

Council,
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City Solicitor: "No. The purpose of it was just as they say; they are protected right now by their own Private Act."

Alderman Lloyd: "It didn't come to us because some applicants wanted a subdivision?"

City Solicitor: "No. I can't tell you what the purpose was. I only follow what instructions I get from Council."

Alderman Lloyd: "I am sure I heard right tonight that some person wished to subdivide his land. You mean to say your proposal to remove from the Charter, and his desire to subdivide his land, is just a coincidence?"

City Solicitor: "No. I would say this. When it came for his proposal to subdivide the land, I pointed out that it would require legislation. If you look at the Council minutes, I further pointed out that there was an application in 1957, not to us; it went to themselves (the Legislature). I think Mr. Daley was the one that did it."

Mr. Daley: "That also came before the Town Planning Board."

City Solicitor: "The City did not move it."

Mr. Daley: "I presented the Bill but I presented it at the same time as the City Bills were being presented."

City Solicitor: "That is the reason it came up. When it came up, I said it would require legislation. Then we said 'Let's get rid of it!'"

Alderman Lloyd: "I have no quarrel with you, Mr. Doyle, at all. It is purely a matter, if the City Council was so disposed to disagree with a Private Act, standing in the way of community planning or something like that, then there would be an issue drawn. But, I haven't found anybody in the Council yet who wishes to do away with it."

Alderman Dunlop: "Is there any action needed tonight?"

His Worship the Mayor: "No."

Alderman Dunlop: "I think we are wasting a lot of time."

His Worship the Mayor: "If you do it by way of no action being taken, then there is still more or less of a live issue."

Alderman Lloyd: "Alderman Macdonald is moving that the proposal be rejected, and that the legislation not be withdrawn from the Charter."

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Alderman Macdonald: "Yes, that is right."

Doctor A. W. Titus, 32 Connaught Avenue, also addressed Council, as follows:

"The property which borders mine at 346 Quinpool Road is an apartment building. It is going down hill and is a detriment to all those properties in our area. If these regulations are such as Mr. Doyle has read out tonight, I would like to know if at the next hearing, we could find out if the regulations in this Bill were followed when that building was built. If it's not, I would like to have some investigation made as to whether or not building is acceptable in the Rosebank Subdivision."

Mr. Daley: "I can answer that. That building was there before the Act was passed."

Alderman Dunlop: "There will be no further Public Hearings?"

His Worship the Mayor: "No."

The motion was then put and passed.

MODIFICATION OF SIDEYARD REQUIREMENTS - #115 LIVINGSTONE STREET

MOVED by Alderman Trainor, seconded by Alderman Dunlop, that this item be referred to the Town Planning Board for consideration and report.

Motion passed.

REPORTS - REDEVELOPMENT COMMITTEE

TO: His Worship the Mayor and Members of City Council

FROM: T. C. Doyle, City Solicitor

DATE: April 28, 1960

SUBJECT: MATTAR EXPROPRIATION

I wish to report that the appeal of the City against the decision of the Referee, His Honor R. C. Levy, was allowed.

The Referee set the compensation to the Misses Mattar in the total sum of \$28,807.25. The Supreme Court en banc reduced this to \$20,057.25, together with costs to the City.

We appealed the Referee's decision on eight grounds, the majority of which were based on legal principles. When before the Referee, a ruling was made by him that the burden was on the City to prove that the amount paid into Court was sufficient. The decision of Mr. Justice Parker, which was concurred in by the rest of the Court, stated "With respect, I am of the opinion that he erred in this respect". Another ground of appeal was the allowance for special

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adaptability and this was reduced by the Court en banc from \$10,000.00 to \$2,000.00. A third ground of appeal was that the Referee erred in making allowance of 10% for compulsory taking and that this was not something automatically given. The Learned Justices reduced this to 5%, or from \$1,500.00 to \$750.00, and in the decision stated - "There is no doubt that the respondents are entitled to some compensation for the 'compulsory taking' of the land in question, but I know of no law that requires the allowance of ten per cent of the value of the land. In some cases that may be a proper allowance to make. In this case, in view of the amounts allowed under other headings, I can see no justification for allowing more than five per cent, that is \$750.00".

In regard to other grounds of appeal, no definite decision was made.

Mr. R. M. Fielding, Q. C., on the basis of the points appealed on, prepared the Factum and presented the case to the Court, and in my opinion, did so in an excellent manner.

T. C. DOYLE, Q.C.,
CITY SOLICITOR.

Alderman Lloyd: "Actually, that does help you to approach some of these settlements, does it not?"

His Worship the Mayor: "It is one guide in assisting us."

Alderman Lloyd: "The Court decision could help in the matter of special damages, at least."

His Worship the Mayor: "Yes."

Alderman Lloyd: "It is unfortunate that some person has to lose in these particular cases. One can easily see what this might have run into-- hundreds of thousands of dollars if it had not been taken to the Court."

REPORT - REDEVELOPMENT COMMITTEE - EXPROPRIATION OF PROPERTIES - JACOB STREET
AREA

April 28, 1960

EXPROPRIATIONS - 123-125 Brunswick Street
135-137 Brunswick Street
75 Buckingham Street
53-62 Jacob Street

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

At a meeting of the Redevelopment Committee, held on this date, it was decided to recommend that the above properties contained in the block bounded by Brunswick, Jacob, Market and Buckingham Streets be expropriated; and that the assessed value of each property, plus five per cent, be paid into Court as the amount of settlement.

Central Mortgage and Housing Corporation concur in this recommendation.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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His Worship the Mayor: "There are only four properties remaining to be acquired in that block."

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

Alderman DeWolf: "Does that go along with appraisers for the City or have you had this appraised? If you deposit in Court the assessed value, plus five per cent, the probability is that if our own appraisers are higher, the probability is we would lose the cost in each case. That is the only reason I'm asking."

His Worship the Mayor: "I think we should add to the resolution that the City Solicitor be enabled to appoint two appraisers to assist him. I think they are a necessity in the Court."

Alderman DeWolf: "I am not arguing about that. If the amounts given were higher, would it be well to put in what we think is a fair amount to pay?"

His Worship the Mayor: "No. Central Mortgage and Housing Corporation are of the opinion we should go in at the lower figure and they are prepared to face the Court or whatever it may be, and share in the cost. I think the cost should be levied. We are trying to establish some principles; we're quite frankly going into Court and we're prepared to do justice to the City's and the Corporation's position; but, also, we are not going to try to set any arbitrary figure and try to defend it at this time. It is up to the Court to decide some issues here."

The motion, with the addition suggested by His Worship the Mayor, was then put and passed with Alderman Lloyd abstaining from voting.

NOTICE OF MOTION BY ALDERMAN O'BRIEN

Alderman O'Brien gave Notice that, at the next meeting of Council, he would move that Council rescind the resolution passed on March 17, 1960, with respect to the Atlantic Garage Property Expropriation.

Alderman O'Brien: "The purpose being to pay in assessment plus 5% in accordance with the recommendation of Central Mortgage and Housing Corporation."

REPORT - REDEVELOPMENT COMMITTEE - ACQUISITIONS - #44 CORNWALLIS STREET AND
#30 MAITLAND STREET

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

At meetings of the Redevelopment Committee, held on March 4 and April 22, 1960, acquisition of the following properties was recommended by the Compensation Officer:

| <u>PROPERTY</u> | <u>OWNER</u> | <u>AMOUNT</u> |
|----------------------|--------------------|---------------|
| 44 Cornwallis Street | George Dear | \$5,170.00 |
| 30 Maitland Street | Mrs. Ruby Jacobson | \$4,200.00 |

Your Committee concurs in the recommendation of the Compensation Officer, subject to the approval of Central Mortgage and Housing Corporation.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

Alderman O'Brien: "Has Central Mortgage and Housing Corporation agreed to these individual proposals and is that concurrence important before Council decides? Mr. Grant is here and he might tell us."

The City Manager said that Central Mortgage and Housing Corporation have given at least tentative agreement.

Mr. Grant: "There has been no formal approval of these instances here that have been brought forward. Perhaps they have been looked at locally, and they do require a further decision at a higher level, than locally in these particular instances. I think we agree the procedure is this: If Council agrees, then they be submitted to us for a formal approval in writing on each particular instance."

Alderman Lloyd: "Do we reach the stage where the representatives of Central Mortgage and Housing Corporation, here, indicate that they are prepared to recommend acceptance? Is that the procedure? So, we could be informed that we have your recommendation, even though it is subject to your Head Office."

His Worship the Mayor: "They have certain ground rules and a certain scope to act for the Corporation up to a certain amount."

Alderman Lloyd: "For a certain amount?"

His Worship the Mayor: "That is right. Beyond that, they must get the approval from the Central Office."

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Alderman Lloyd: "In other words, so far as City Council is concerned in passing these, we have some general indications but not necessarily any conclusive agreement from Central Mortgage and Housing Corporation."

His Worship the Mayor: "We have to get Council's action but in doing so, we get the stamp of approval of fourteen or fifteen people, don't we?"

Alderman O'Brien: "Shouldn't we get the Corporation's approval after the Redevelopment Committee's approval is given, before it goes to Council for a final decision?"

Alderman Lloyd: "If we had their approval, then it comes to us as a recommendation."

His Worship the Mayor: "I would think so, yes."

Mr. Grant: "I wouldn't like to say, particularly at this moment, but it seems to me when we look at the reverse side of the coin, on the public housing, we are responsible for the action. We must make a basic decision, ourselves; and then we, in turn, submit it to the City Council for a final decision. I think this is perhaps coming the other way. What we are attempting to do is to look at these together with Mr. Smith, the Compensation Officer, in a tentative way, and see that some general agreement in principle is arrived at."

His Worship the Mayor: "Does your Mr. Ridout go over the report?"

Mr. Grant: "Basically, yes. He goes over it with Mr. Smith and expresses views on it. We would assume from that, that he and Mr. Smith have reached agreement. This cannot be a final approval."

Alderman O'Brien: "At one of our recent Redevelopment Committee meetings, it seemed to me that Mr. Grant was saying that some of the properties we thought we had settled and passed through Council, had not yet received the approval of his Corporation. This is all that concerns me: Because we have passed it, we go ahead and pay out the money, accept the deed. If we don't have their approval; I'm not sure yet whether certain of the Maitland Street properties that have been approved in Council, have been approved by the Corporation."

City Solicitor: "There is one; the only one that I have which is

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subject to the approval of Council. We have not settled that yet. If they were passed through that way, I certainly wouldn't recommend it."

Alderman Lloyd: "Your Worship, I would suggest that your Redevelopment Committee look into this matter with Mr. Grant at your next meeting."

His Worship the Mayor: "There is a meeting tomorrow afternoon and we can discuss it then."

MOVED by Alderman Abbott, seconded by Alderman O'Brien, that the reports be approved, subject to the concurrence of Central Mortgage and Housing Corporation. Motion passed.

TENDERS - SIDEWALKS, PAVING AND SEWERS

TO: His Worship the Mayor and Members of City Council
FROM: Committee on Works.
DATE: April 19, 1960
SUBJECT: Item #3 - Committee on Works - Tabulation of Tenders - Sewer Trenching
Item #4 - Committee on Works - Tabulation of Tenders - Sidewalk, Curb and Gutter
Item #5 - Committee on Works - Tabulation of Tenders - Asphalt Paving

The Committee on Works at a meeting held on the above date, considered a tabulation of tenders as submitted by the City Manager and Commissioner of Works for the following: (3) Sewer Trenching, (4) Sidewalk, curb and gutter, (5) Asphalt Paving.

(3) Tabulation of Tenders - Sewer Trenching

Acceptance of the following tender was recommended:

Standard Paving Maritime Limited, Halifax (Only tender received).

On motion of Alderman Macdonald, seconded by Alderman Trainor, the Committee approved the recommendation of the City Manager and Commissioner of Works and recommended it to City Council.

(4) Tabulation of Tenders - Sidewalk, curb and gutter

Acceptance of the following tender was recommended:

Walker and Hall, Limited, Halifax (Only tender received).

On motion of Alderman Abbott, seconded by Alderman Macdonald, the Committee approved the recommendation of the City Manager and Commissioner of Works and recommended it to City Council.

(5) Tabulation of Tenders - Asphalt Paving

Acceptance of the following tender was recommended:

Standard Paving Maritime Limited, Halifax, (Lowest tender).

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On motion of Alderman Connolly, seconded by Alderman O'Brien, the Committee approved the recommendation of the City Manager and Commissioner of Works and recommended it to City Council.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

CITY OF HALIFAX

WORKS DEPARTMENT

TABULATION OF TENDERS
FOR

SIDEWALKS, ASPHALT PAVING, SEWERS

A. SIDEWALKS, CURBS, GUTTERS & SODDING

| | | |
|------------------------|--|-------------|
| WALKER & HALL | | <u>1960</u> |
| No. of Items Increased | | 22 |
| " " " Decreased | | Nil |
| " " " Remaining Same | | 16 |
| " " " New Items | | <u>2</u> |
| | | 40 |

Only Tender Received
MAJOR ITEMS INCREASED:
Sodding - From \$0.80 --\$0.85
Sidewalk - 4 inch \$3.89--\$3.99
Sidewalk - 6 inch \$3.10--\$3.14
Rock Excavation- \$13.00--\$14.00 /cu. yd.
MAJOR ITEM UNCHANGED - CURB & GUTTER.

B. ASPHALT PAVING

| | <u>Low Bid</u> | <u>Even Bid</u> | <u>Intermediate Bid</u> | <u>High Bid</u> | <u>Total</u> |
|---------------------|----------------|-----------------|-------------------------|-----------------|--------------|
| # STANDARD PAVING | 22 | 3 | 6 | 1 | 32 |
| MUNICIPAL SPRAYING | 3 | 4 | 18 | 7 | 32 |
| TRYNOR CONSTRUCTION | 3 | 1 | 7 | 21 | 32 |

Denotes lowest tender:
Recommended: STANDARD PAVING MARITIME LIMITED

C. SEWER CONSTRUCTION

| | | |
|--------------------------|--|-------------|
| STANDARD PAVING | | <u>1960</u> |
| No. of Items Increased | | 12 |
| " " " Decreased | | 104 |
| " " " Remaining the Same | | 48 |
| " " " New Items | | <u>3</u> |
| | | 167 |

Only tender received.

RECOMMENDED:

- A. SIDEWALKS, CURBS, GUTTERS & SODDING - WALKER & HALL LTD., HALIFAX
- B. ASPHALT PAVING - STANDARD PAVING MARITIME LTD., HALIFAX
- C. SEWER CONSTRUCTION - STANDARD PAVING MARITIME LTD., HALIFAX

DATE: April 19, 1960

SUBJECT: Tabulation of Tenders - Works
A. A. DEBARD, JR.,
CITY MANAGER.

The Committee on Works at a meeting held on the above date considered a tabulation of tenders as submitted by the
G. F. WEST,
COMMISSIONER OF WORKS.

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The report was considered item by item.

(1) Tenders - Sewer Trenching

MOVED by Alderman Macdonald, seconded by Alderman Trainor, that this item be approved. Motion passed.

(2) Tenders - Sidewalks, Curb and Gutter

MOVED by Alderman Macdonald, seconded by Alderman Connolly, that this item be approved. Motion passed.

(3) Tenders - Asphalt Paving

MOVED by Alderman Connolly, seconded by Alderman O'Brien, that this item be approved. Motion passed.

MODIFICATION OF SIDEYARD REQUIREMENTS - #48 LIVERPOOL STREET

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: April 19, 1960
SUBJECT: Modification of Sideyard - #48 Liverpool 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 a modification of a sideyard at Civic #48 Liverpool Street, subject to agreement on detailed design of the proposed extension to the satisfaction of the City.

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

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

TENDERS FOR FLOWER BULBS

TO: His Worship the Mayor and Members of City Council
FROM: Committee on Works
DATE: April 19, 1960
SUBJECT: Tabulation of Tenders - Flower Bulbs

The Committee on Works at a meeting held on the above date considered a tabulation of tenders as submitted by the City Manager and Commissioner of

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Works for Flower Bulbs.

Acceptance of the following tender was recommended:

Leo M. Van Reisen and Company, Toronto, Ontario (Lowest tender).

On motion of Alderman Lane, seconded by Alderman Abbott, the Committee approved the recommendation of the City Manager and Commissioner of Works and recommended it to City Council.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

RENTAL - KEMPT ROAD LAND TO BLACKWOOD-HODGE LIMITED

TO: His Worship the Mayor and Members of City Council

FROM: Committee on Works

DATE: April 19, 1960

SUBJECT: Rental - Kempt Road Land - Blackwood-Hodge Limited

The Committee on Works at a meeting held on the above date considered a request from Blackwood Hodge Limited for rental of City land directly across from their premises on Kempt Road for the purpose of parking their equipment.

Mr. DeBard recommended to the Committee that they be charged 7% of the assessed value or \$300.00 per year. The business and realty tax is also \$300.00 per year, therefore, the total rent charged would be \$50.00 a month on a month-to-month basis.

On motion of Alderman Trainor, seconded by Alderman O'Brien, the Committee approved the recommendation of the City Manager to rent a piece of City-owned land on Kempt Road to Blackwood Hodge Limited at the fee of \$50.00 per month on a month-to-month basis and recommended it to City Council.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

RETENTION OF ARCHITECTS - MULGRAVE PARK PROJECT

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

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

DATE: April 28, 1960

SUBJECT: Mulgrave Park Housing - Consultants' Fees

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The original estimate for architects' fees was \$60,000.00. Certain changes (additions and subtractions) have occurred since that time and we would like to have City Council concurrence in what is desired by Central Mortgage and Housing Corporation.

| | | |
|--|----------------|------------------|
| Original order | | \$60,000.00 |
| Change Order 1 | Soil Testing | 9,395.00 |
| Change Order 2 | " " | <u>1,000.00</u> |
| | | 10,395.00 |
| Change Order 4 | Credit against | |
| | 1 & 2 | <u>4,693.00</u> |
| | | 5,702.00 |
| Change Order 3 | | <u>25,000.00</u> |
| | | 30,702.00 |
| Present Value Dumaresq & Fairn contracts | | <u>30,702.00</u> |
| | | 90,702.00 |
| #New Contract | | <u>35,000.00</u> |
| Total Architectural Contracts | | 125,702.00 |

The new contract covers general supervision of the two high-rise apartment buildings, the 3-storey apartment, the boiler house and chimney, the central heating plant and the primary heat distribution system. The architects are to employ consultants for structural, electrical and mechanical problems. The compensation is $1\frac{1}{2}\%$ of the contract prices amounting to \$30,000.

For the 19 buildings which are maisonettes casual supervision at an estimated cost of \$5,000.00 is requested if conditions arise which are beyond the experience of the Corporation's staff.

A. A. DEBARD, JR.,
CITY MANAGER.

Alderman Dunlop: "Have the Architects' fees gone up?"

City Manager: "Yes. They have gone up for two reasons: It was a higher contract than what we originally thought. That accounts for a higher architect's fee. In addition to that, the Central Mortgage and Housing Corporation wanted a certain type of architectural services performed on a retainer basis to the architects, who, in this case, are Dumaresq and Fairn; they are working together, and have been doing work particularly on the two high-rise apartment buildings, etc., as I have indicated in my memorandum. What it amounts to, is this: That they had estimated that all consultant costs which are more than needed for soil testing and other things on this project, would be \$144,000.00. In doing this, the cost for consultant services goes to \$150,000.00 and some dollars. So, we have an increase for consultants' services on the entire project of \$16,000.00. Some of this they had anticipated. The difference is essentially in the contract being raised."

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

IMPLEMENTATION - 1960 LEGISLATION

TO: His Worship the Mayor and Members of City Council
FROM: T. C. Doyle, City Solicitor
DATE: April 27, 1960
SUBJECT: Implementing of 1960 Legislation

In order to implement legislation obtained this year, the following action has to be taken by Council:

1. Resolution re closing portion of Carlton Street. The question of conveyance to Governors of Dalhousie College is yet to be decided upon.
2. Resolution re closing portion of Falkland Street between Maitland Street and Gottingen Street.
3. Resolution re closing portion of Falkland Street between Brunswick Street and Brunswick Court.
4. Resolution re closing portion of Barrington Street. This is to be exchanged with the Province for a piece of land for street purposes.
5. Resolution re closing portion of Dundonald Street. The matter of conveyance to the Sisters of Charity yet to be decided upon.
6. Resolution to write off and cancel the assessment against Harry A. MacDonald for the years 1956, 1957 and 1958 in respect of 16 Maitland Street, and to refund to him the sum of \$801.50.
7. Resolution to write off and cancel any taxes assessed against the Trustee Board of the Presbyterian Church in Canada in respect of Church building on Ashburn Avenue for the years 1959 and 1960 and to refund any taxes paid by the Board for these years in respect of the said property.
8. Resolution to write off and cancel any taxes assessed against the Anglican Diocesan Centre in respect of property on College Street for the years 1959 and 1960 and to refund any taxes paid in connection therewith.
9. Resolution to write off and cancel any taxes assessed against the Sisters of Charity in respect of land on Queen Street purchased by them from the Province, for the years 1959 and 1960 and to refund any taxes paid in connection therewith.
10. Write off and cancel all taxes assessed against the Canadian Legion for 1960 in respect of the building on Rainnie Drive.
11. The extent and terms of tax exemption to Industrial Containers Limited is to be defined.
12. Resolution to write off and cancel improvement charges against the property 105 Chebucto Road in the amount of \$6.00, together with accrued interest.

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13. Resolution to write off and cancel betterment charges against the property 76 Stanley Street in the amount of \$132.00, together with accrued interest.
14. Write off and cancel tax assessed against the R. C. E. C. in respect of the Cardinal Newman Centre on Windsor Street for 1960 and refund any taxes paid for this year in respect of the said property.
15. Decide what portion, if any, of Fleming Park is to be conveyed to the County, and the price therefor.
16. Decide on the exact boundaries of the land to be conveyed to C. B. C. on Bell Road, and the price therefor.

T. C. DOYLE, Q. C.,
CITY SOLICITOR.

CLOSING PORTION OF CARLTON STREET BETWEEN UNIVERSITY AVENUE AND COLLEGE STREET

RESOLVED that under the authority of Section 27 of Chapter 64 of the Acts of the Province of Nova Scotia for 1960, the City Council hereby declares that all that certain portion of Carlton Street as shown colored in red on a plan entitled "Plan Showing Portion of Carlton Street between University Avenue and College Street to be closed to Public Use and Conveyed to the Governors of Dalhousie College", dated the 14th day of January, 1960, and being on file in the Office of the Commissioner of Works of the City of Halifax at City Hall as Plan No. SS-5-14734, be and the same is hereby closed to public use;

AND BE IT FURTHER RESOLVED that pursuant to the authority of said Section 27 of Chapter 64 of the Acts of 1960, and notwithstanding any provision of the City Charter, the official street lines of that portion of Carlton Street, being closed to public use, as shown on Section 17-B of the Official City Plan, be and the same are hereby removed, and that such removal be so indicated on the Official Plan of the City and on the copy thereof now on file in the Registry of Deeds at Halifax, Nova Scotia.

AND BE IT FURTHER RESOLVED that copy of this resolution be filed in the Registry of Deeds at Halifax, Nova Scotia.

MOVED by Alderman Dunlop, seconded by Alderman Lloyd, that the resolution as submitted be approved. Motion passed.

MOVED by Alderman Dunlop, seconded by Alderman Lloyd, that the City Manager be authorized to negotiate the sale of the land, made available by the

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closing of a portion of Carlton Street, to Dalhousie University.

Alderman Trainor: "Do they have plans to use the land or would they just like to get it for their long-range plans? Do they have any immediate plans for it?"

His Worship the Mayor: "The request was made to us last year and the indication was that they had immediate plans. Their planning will depend upon the street being closed. If it is closed, then they may proceed to site buildings on the property."

Alderman Lloyd: "Negotiations would reveal that."

The motion was then passed.

CLOSING A PORTION OF FALKLAND STREET BETWEEN MAITLAND STREET AND GOTTINGEN STREET

R E S O L V E D that under the authority of Section 28 of Chapter 64 of the Acts of the Province of Nova Scotia for 1960, the City Council hereby declares that all that portion of Falkland Street as shown colored in red on a plan entitled "Plan Showing Portion of Falkland Street between Maitland Street and Gottingen Street to be closed to Public Use", dated the 14th day of January, 1960, and being on file in the Office of the Commissioner of Works of the City of Halifax, at City Hall as Plan No. SS-5-14735, be and the same is hereby closed to public use.

AND BE IT FURTHER RESOLVED that a copy of this resolution be filed in the Registry of Deeds at Halifax, Nova Scotia.

MOVED by Alderman Lloyd, seconded by Alderman Dunlop, that the resolution as submitted be approved. Motion passed.

CLOSING PORTION OF FALKLAND STREET BETWEEN BRUNSWICK STREET AND BRUNSWICK COURT

R E S O L V E D that under the authority of Section 29 of Chapter 64 of the Acts of the Province of Nova Scotia for 1960, the City Council hereby declares that all that certain portion of Falkland Street as shown colored in red on a plan entitled "Plan Showing Portion of Falkland Street between Brunswick Street and Brunswick Court to be closed to Public Use", dated the 14th day of January, 1960, and being on file in the Office of the Commissioner of Works of the City of Halifax at City Hall as Plan No. SS-5-14736, be and the same is hereby closed to public use.

AND BE IT FURTHER RESOLVED that a copy of this resolution be filed in the Registry of Deeds at Halifax, Nova Scotia.

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

CLOSING PORTION OF BARRINGTON STREET AS SHOWN ON PLAN NO. SS-5-14775

R E S O L V E D that under the authority of Section 31 of Chapter 64 of the Acts of the Province of Nova Scotia for 1960, the City Council hereby declares that all that certain portion of Barrington Street as shown bordered in red on plan entitled "Plan Showing Proposed Closing of Portion of Barrington Street", dated the 19th day of February, 1960, and being on file in the Office of the Commissioner of Works of the City of Halifax at City Hall as Plan No. SS-5-14775, be and the same is hereby closed to public use.

AND BE IT FURTHER RESOLVED that a copy of this resolution be filed in the Registry of Deeds at Halifax, Nova Scotia.

MOVED by Alderman Ferguson, seconded by Alderman Abbott, that the resolution as submitted be approved. Motion passed.

CLOSING SECOND PORTION OF DUNDONALD STREET AS SHOWN ON PLAN NO. SS-1-14037A

R E S O L V E D that under the authority of Section 30 of Chapter 64 of the Acts of the Province of Nova Scotia for 1960, the City Council hereby declares that all that certain portion of Dundonald Street as shown colored in red on a plan entitled "Plan Showing Proposed Closing of second Portion of Dundonald Street", dated the 25th day of January, 1960, and being on file in the Office of the Commissioner of Works of the City of Halifax at City Hall as Plan No. SS-1-14037A, be and the same is hereby closed to public use;

AND BE IT FURTHER RESOLVED that pursuant to the authority of said Section 30 of Chapter 64 of the Acts of 1960, and notwithstanding any provision of the City Charter, the official street lines of that portion of Dundonald Street, being closed to public use, as shown on Section 18 of the Official City Plan, be and the same are hereby removed, and that such removal be so indicated on the Official Plan of the City and on the copy thereof now on file in the Registry of Deeds at Halifax, Nova Scotia;

AND BE IT FURTHER RESOLVED that a copy of this resolution be filed in the Registry of Deeds at Halifax, Nova Scotia.

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MOVED by Alderman Dunlop, seconded by Alderman Abbott, that the resolution as submitted be approved. Motion passed.

WRITE OFF AND CANCEL THE ASSESSMENT AGAINST HARRY A. MACDONALD FOR THE YEARS 1956, 1957 and 1958 IN RESPECT OF 16 MAITLAND STREET, AND TO REFUND TO HIM THE SUM OF \$801.50

MOVED by Alderman Ferguson, seconded by Alderman Fox, that this item be approved. Motion passed.

WRITE OFF AND CANCEL ANY TAXES ASSESSED AGAINST THE TRUSTEE BOARD OF THE PRESBYTERIAN CHURCH IN CANADA IN RESPECT OF CHURCH BUILDING ON ASHBURN AVENUE FOR THE YEARS 1959 and 1960 AND TO REFUND ANY TAXES PAID BY THE BOARD FOR THESE YEARS IN RESPECT OF THE SAID PROPERTY

MOVED by Alderman Greenwood, seconded by Alderman O'Brien, that this item be approved. Motion passed.

WRITE OFF AND CANCEL ANY TAXES ASSESSED AGAINST THE ANGLICAN DIOCESAN CENTRE IN RESPECT OF PROPERTY ON COLLEGE STREET FOR THE YEARS 1959 AND 1960 AND TO REFUND ANY TAXES PAID IN CONNECTION THEREWITH

MOVED by Alderman Butler, seconded by Alderman Macdonald, that this item be approved. Motion passed.

WRITE OFF AND CANCEL ANY TAXES ASSESSED AGAINST THE SISTERS OF CHARITY IN RESPECT OF LAND ON QUEEN STREET PURCHASED BY THEM FROM THE PROVINCE, FOR THE YEARS 1959 AND 1960 AND TO REFUND ANY TAXES PAID IN CONNECTION THEREWITH

MOVED by Alderman Dunlop, seconded by Alderman Abbott, that this item be approved. Motion passed.

WRITE OFF AND CANCEL ALL TAXES ASSESSED AGAINST THE CANADIAN LEGION FOR 1960 IN RESPECT OF THE BUILDING ON RAINNIE DRIVE

MOVED by Alderman Lloyd, seconded by Alderman Trainor, that this item be approved. Motion passed.

THE EXTENT AND TERMS OF TAX EXEMPTION TO INDUSTRIAL CONTAINERS LIMITED

This item was referred to the Finance and Executive Committee.

WRITE OFF AND CANCEL IMPROVEMENT CHARGES AGAINST THE PROPERTY #105 CHEBUCTO ROAD IN THE AMOUNT OF \$6.00, TOGETHER WITH ACCRUED INTEREST

MOVED by Alderman Greenwood, seconded by Alderman O'Brien, that this item be approved. Motion passed.

WRITE OFF AND CANCEL BETTERMENT CHARGES AGAINST THE PROPERTY #76 STANLEY STREET IN THE AMOUNT OF \$132.00, TOGETHER WITH ACCRUED INTEREST

MOVED by Alderman Trainor, seconded by Alderman Lloyd, that this item be approved. Motion passed.

WRITE OFF AND CANCEL TAX ASSESSED AGAINST THE R. C. E. C. IN RESPECT OF THE CARDINAL NEWMAN CENTRE ON WINDSOR STREET FOR 1960 AND REFUND ANY TAXES PAID FOR THIS YEAR IN RESPECT OF THE SAID PROPERTY

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MOVED by Alderman Butler, seconded by Alderman Macdonald, that this item be approved. Motion passed.

PORTION, IF ANY, OF FLEMING PARK TO BE CONVEYED TO THE COUNTY, AND THE PRICE THEREFOR

This item was referred to the Finance and Executive Committee.

EXACT BOUNDARIES OF THE LAND TO BE CONVEYED TO C. B. C. ON BELL ROAD, AND THE PRICE THEREFOR

This item was referred to the Finance and Executive Committee.

RESIGNATION - MR. A. P. KELLY FROM TAX APPEAL COURT

April 14, 1960

His Worship the Mayor,
City of Halifax.

Dear Mr. Mayor:

The writer finds that, due to loss of time from my personal business, it is impossible to carry on as a member of the Tax Appeal Court and would therefore respectfully ask that you accept this as my notice of resignation from the Board, effective upon completion of cases, now before the Board.

I would like to take this opportunity of expressing my personal appreciation of the courtesy extended to the Board by Mr. Thomson and members of the Assessor's staff and also the Legal Department.

Yours very truly,

A. P. KELLY.

Alderman Lloyd: "We have had some rather hectic times during Mr. Kelly's term. I think, coupled with the acceptance, we should express our regrets on having received his resignation."

His Worship the Mayor: "I did express it in a letter to Mr. Kelly on behalf of the City."

Alderman Dunlop suggested that before the successor to Mr. Kelly is appointed, that the matter be reviewed by the Finance and Executive Committee.

MOVED by Alderman Lloyd, seconded by Alderman Trainor, that Mr. Kelly's resignation be accepted. Motion passed.

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EXTENSION OF LEASE FOR ONE WEEK - HALIFAX HARNESS HORSE CLUB

Halifax, N. S.,
April 25, 1960.

His Worship the Mayor, C. A. Vaughan,
City Hall,
Halifax, N. S.

Dear Mayor Vaughan:

The Halifax Harness Horse Club requests that it be allowed the use of the Commons for an additional week ending May 7th. The reason for this request is that due to the heavy snowfall, races were cancelled on seven occasions. Added to this was the heavy expense in removing snow.

Will you please place this request before the Council on Thursday next for what we hope will be favourable consideration.

Yours truly,
HALIFAX HARNESS HORSE CLUB,

J. F. BAXTER,
MEMBER.

Mr. Baxter: "If we could have the privilege of one more week, we will give \$100.00 to the Minor Baseball League. We only want it for one week as our lease expires on the 30th day of April."

His Worship the Mayor: "They're having a problem there. They are setting up their baseball diamonds and they have replaced most of the equipment where it clears the track. Most of the backstops are in place, as well as most of the bleachers."

Alderman Trainor: "I told Mr. Baxter I would support this. I will go along with my word to him for this extra week but I had a call from another official of the Halifax Harness Club. Apparently, there is some confusion within the ranks of the Club, and this particular executive member is not supporting or endorsing this additional week. I would like to ask Mr. Baxter if he has the majority support of the Club."

Mr. Baxter: "I have 100% of the Executive and I was asked by them to come here. I don't know the party. Last night there wasn't anyone at the meeting who got up to object to it."

MOVED by Alderman Fox, seconded by Alderman Trainor, that the lease between the City and the Halifax Harness Horse Club be extended for one week.
Motion passed.

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APPOINTMENTS TO COMMISSIONS

His Worship the Mayor made the following nominations:

INDUSTRIAL DEVELOPMENT COMMISSION

Alderman W. B. Greenwood - April 30, 1963.

Mr. E. C. Wayland, April 30, 1963.

RECREATION AND PLAYGROUNDS COMMISSION

Alderman T. L. Trainor - April 30, 1963.

Mr. Jack Wolman - April 30, 1963.

PUBLIC SERVICE COMMISSION

Mr. G. B. Robertson, Q. C. - April 30, 1963.

The Halifax Council of Women submitted a letter nominating Mrs. L. E. Moir as their representative on the Recreation and Playgrounds Commission for a term of three years expiring April 30, 1963.

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

MAYORS' CONVENTION - CHICAGO

His Worship the Mayor advised that Aldermen Dunlop, DeWolf and himself would represent the City at the Mayors' Convention in Chicago.

MOVED by Alderman Lloyd, seconded by Alderman Ferguson, that the representation be approved. Motion passed.

NATAL DAY COMMITTEE

His Worship the Mayor nominated the following to comprise the Natal Day Committee:

Alderman Fox

" Trainor

" Connolly

Mr. Ronald Slade

Mr. Orval Troy.

MOVED by Alderman Greenwood, seconded by Alderman Macdonald, that the nominations be approved. Motion passed.

FREE PORT COMMITTEE

His Worship the Mayor nominated the following to comprise the Free Port

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Committee:

Alderman Greenwood
" Lloyd
" Macdonald
Mr. E. L. Otto
Mr. Richard Glube
Mr. Robert Strand
Professor Joseph Vostermans.

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

His Worship the Mayor: "I would like to have the right to make additions or nominations. Several members of the group have a few more names they have in mind of persons they would like to bring forward by reason of their skill and knowledge, who would be able to assist the Committee."

Council agreed to the request.

QUESTIONS

No questions were directed to the Chair at this meeting.

GRANT - DOMINION DRAMA FESTIVAL

His Worship the Mayor: "I had a letter from a Halifax group who are taking part in the Dominion Drama Festival. They have been able to secure a \$1,200.00 grant from the Provincial Government and they are seeking a contribution from the City of Halifax to enable them to travel to the Dominion Finals. I understand that this particular group is well qualified and will bring honour to Halifax. I have been requested by the Committee responsible for raising the funds, to place before you this request for assistance. We don't have legislation to enable us to do this. They are asking for \$500.00."

His Worship the Mayor suggested that the matter be deferred while the City Solicitor checked the City Charter to ascertain if the grant could be paid.

The suggestion of His Worship the Mayor was approved.

PUBLIC HEARING RE: TO LAY DOWN AND REMOVE A PORTION OF THE OFFICIAL STREET LINE AT THE NORTHWESTERN CORNER OF QUINPOOL ROAD AND ROBIE STREET, AS SHOWN ON SECTION 14-B OF THE OFFICIAL CITY PLAN

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: April 19, 1960
SUBJECT: Report - Street Line and Building Line - Willow Tree Corner

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The Town Planning Board at a meeting held on the above date again considered the matter of laying a Street Line at the northwest corner of Quinpool Road and Robie Street, and also the matter of laying a 10-foot Building Line on the west side of Robie Street from Quinpool Road to the existing R-3 Zone.

This matter had been referred back from the Town Planning Board for further consideration from the City Council meeting of March 17, 1960.

1. Street Line - Northwest Corner of Quinpool Road and Robie Street.

It was moved by Alderman O'Brien, seconded by Alderman Macdonald, that the Board recommend to City Council that the Street Line on this section of Quinpool Road be laid down according to the recommendation made by the Director of Planning, as shown on Plan No. P300/32.

The motion was then put and passed with Alderman Connolly wishing to be recorded against.

2. Ten foot Building Line on the West Side of Robie Street from Quinpool Road to the existing R-3 Zone

On motion of Alderman Lane, seconded by Alderman O'Brien, the Board recommended to City Council that the Building Line on Robie Street be laid down according to the recommendation made by the Director of Planning, as shown on Plan No. P300/32.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

His Worship the Mayor: "Are there any persons who wish to be heard against the proposal?"

Mr. B. A. Gaffen: "When I was before the Council at the last meeting, I opposed it at that time. Our plans haven't changed since that date. We had two Hearings before the Town Planning Board, and at both those Hearings, I appeared. At the second Hearing, the Town Planner was asked to prepare a plan to show that the building could be erected. The plan was prepared but it was for an entire new building, so I gathered that the Town Planner could not see that an addition could be put to this present building if these present lines were laid down. The only thing I can say would be to repeat myself by presenting the same arguments as I did the last time. That is, if this line is laid down, we cannot proceed with that building the way we planned. The only thing we can do, then, is tear down the building and build an entirely new one.

"Mr. Munnich has done an excellent job of drawing the new building. If we tear down the old building, that will give us additional costs. As I said before, we bought that land two years ago with the intention of remodelling

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it and putting our offices there. At that time we had plans but they fell through, but, now, we want to proceed with them. If these lines are laid down, we cannot proceed. We will be greatly injured if the Building Line is laid down on Robie Street, or the Street Line is laid down, as planned, on Quinpool Road. The Street Line on Quinpool Road has been there for a great number of years. All these years the people have been under the impression that was the line.

"When we bought it, we were informed by the Town Planner at that date, that we could build to our line. I think then that I said to the Council that there must be something a developer can do to protect himself when he buys property to develop it in the future. He must be in a position that he doesn't have to develop it that day. As I recall, when we discussed this matter with the City Planner, he, very kindly, outlined the type of building that could be put on that lot. I, then, took that outline to the Building Inspector, and was told by him that he would not approve a building of that type.

"As far as traffic going up Quinpool Road is concerned, I have watched that very carefully and I can't see any reason for narrowing that corner. The traffic does not go up that way on Quinpool Road, yet the story, I understand, is that the Bridge across the Arm will bring further traffic to Robie Street. If the Bridge brings traffic to Robie Street, it definitely will not go up Quinpool Road. The traffic will, then, flow straight out Robie Street wherever the Bridge goes; it won't go out Quinpool Road. It will lessen any traffic that is going out Quinpool Road. I cannot see any reason for cutting that corner any narrower than it is now. As I said, there are three taxis parked there, and there is adequate room for them, and still the traffic can flow around them.

"I say further, Your Worship and Council, I cannot see, as I understood it, that the Town Planner said that he was recommending this because that corner is required for future development. I don't think that the Council can expropriate our property, which they would have to do if they laid down the line on Robie Street. I don't think the Council can expropriate our land when they don't know what they are going to do."

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His Worship the Mayor: "We have the right to lay down the Building Line."

Mr. Gaffens: "I am talking to you about the Street Line."

His Worship the Mayor: "There is no Official Street Line there now."

Mr. Gaffens: "You would be taking away some of our land if you took the Street Lines. You would have to expropriate."

Alderman Lloyd: "Is there some clear land we could take to lay down Street Lines?"

His Worship the Mayor: "Yes, some."

Alderman O'Brien: "Some of our surplus."

His Worship the Mayor: "There is a dispute as to whether or not the City owns some other land."

The City Solicitor was requested to ascertain if the City would be liable for compensation if it laid down the line and thereby took part of the land involved.

Alderman Abbott: "We can't lay a line down and keep it there forever without acquiring it, could we?"

City Solicitor: "Yes."

Alderman Abbott: "We shouldn't if we can."

His Worship the Mayor: "This is what was commonly known as the Blue Line."

Alderman Lloyd: "Let us say there are only two lines—Street Lines and Building Lines—and forget about Blue Lines. The Building Line says you can own property out to the Street Line, but you can't build out beyond the Building Line. The Building Line was referred to as the Blue Line, and sometimes the Street Line was referred to as the Blue Line."

His Worship the Mayor: "The Street Line is the official limits of the street, as defined by the City of Halifax. In other words, between those two Street Lines is the City street and we are responsible for the maintenance of sidewalks and so on. Beyond that line, the second line laid down is the Building Line. Persons are responsible for the maintenance of their own property between the Street Line and the Building Line."

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Mr. Gaffen: "When we bought that property, we assumed that that was the Street Line. As a matter of fact, I imagine everybody assumed, until it was gone into very carefully that that was the Street Line. I think it has been the Street Line for over one hundred years."

Alderman Lloyd: "The Street Line on which, Quinpool Road or Robie Street?"

Mr. Gaffen: "When I speak of the Street Line, I mean Quinpool Road. If the Street Line were laid down, I think it would be the duty of the City to put their sidewalks in. I don't think they could lay down a Street Line and not take it as a street."

His Worship the Mayor: "On Robie Street we can."

Mr. Gaffen: "Lay down a Street Line and not take it as a street?"

His Worship the Mayor: "For a time."

Alderman O'Brien: "Maybe we can, but I don't think we should."

Mr. Gaffen: "All I can say is, that we would be suffering a great deal if either one of those lines are laid down. As Mr. Walker pointed out this evening, on the Norwood Subdivision, they claimed that they lived there for forty years, and they are entitled to certain privileges. I say we are entitled to the same protection."

His Worship the Mayor: "So do the citizens, generally, expect protection from us in future planning."

Alderman Ferguson: "I would just make one observation on a point Mr. Gaffen raised, when he said he assumed that the Street Line was down on Quinpool Road as a Commercial site. I think he was quite right in that assumption, for this reason: that commercial property does not have a setback as a general rule. There are the odd exceptions but I think he has a very, very strong point."

Alderman O'Brien: "That is the Building Line again."

Alderman Ferguson: "No. The Street Line and Building Line in a commercial property, normally, are the one and the same."

Alderman O'Brien: "There wasn't a Street Line on Quinpool Road."

Alderman Ferguson: "I think he is fair in assuming that, had there

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been one, the Street Line, Property Line and the Building Line would have been one. I just wanted to make that one point, which is a very strong one in his favour. I think where he had checked, and said to the Town Planning Engineer at that time, 'Can I build there?' and I think when he says 'Well, I got the answer that I could', that the Town Planning Engineer of that day was giving it in good faith, because, normally, you can build right up to the lot line of a commercial lot. It may be unfortunate that the Street Line was not officially laid down. Possibly, the Town Planning Engineer, or some other official, was in error in not looking up and advising that there was not a Street Line there, but he just took it for granted."

Alderman Lloyd: "Precisely, what could the Planning Engineer hope to accomplish by this new Street Line? That is number one. Against that, what he proposes to accomplish, is it worth the possible cost the City may face if it has to expropriate that land? I would like to know just what it is Mr. Munnich wishes to accomplish by this acquisition."

Planning Director: "This drawing shows what I propose to accomplish by the laying down of the Street Lines and Building Lines."

His Worship the Mayor: "Mr. Munnich, I think what Alderman Lloyd wants from you, apart from the building of the building, is what will you accomplish by laying down Street Lines as far as traffic pattern is concerned?"

Planning Director: "I was not going to refer to the building specifically. It shows a street but I propose that it should be improved and the junction of Robie Street with Quinpool Road made easier for the right turn from Robie Street onto Quinpool Road."

Alderman Ferguson: "Is it bad now? Is that for the present or the future?"

Planning Director: "For the future."

Alderman Lloyd: "It is not for the present?"

Planning Director: "At the present it is not bad, but it is not good either."

Alderman Ferguson: "What about the taxis?"

Planning Director: "There are taxis there, but they shouldn't be there."

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Alderman Lloyd: "You can't change all the corners in the City of Halifax."

Planning Director: "But, they are not all as important as Quinpool Road and Robie Street. It is one of the most important junctions in the City."

Alderman Lloyd: "I'll accept that for the moment. You think it will be easier for traffic to move because you have straightened the Street Line slightly."

His Worship the Mayor: "With respect to the south-bound traffic on Robie Street approaching the corner of Quinpool Road, there are only two lanes at the present time. One is the left turn lane, on the far left side of the boulevard, and the right lane is on the western side closest to the west side of the Robie Street sidewalk. With the widening, now proposed by the Works Department, we will have three lanes, so there will be a distinct right hand lane, a separate lane, not shown now on the plan."

Alderman Lloyd: "By cutting down the boulevard."

His Worship the Mayor: "Yes, by cutting down the boulevard."

Alderman Ferguson: "In other words, we will take a right turn on a red light."

His Worship the Mayor: "You will increase the efficiency of the corner by making possible a greater movement of people at that corner on the one light."

Alderman Ferguson: "What about this corner? (indicates) Is the same thing proposed?"

Planning Director: "There will be a special lane for turning right."

His Worship the Mayor: "At the present time, the right-hand lane now has mixed traffic---that going south on Robie Street and that going out Quinpool Road."

Alderman Lloyd: "I think Robie Street should be widened. That is where the bottleneck is with the three lanes; not the land as it lies now."

Alderman Greenwood: "Does the narrowing of the boulevard change the opinion of the Town Planner?"

Planning Director: "Not at all. The narrowing of the boulevard

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will not entirely solve the traffic problem at that location. This will improve it slightly but we need a comprehensive improvement of the corner."

Alderman Lloyd: "You are saying that this is only one of the reasons. The second reason is that it is part of some general plan you are hoping will come about."

Planning Director: "Yes, the improvement of the whole junction."

Alderman Ferguson: "I can't see where we can get much off that corner. Certainly, we are not thinking of doing anything with the Willow Tree Building. That is there to stay, or would you envisage, at some future time, taking the Willow Tree Building?"

Planning Director: "No, I don't think that this will be necessary."

Alderman Ferguson: "Can you give me a rough idea of how much land we will take? Is it going to be five feet or ten feet? If it is going to be cut across on an angle, how much can we expect to pick up? I can't see where you are saving too much."

Alderman Lloyd: "Can you put a 'dot' on that map (indicates) where the present corner is, which the owner thinks he owns?"

Planning Director: "Yes."

Alderman Lloyd: "You would go back from the Building Line from Robie Street ten feet?"

Planning Director: "Fifteen feet."

His Worship the Mayor: "About fifteen feet, or more, on the actual present curb. Is that correct?"

Planning Director: "I would say less than fifteen feet."

His Worship the Mayor: "From the present curb to the new curb, the width of a car."

Alderman Lloyd: "If it is only for that distance, it is only a matter of twenty-five or thirty feet, from that point up to the other building. It can't be much longer as you are only talking about a forty-foot length, and it narrows to what?"

Planning Director: "It is difficult for me to follow which point is being mentioned."

Alderman Lloyd: "There is only one point that you made on the map."

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Take your ruler and put it on that point, and put the other end of the ruler on the building; the Willow Tree Apartment Building."

Planning Director: "The corner of the Willow Tree Apartments?"

Alderman Lloyd: "Right."

Planning Director: "There is no corner there."

Alderman Lloyd: "The building is there. At the corner of Robie Street and Quinpool Road is where you propose the new line."

Alderman Ferguson: "It is greater than ten feet. It is about fifteen feet."

Alderman Lloyd: "You are going to let them come out a bit at the back, towards the Apartment Building?"

Planning Director: "Yes, that is right."

Alderman Lloyd: "In other words, some City land would be involved going to the present owner, if you changed the line at the upper end."

Planning Director: "That is correct."

Alderman Lloyd: "By putting him back, I gather it is impractical for him to think in terms of attaching a building to the present one."

Planning Director: "This drawing was prepared to show that it is practical. It shows the building in two phases; the first phase could be developed with the present building still standing, and the second phase could be developed on the site of the existing building. It could be a development without the demolition of the existing house."

Alderman Lloyd: "What about the siting from that corner? Do you put any value on the siting of traffic?"

Planning Director: "Yes, that was the point on the question of the Building Line."

Alderman Greenwood: "Have we any idea what the applicant proposes to put on the corner, himself?"

His Worship the Mayor: "A two-storey Office Building Mr. Gaffen, is that correct -- for the purpose of carrying on the existing business?"

Mr. Gaffen: "Yes."

His Worship the Mayor: "You propose to build on the vacant land at the present time?"

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Mr. Gaffen: "Yes, it would be attached to the present building."

Planning Director: "This (indicates) is the present building, and there is a lean-to on the south side, which it is intended by the applicant to demolish."

Alderman Lloyd: "The reason for the problem of demolishing, Mr. Munnich, is that that building is a common wall with the building to the north. If they tear that down, they are faced with the costs of putting up a covering on the building too."

Alderman Butler: "Is this design, or suggestion, by Mr. Munnich, the ideal corner arrangement in a case such as this?"

His Worship the Mayor: "The ideal, in Mr. Munnich's opinion, would be a multi-level interchange at this point but this, of course, takes an awful lot of land and is very costly. Mr. Munnich has to come down from the ideal to what he thinks he can achieve."

Alderman Butler: "As you explained this, Your Worship, the idea is to narrow the boulevard and create three lanes."

His Worship the Mayor: "That is right, in place of the present two."

Alderman Butler: "Perhaps the ten foot Building Line, referred to in Item 2 Deferred, will deal with that. What would Quinpool Road be between the Willow Tree and the northern line at the front of the Willow Tree Apartment Building; would it be a three-lane street? I could see some merit to this suggestion if you were going to 'eat' into the Willow Tree Building. You would be creating three lanes of traffic and this would be an adjustment to off-set that. If you are coming down Robie Street with three lanes, and you are tying into two lanes, I don't see that it's of great advantage. I can see the idea of being able to see around the corner."

His Worship the Mayor: "Don't forget this is a junction, and the east-west traffic is not flowing at the same time the north-south traffic is. The traffic turning right will not merge with the traffic coming across the Commons, for instance, because the lights are against it at that time; so the persons turning right have a golden opportunity to move through the intersection. The idea is to move off fast. Timing is of great importance there. You could move the traffic faster."

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Alderman Butler: "The present sidewalk, I am sure, could be squared off to some extent more than it is, at the moment, without encroaching on this property. There is quite a wide sidewalk there as I recall. I don't see that it is going to increase the flow of traffic at that corner to do what is being proposed. If we were going to take off some of this Willow Tree Apartment Building I can see some merit in it. We have corners, and I am thinking in terms of the corner of Connaught Avenue and Quinpool Road, we have three lanes there and it seems to be a very workable arrangement. You have traffic going southerly on Connaught Avenue, traffic that can swing left and come east on Quinpool Road, and traffic that can swing west and go out Quinpool Road. I don't see why we need to have such a widening of this corner to achieve that. Even if this were a square corner, I can't see why it wouldn't work. If we leave it as it is, it's far from a square corner."

His Worship the Mayor: "At the corner of Inglis and Barrington Streets and at the corner of Barrington and Sackville Streets; traffic conditions being ideal, which is easier to negotiate as far as time is concerned?"

Alderman Butler: "I never found the intersection of Inglis and Barrington Streets too good."

Alderman Ferguson: "It gets rather confusing to see this recommendation come in, yet, on the ground, put there by the Traffic Authority, are certain markings which keep in right-hand traffic from Robie Street into Quinpool Road, to 'keep out', not to 'keep in'."

Chief of Police: "That is the Corgill-Allen Report. You have to channelize traffic rather than have it spread over a wide intersection. It keeps it in its proper channel."

Alderman Lloyd: "It is awfully confusing to me. I know it is very discouraging to a Planner who sees something and is trying to work it out. I wouldn't like to lose the value of the plan, or scheme, Mr. Munnich has in his mind, but, at the same time, I foresee that by what we're trying to accomplish, we may get into substantial costs. I don't know. That is a matter for the Court to decide. We will be faced with some expropriation. The Real Estate people in the Council can tell best; those who have had experience, what dam-