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meet, and find out the position we hold at the present time, I'm sure that the City Manager will arrange to call a meeting."

RECEPTION OF PETITIONS AND DELEGATIONS

No persons wished to be heard.

LOCAL UNION #108 - MEMBERSHIP OF SUB-FOREMEN

City Manager: "I'd like to go back a bit into the history of this. On February 15, 1960, you were circulated with a memorandum which was sent to the Council on May 12, 1953, concerning this matter."

He then read two memos for the information of Council.

City Manager: "It was passed by the Committee on Works and recommended to City Council. It also recommended to City Council that the fee of \$6.00 for the foremen and sub-foremen to belong to the Foremen's Club, be paid by the City. It should have come before Council on February 25th. The Union was advised and they wrote and said they couldn't be here because their Solicitor was ill. On March 18th, I wrote to them again and said it would be before Council on March 24th. I received no answer to my letter and I wrote again on March 25th."

He then read the letter for the information of the Council advising that the matter would be considered at this time.

City Manager: "They are not here tonight but I do have a letter from the President of the Union."

He then read the above mentioned letter for the information of Council which states that the sub-foremen wished to remain as members of Local #108, which strongly opposes any action by the City to remove them from the bargaining unit.

City Manager: "This letter means practically nothing because we have a perfect right, if Council wishes, to approach the Labour Board and ask that the sub-foremen be excluded from that bargaining unit; the reason for that is quite apparent."

Alderman Lloyd: "That is so, but I think it might be wise to hear their reasons before we went; just what reasons they would advance; and I think the Union should be prepared to present to Council the reasons. I think it is only a fair thing to ask."

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His Worship the Mayor: "This is the third time they've failed to appear here. They came one night and asked to have it deferred."

Alderman Lloyd: "I'll go down on record as opposing. I wonder if we might not invite them to give more details and be more specific in their reasons."

His Worship the Mayor: "I'm afraid you won't. Let's argue it out before the Labour Relations Board and let them justify it to that group. The City Manager, who is in charge of administration, advises that he thinks it is a bad thing to have the sub-foremen in the Union. It's bad from a legislative point of view. I think we should support the Manager and the Commissioner of Works in their request."

Alderman Lloyd: "I'm not saying that I disagree with them or that I agree with the Union. I think, as a Council, we should invite them once more to come to us and give specifically their reasons why they object to it."

City Manager: "They've had the opportunity three times."

Alderman Lloyd: "They've not before said they were opposed and previously, we had the impression that they were in agreement. Apparently, they're not."

City Manager: "Twice before, they could have come and said they were opposed."

Alderman Lloyd: "I think they should be given the opportunity to give their reasons to Council. I think it might help the matter."

MOVED by Alderman Dunlop, seconded by Alderman O'Brien, that the City make application to the Nova Scotia Labour Relations Board for exclusion of sub-foremen from the bargaining unit represented by the Civic Workers' Union Local #108. Motion passed.

#### JOB EVALUATION

His Worship the Mayor introduced Mr. George E. Terris, Vice-President of Payne-Ross Limited.

He then asked the City Manager to quickly explain the steps leading up to Mr. Terris's appearance.

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City Manager: "The proposal that they made originally in November and supplementary information, was circulated to Council. As I told you earlier, I asked Payne-Ross Limited to send the senior man who would actually be on the ground in charge of this work, so that we wouldn't have a criticism that was levelled at one time with another group of consultants. I still think we had a good re-assessment; but I also think it is wise to have the man who is ultimately responsible for this here so that we can see him and know how he intends to organize his work."

Alderman Lloyd: "I think it's also well to observe that in engaging professional people for this type of work, we engage them because of their skill in the field; and, in our past experience in various consultant engagements we've had, we have learned that there seems to be some advantage in having the staff informed of your progress as you go along; which raises the question: 'Should we have a Personnel Director to be trained with you if it's practical; and, what proportion of the actual work will be done by the consultants?'

"Will the job specifications be conscientiously and independently reviewed by you? In other words, we don't want to have something come up from staff organization with the feeling later on that the man immediately next to the fellow below is supervising what he has written, and it's all put in very nicely into a little package. We'd like to have this independent examination made so that should it occur to you as you proceed with your enquiries; if you should observe anything of value organizationally to the City, we'd be willing to listen to your suggestions, perhaps with some further action by your organization on the matter of organization, subject, of course, naturally under our City Manager system; it must be something that works out in harmony with and in collaboration with our City Manager."

Mr. Terris: "You have asked two questions. The first in relation to the supervision and general overall conduct of the assignment, if it should be awarded to Payne-Ross Limited. I, as Vice-President of the firm, would have direct and absolute responsibility for the satisfactory conduct and the satisfaction of the client at the close of the assignment. There would be staff



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applied, one principal of our firm who is a specialist in job evaluations and in industrial engineering techniques, among which job classifications and job descriptions are one facet. He would be here for whatever time was necessary to get absolutely accurate and definitive job descriptions completed.

"He would not be here, let's face that fact, nor would I during the time job descriptions might be being collected; but, there would be on the scene, through the arrangement we have, the collaboration we have with your City Auditors, this staff, trained by us, with a relatively simple technique, to oversee the fact that the job descriptions are correct. Then, our man, who will be Mr. Davidson, will look them over for content and accuracy. He will be on the scene as we see fit, really, during the time the job descriptions are being written. He will be on the scene for at least a week while the beginning of the writing of these job descriptions is being done and make sure that that which is going forward is following technical specifications. He will return and review them. Once he has collected the job descriptions into a rude sort of format, I would be with him to review them and we would go on from there to the balance of the steps which we have laid out in our report. That which concerns you, as I see it, is confidence in the firm which will do the work, and confidence of the fact that the firm, itself, is going to turn over to you an excellent piece of work; a piece of work which will fit your needs. We will do that. You will have on hand supervision of the proper type at all times. Supervision at the proper time may not necessarily mean the type of supervision which you have in mind. I, for instance, could not afford to spend my full time in the City of Halifax. The City of Halifax couldn't afford it, not on this assignment; you might on some others."

Alderman Lloyd: "In other words, when a job description is issued from your firm, and you have, in fact, laid it on as an appropriate job description for the purpose of evaluation, you unequivocally state, in effect, no matter how it got to your hands, in your opinion, that is a proper, appropriate job description. Do you take full responsibility for it?"

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Mr. Terris: "Yes, full responsibility; otherwise, we can't do the job."

Alderman Lloyd: "I'm satisfied with that. I wanted to show that you state unequivocally that there is no temporizing at all."

Mr. Terris: "No, no temporizing at all."

His Worship the Mayor: "What about a continuation of the job descriptions and the maintenance of a wage and salary administration plan which is important to a Municipal Government?"

Mr. Terris: "As you know, we feel that a Personnel Manager is certainly appropriate for a City of this size, the number of employees you have. That is a subject which is a decision of Council. You will have to turn over to us in the period of time the job evaluation is going on for the completion of the assignment, someone from the City personnel qualified to carry on. We will train him, or her."

Alderman Lane: "May I ask how many cities of comparable size in Canada have you done this type of work for?"

Mr. Terris: "We have done no cities of comparable size. We have done job evaluations in the City of St. Catherine's and we have been negotiating with the Board of Education in the City of London. We finished work with London a year ago, and they asked us to wait. A job evaluation is not something which is peculiar to cities, towns, municipalities or governments at all. It is something which is classified and applied throughout industry. The first techniques started with industry. They are common; they are a bit simple, really. You want something done to cover 1,250 employees to bring in a wage and salary classification system which will enable you to work more efficiently in future, to improve your relations and your procedures with your own employees. This will be forwarded. Another facet is that a job description enables you to select employees properly, one of the major advantages of a proper job description. You fit the employee to the job."

Alderman Lane: "The reason for my original question is related to the fact that I feel that a job description has got to be related to local conditions, local labour and labour market conditions."

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Mr. Terris: "That is the reason we ask for a person of the City to work with us."

Alderman O'Brien: "I wonder if Mr. Terris could give us a little more detail on why he feels we should have a Personnel Officer or Manager. It seems to me that if he had sufficient reason, we might want to consider his original proposal of proceeding with such an appointment in the early stages of this so he could carry on. I'd like to know something more of the reasoning; how big a Corporation has to be before it really requires this type of service, and what the service is that is supplied by such a firm."

Mr. Terris: "Looking at organization, that should be outside terms of reference but if there is something of such magnitude as to be startling, I think it would be quite proper that we come to you with such recommendations; but organization study in itself, is quite an assignment."

Alderman Lloyd: "I think that you will agree that quite frequently, you do make sort of a preliminary survey to see the needs and we would have no objection if you saw the opportunity for such a preliminary observation and be prepared, should we ask you, to report to us."

Mr. Terris: "There is no satisfactory answer to that. As management consultants, it is our duty to a client to make him aware of anything which is truly wrong, and we would do that."

Alderman Lloyd: "I take it that you will be alert to anything."

His Worship the Mayor: "There may be a field or a department where you feel you perhaps should give further examination in the light of your findings." He then asked Mr. Terris if he would answer Alderman O'Brien's question regarding the need for a Personnel Officer or Director.

Mr. Terris: "You have a large corporation with a number of employees; and I, also, from the few times I've been in the City Manager's office, have been aware of the fact that he has carried the major part of the load for you in relations with your employees; and I heard a report tonight which just slipped out. I think for one thing, it's a foolish waste of time for a City Manager to have to conduct such correspondence over a \$6.00 item with respect to sub-formen in the Union membership. What is even stronger beyond that point,

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is that in employee relations you have what one might call 'a can of worms'; an inexorable tangle of relationships one of which you are attempting at this moment to relieve by means of job descriptions, job classifications and job evaluations. It is a full time application for a man in handling his personnel. In our work we can go into any private company and you can draw your own analysis from here, and know that with job descriptions, job classifications, know salary evaluations, and where there has been an uncontrolled Union in effect, with no man applied to personnel work to work full time in his relations, and no man applying full time the proper selection of personnel to meet the needs of a job, there is a considerable loss of efficiency and the efficiency loss is to the range of 30%. Now this is in private industry. As to Municipalities or Federal Government, you may draw any conclusion you wish. The most important thing you can do from the standpoint of reducing costs in City administration, in a clerical sense, and in the labour facet, is to see that you fit your person to the job, not a job to a person. It's a pure waste of money. There certainly should be in a City the size of Halifax, a Personnel Manager, a Personnel Director, whatever title you wish to apply to him. With respect to the question of what size a Company requires a Personnel Director; some companies with as few as fifty employees have Personnel Managers full time. In this case, though, technically and highly efficient professional personnel. When you get to 200 to 300 employees, one should look very carefully at the monetary savings inherent in having a personnel man full time, handling all the affairs of personnel."

Alderman O'Brien: "How many do we have on the staff?"

City Manager: "The total staff of the City is 1,300 approximately. That's just the City Field, Police, Fire, Health and offices."

Alderman O'Brien: "They would come under a Personnel Manager if we had one?"

City Manager: "That Personnel Manager could be in a consultant capacity to the Chiefs, which would, insofar as personnel is concerned, come under the same level as I am. In other words, all the personnel but those two Departments are under me so that this Personnel Manager wouldn't change this setup."