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ages we might run into. As suggested, by Mr. Gaffen, there would be substantial damage suffered."

MOVED by Alderman Lloyd, seconded by Alderman Ferguson, that Council not accept the recommendation of the Committee, that Mr. Gaffen, and his Associates, be invited to bring forward to the Planning Board some sketched plan of the building they propose; that the Board re-examine the sidewalk widths and see if some area of compromise between the two isn't possible."

Alderman Lloyd: "If you prefer deferment, I would be happy to move that."

Alderman O'Brien: "We did have a deferment earlier and this was back to the Town Planning Board when we had two hearings with Mr. Gaffen there. Something other than simple deferment, is in order if we are not going to accept the recommendation. Personally, after sitting through the Hearings in the Town Planning Board, I support the recommendation of the Director of Planning, and will vote against this particular motion. It seems to me that there have been some valid points about the traffic picture brought up here. One was about the taxi area which prevents right turns close to the curb, at the present time. As Mr. Munich has said, this is a plan for a future traffic pattern rather than one at present. We should, surely, be looking to the time when we can make right turns at that particular intersection, going south on Robie Street, on a red light, which means an island separating right-turn traffic from the traffic coming through from Bell Road and Cogswell Street. It also seems to be possible that when the Traffic Engineers and Planners go to work on the intersection, as a whole, there may have to be four lanes in that section in front of this particular lot. One for turns going down Cogswell Street, one for those going out Bell Road, one for the straight-ahead to Robie Street, and one for right turns up Quinpool Road. It seems that we have had adequate consideration by our Planning Staff, and by the Town Planning Board. We could, if Council were of such a mind, accept the recommendation tonight. However, it is up to Council whether it wishes to follow the course as proposed in the motion."

His Worship the Mayor: "It would be better to defer decision on the matter, and ask Mr. Gaffen, representing his clients, to present, at the next

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regular meeting of Council, something by way of a plan upon that lot, showing how they would use it. They have not done so yet."

Alderman Lloyd: "We won't resolve it in the negative tonight. It does seem to me that the matters discussed tonight could be explored a little further with the owners of the land to see if they can come up with a sketch plan of the proposal."

Alderman Ferguson: "At that meeting of Council, would the Director of Planning and the Traffic Authority both submit reports on the possibility of having a right-hand turn from Robie Street to Quinpool Road, if it is necessary, by eliminating the taxis here. As I look at the plan I can't see where we are going to have any more land. You can't enlarge Quinpool Road between the two buildings, and the land that we are taking is the very land that is marked off and used by taxis for parking now. If that is the reason we need it, but there may be others, on that point alone, eliminate the taxi stand, eliminate the marked off area and you have just as much land now as you will have with the proposal."

Alderman Macdonald: "I know that I drive through that intersection very often and it is very seldom that you don't see two or three cars stuck in the centre on the red light. If that situation is prevailing today, and it is the prediction of the best Planning Engineers that automobile population is going to double in the next ten years, what is the situation going to be like then? I firmly believe that the Quinpool Road intersection will have to be remodelled altogether and some other method of control devised, rather than what we have now. That is what the Town Planning Director is trying to plan for."

His Worship the Mayor: "Some Aldermen in Council are doubtful at this point. They are entitled to further information and I think we should give it to them."

Alderman Dunlop: "I am glad to hear there is not going to be any formal Resolution that might block this matter for six months. I think we should resolve the matter so the man, who owns this property, could either sell it or, if he would say to us, 'we find it is of no use to us now, we will sell it to the City for what was paid', but I don't suppose that is so. That would be one way to resolve it. As far as I am concerned, I go along with

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Alderman Butler, who has expressed, very well, that the Official Street Line on Quinpool Road, as far as I can see, admitting that this would be an improvement, but the situation has existed there for some years. We had Town Planners for years who didn't do much of this work. As far as the Official Street Line on Quinpool Road, I would allow it to stand as it is now, but I certainly would lay down a Building Line of ten feet on Robie Street. I would make the Official Street Line with the Property Line as showing where the City claims it should be, that is inside the fence, as I understand the plan. I am in favour of a ten foot Building Line on Robie Street. We should tell them there is no use in putting a plan before us that is going to show a building coming out on Robie Street."

Alderman O'Brien: "I just want to request, if we could, for this further meeting of the Council, that the staff present to us mimeographed copies of the plan as it is now, as it is proposed by the Director of Planning and, if possible, as it is proposed by Mr. Graffen and his Associates. These matters are useful to us."

Alderman DeWolf: "If the Building Line takes away the use of that ten feet from the land, and we are going to take a piece of his land anyway; instead of making it a Building Line, why don't we buy up to the Building Line and let him build right on the street? If you are going to negotiate for one hundred and eight feet, or five hundred feet, and buy it, you are not penalizing the man that way."

The motion to defer was then put and passed.

PUBLIC HEARING TO LAY DOWN A 10 FOOT BUILDING LINE ON THE WEST SIDE  
OF ROBIE STREET, FROM QUINPOOL ROAD TO 46 FEET NORTHWARDLY OR TO THE  
EXISTING R-3 ZONE

Alderman Lloyd: "I'll make the same motion with respect to this. It applies, does it not?"

His Worship the Mayor: "It may apply to it but this is a little different than the last item."

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

Alderman Butler: "I think if we defer the Quinpool Road part, we should defer the whole thing."

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His Worship the Mayor: "Except you were talking a while ago about traffic planning. This is a very pertinent matter. This is a very important corner in Halifax. The Town Planning has recommended a 10-foot Building Line."

Alderman Lloyd: "I am afraid that is what you are going to find. It is an important corner."

His Worship the Mayor: "It is a very important corner, but it is important to us in the long life of the City."

Alderman Lloyd: "I agree with you, but it is also important to the owner for that very reason."

His Worship the Mayor: "I think if the City's claim to planning comes first, we must face up to the issue."

Alderman Ferguson: "Before we settle on this Street Line, have we looked into the possibility of the cost going in on the Commons' land? I see two or three buildings there; one, in particular, I think is out to the Street Line. If you take 10 feet off that building now, or in the future, you are pretty near going to have to buy that business. I don't know if anyone has given any thought to that, or not. That building is relatively new. Before we start laying down these Lines, just let us see what we have on the other side. Maybe that was gone into in Works and Planning, I don't know. I think if it were, we should have the report."

His Worship the Mayor: "Do you mean the building west of the Service Station."

Alderman Ferguson: "No, I mean the building on Robie Street. The Undertaking Parlor."

Alderman Lloyd: "I think we would be happier tonight to defer it to see if there is any possible way out. The two things are related."

His Worship the Mayor: "We are only deferring the decision. That concludes the Hearing."

Alderman Dunlop: "We have, in this Council, laid down Building Lines all over the City and we haven't taken over land and we haven't paid for land. To lay down a Building Line, as I understand, it doesn't interfere with present buildings there. Didn't this come up about a street in the North End, the

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other day?"

His Worship the Mayor: "Yes, Duffus Street."

Alderman Dunlop: "It does prevent someone, if a building burns down, from rebuilding. The Building Line is not for this particular lot, alone, it is for the whole block."

His Worship the Mayor: "This corner zoning brings you right down to the corner of Robie Street which is commercial, and there is no Line. The Line exists northerly."

Alderman Dunlop: "That is one more reason for having that Building Line there."

MOVED by Alderman Lloyd, seconded by Alderman Butler, that this item be deferred until the next meeting of Council.

The motion to defer was put and passed.

ESTABLISHMENT - PARKING AUTHORITY

Deferred until next meeting of Council.

SPRING GARDEN SOUTH REDEVELOPMENT

REPORT - REDEVELOPMENT COMMITTEE

March 31, 1960.

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

At a meeting of the Redevelopment Committee, held on March 4, 1960, the attached Resolution respecting the Spring Garden South Redevelopment was approved and recommended to Council.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

RESOLUTION

SPRING GARDEN SOUTH REDEVELOPMENT

RESOLUTION:

1. WHEREAS the City Council of the City of Halifax is desirous of further implementing another of the recommendations of Professor Gordon Stephenson in his report, "A Redevelopment Study of Halifax, Nova Scotia, 1957," presented to City Council on August 29, 1957, with reference to the Spring Garden Road area as defined in the attached submission;
2. AND WHEREAS under Section 28 of the Nova Scotia Housing Commission Act, subject to the approval of the Minister of Municipal Affairs, a Municipality may enter into agreements for the joint undertaking of projects mentioned in Part III (Section 23) or part VI (Section 36) of the National Housing Act, 1954;

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3. AND WHEREAS Part III of the National Housing Act, 1954, provides that the Minister of Public Works with the approval of the Governor-in-Council may enter into agreements with the Municipality providing for payment of a grant to a municipality in order to assist in defraying the cost to the Municipality of acquiring and clearing a blighted area.

NOW THEREFORE BE IT RESOLVED THAT

1. (a) City Council hereby approves the acquisition and clearance of the Spring Garden South Redevelopment Area as defined in the attached submission, subject to an agreement with the Federal Government for a contribution under Part III of the Housing Act;

- (b) The area earmarked for acquisition is approximately 4.60 acres.

The estimated cost of acquisition and clearance is	\$ 615,328.00
The estimated recovery from sales and leases is	332,904.00
The estimated net loss is	282,424.00

The costs and revenues from sale, lease or other disposition of the land are to be shared equally between the Federal Government and the City Council.

2. Council hereby appoints the Mayor to undertake negotiations, subject to the submission attached:

- (a) With the Provincial Government for the approval of Spring Garden South Redevelopment Project,

- (b) With either the Provincial Government or Central Mortgage and Housing Corporation, or both, for a grant or grants for assistance in the acquisition, clearance and redevelopment of the said lands.

His Worship the Mayor: "We have to get on with this particular item by Council, because Central Mortgage and Housing Corporation have asked for some action."

Alderman Lloyd: "I would like, with your permission, to express the view that I am in agreement with the general policy. I don't know what details may come up, and you may have some discussion, but I do have another appointment. I wonder if I may be excused?"

His Worship the Mayor: "You may be excused."

Alderman Lloyd retires from the meeting at 10:20 P. M.

His Worship the Mayor: "The location, as described on the map, deals primarily with the area in general bounded by Queen Street on the east, Morris Street on the south, and South Park Street and Spring Garden Road on the north. This is the plan of the whole block. I think Mr. Munnich might explain to you why this area is so important in the overall planning of the South End of the City."

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His Worship the Mayor to Planning Director: "Mr. Munnich, would you explain what you have in mind by way of building and planning in that area?"

The Planning Director, by use of certain plans displayed, explained the proposal for the benefit of the members present.

He said he proposed, in the submission, that the rezoning of the commercial portions of the blocks between Clyde Street and Morris Street to R-3 Zone.

Alderman Ferguson: "What is the present zoning of the area?"

His Worship the Mayor: "The present zoning of the area north of Clyde Street is Park and Institutional."

Alderman Ferguson: "South of Clyde Street?"

The Planning Director stated it was a mixture of Residential and Commercial Zoning, as well as land use.

Alderman Ferguson: "That would be why it didn't develop commercially."

His Worship the Mayor: "It has been zoned this way for the last 10 years. The only change in the last ten years has been the development of the building of the Hartz Surgical Instruments, at the corner of Queen and Morris Streets."

Alderman Ferguson: "That still doesn't prove the point that there is no demand for commercial building."

The Planning Director pointed out the various land uses on the Land Use Map.

Alderman Connolly: "Was there not a Hearing, one time, on this matter?"

His Worship the Mayor: "Over a year ago, but it doesn't bind my thinking on it."

The Planning Director submitted a map of the redevelopment area proper showing the condition of the existing buildings.

Alderman Ferguson: "Let us assume, which I think is going to be the case, we are going to pay an awful lot more for land in that area. Will the Federal Government still come along with 50% of the acquisition, or are they limited?"

His Worship the Mayor: "No, they will come along."

Alderman Dunlop: "How many new beds will there be in the Infirmary?"

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Dr. Morton: "There will be 275 beds."

Alderman Dunlop: "How many are there now?"

Dr. Morton: "There are 250 beds there now."

His Worship the Mayor: "Roughly, a doubling of the number of beds."

Alderman Dunlop: "Well, there will be 200 or 300 cars there in the evenings."

His Worship the Mayor: "Yes, and also on Sundays."

Alderman Ferguson: "Are the residents of the area aware of this situation?"

His Worship the Mayor: "Oh, yes. It was publicized fully, with photographs and Television."

Alderman O'Brien: "Will we have to have public hearings?"

His Worship the Mayor: "Yes. I think, in principle, you should accept this for submission to the Minister."

Alderman Ferguson: "Before we have public hearings?"

His Worship the Mayor: "If there is any doubt in your minds that you are not going to accept the rezoning, there is not much point in going ahead as that is the 'part and parcel' of the overall development. It is recommended by Professor Stephenson and our present Town Planner, who pointed out to you that you already have a wide-spread commercial area in the City of Halifax. If we allow areas to remain as commercial, which are not commercial in nature and are not developing commercially, then, we are going to suffer losses in other areas of the City. I think this is a package deal. You have to buy it all."

Alderman O'Brien: "I think there is also this factor that Central Mortgage and Housing Corporation has indicated to us, in Committee, in particular, that it is difficult to get approval for a simple parking lot project. This has been expanded into what is called the 'Spring Garden South Redevelopment Project', but it includes the wider concept as shown on the first map all the way from Dalhousie University east. It is my understanding that Central Mortgage and Housing Corporation's local people, would, probably, recommend the whole package but would hesitate about the partial package, because of the difficulty of getting it past their authorities in Ottawa."



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His Worship the Mayor: "I think it is quite fair to say that the Officers of Central Mortgage and Housing Corporation expressed, to me, that their view is that they are not in the business of providing parking lots. They are in the housing business, essentially. They have gone into the question of slum clearance and redevelopment at the insistence of persons across the country. That was in 1956; and they have amended the law to enable us to proceed along these lines. But we will not be able to convince the Government, a second time, that a straight commercial parking lot is going to be the answer to redevelopment in Halifax. They will say: "It's your responsibility to provide parking lots — not ours, or any agency of the Federal Government."

Alderman Ferguson: "How far do we intend to proceed immediately? Is this just one 'bang-up' job or do we propose to take it in pieces? I think generally this would be very good with the area. There are certain specific recommendations and certain conclusions that I am almost positive won't work out; the cost of acquisition. I mean the land sales in that area have been running much, much, much more. They have been established in that area, in the Court, at \$2.00 per square foot for back land, and I am afraid the figures will be out as much as 100%, maybe 200%. The other point is, even with that as long as we are aware of it, that is one thing; but I am just wondering what would be the reaction of people. So often we have seen, in this Council, plans go through; and I am thinking of Bayers Road, the Overpass there, and we know the delegation we had, and I think it would be rather unfortunate if we get to this stage, if there is any reaction to it, let us have the public hearings and proceed with the project."

His Worship the Mayor: "Do we make these proposals? Do we proceed on redevelopment on the basis of referendums?"

Alderman DeWolf: "If you do, you'll never get them done."

His Worship the Mayor: "No, and that has been the history of Halifax for so many years, we haven't done these things because we say, 'the people won't like it!'"

Alderman Ferguson: "I am only remembering the delegation and the unanimous vote that was there. I am just pointing it out."

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His Worship the Mayor: "I know, but this is different. Here we had a case out in the Bayers Road area, a new area, houses, most of them less than 10 years old, and you go ahead and introduce into the area a structure 40 feet in the air and 100 feet away from their houses. Now, this is entirely different. If this area were going commercial, if in the last five or ten years there were indications that commercial interests were going in there to put in shops, warehouses, offices, and so on, I would say we were on the wrong approach. This has not been so. Unfortunately, you will find a man who requires large parking space, for instance, going in areas such as this. He puts up a small shop or office, and then depends upon the public street to provide him with parking space, which he needs in his business. This is all over town, and is creating difficulties wherever we go. We have seen these cases so many times, where areas have been destroyed by this kind of use of an area."

Alderman Abbott: "I wonder if the Manager has any comments to make?"

Alderman Ferguson: "Can I get any answer to the question? It is proposed, I take it, that the area would go through then as a complete development in the very near future, or immediately?"

His Worship the Mayor: "In the planning stages only. One thing we must do soon in this development, is to extend Clyde Street through to Brenton Street. The Nova Scotia Liquor Commission have moved the building that they had planned to face on Dresden Row, have moved it to face on the new Clyde Street location in their planning. We also had a building there with a shop window facing two feet away from a house, so you enter the Liquor Store through an alley. They have exchanged land with us at our request."

Alderman Ferguson: "It would be regretful if we proceeded with the development and cleared the area, and there wasn't any redevelopment for some time. On the other hand, there are a lot of buildings in that area, the sooner they come down the better for all."

His Worship the Mayor: "That is right, and we have indications now that one Company wants to build a new Office Building on Spring Garden Road; a second Company wanted a Super-Market and, then, wanted to make a large extension to their Plant, and required land for more parking, the whole area is growing.

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There is going to be a new College-Auditorium-Gymnasium Building at the corner of Queen Street and Spring Garden Road, which will require parking in the evening hours, such as Alderman Dunlop mentioned about the Hospital. The Hospital area is growing and the Technical College area. Perhaps you heard Professor Hoogstraten speak for 'Tech', and say they may need the whole area down there for the development, and indications are that Government Agents will co-operate with them and give them extra land, which will also help us in our redevelopment of the Jacob Street area. I don't see how you can isolate this into 'bits and pieces'. The work will not proceed overnight. I don't think anyone is that optimistic."

Alderman O'Brien: "Your Worship, you said that we shouldn't proceed on redevelopment by referendum but we can't proceed without some public hearings, permitted by various laws, and one of them, of course, is concerned with the rezoning. I wonder if it wouldn't make sense, as part of the plan for getting this project going, to have one public hearing on all the aspects of it that require a public hearing and the project as a whole, including this rezoning, and whatever other aspects there are. We do know there are people in favour of this. We have had the Spring Garden Road merchants, and if it is publicized as a hearing on the whole project, we may get a more balanced picture than if we have one hearing for the rezoning, one for other things, and so on. Let us have all the views at one time."

Alderman Ferguson: "That is precisely what I had in mind, Your Worship."

Alderman O'Brien: "The ads would be separate but the date would be the same."

His Worship the Mayor: "We would also put in the ad for the rezoning, 'being part of the Spring Garden Redevelopment Scheme'-- all in the same ad."

Alderman O'Brien: "This, in terms of timing, means reference to the Town Planning Board as a zoning matter, and recommendation back here before we can set a date for the public hearing. Does it not?"

His Worship the Mayor: "Yes."

Alderman O'Brien: "Can we, tonight, move that the rezoning issues of this Report go to the Town Planning Board for consideration, at it's next meeting?"

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His Worship the Mayor: "Yes, the Town Planning Board can consider all the rezoning involved."

Alderman O'Brien: " -- whatever rezoning is involved in this, to make a recommendation to the next Council meeting for a hearing?"

Alderman Ferguson: "Are there any copies of these plans available? Can they be photographed? I notice they refer to certain plans, and I would just like to look them over."

His Worship the Mayor to Planning Director: "Mr. Munnich, have we any smaller plans than these?"

Planning Director: "We haven't any smaller editions, Your Worship, but it would be a question of reducing these."

Alderman Ferguson: "Why can't we run them through just as they are?"

His Worship the Mayor advised that copies of the plan would be made available to the members of Council.

Alderman Dunlop: "I am just wondering if we are going at this in one section at a time; that is north of Clyde Street."

His Worship the Mayor: "No. The actual redevelopment scheme entails, roughly, two parts; one is the acquisition of land, parking lot, service lands, pedestrian malls, and so on. On the south side of Clyde Street, it only entails, on our part, rezoning."

Alderman Dunlop: "Are we tying future developments in the area? I want to."

His Worship the Mayor: "I think that you are committing yourself, if you adopt these rezoning proposals; proposals for a parking lot and other structures in the area. You are, certainly, committing yourself."

Alderman Dunlop: "Once you start taking land, other land alongside of it becomes more valuable. I think it would be better to clear the whole area at one time."

His Worship the Mayor: "We discussed that at the Redevelopment Committee meeting. The only thing is the costs of doing all this at one time are staggering. Mr. Borland urged us to clear, at least, one block south of Clyde Street for a demonstration area, for building of public housing or to sell them for housing purposes."

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Alderman Dunlop: "I have in mind the west side of Queen Street. I would like to see that area cleared."

Alderman Abbott: "I think the Traffic Authority should give consideration to making Queen Street a 'one-way street' for traffic."

His Worship the Mayor agreed that something will have to be done to improve the difficult conditions which will become worsened as the development of the area continues, and he asked the Chief of Police, as Traffic Authority for the City, to look into the matter.

Alderman O'Brien: "There may be other matters, such as street lines, that have to be considered and the motion should be broad enough to include all those matters."

MOVED by Alderman O'Brien, seconded by Alderman Abbott, that the matter be referred to the Town Planning Board for consideration of the following:

- (a) The rezonings involved in the Spring Garden South Redevelopment Project.
- (b) Changes in traffic patterns in the area.
- (c) Alteration, removal and laying down of Street Lines.
- (d) Any other pertinent matters.

Motion passed.

CIVIL DEFENCE EXERCISE "TOCSIN"

CIVIL DEFENCE OF HALIFAX

April 25, 1960.

To: C. A. Vaughan,  
Chairman,  
C. D. Control Committee.

From: E. J. Vickery,  
Director of Civil Defence,  
Halifax, Nova Scotia.

Attached are the following in connection with the above Exercise to be held May 3rd.

1. - Copy of the Provincial instructions for information only. Attention is drawn to Para 9. For this Exercise, Civil Defence Headquarters for the Council and City Officials will be City Hall Council Chamber where the film "A Day Called X" will be shown when you are ready. I have arranged for my son John to show the film and a member of the planning committee will comment following the film.

2. - Log sheets to be filled in by such member of your staff as you appoint. It is important that these be completed correctly as the efficiency of the organization in a manning exercise will be judged on the log reports.

The names and telephone numbers for those outside of the building

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who are to be called, should be filled in beforehand so that the members of your staff who will be doing the telephoning lose no time.

3. - Copy of Supplement "A" to original Operation Order. You will note the Code Word which is to be used to indicate "Alert Warning".

4. - Copies of the Operation Order are available for all members of City Council should you wish them sent out in advance. Please advise.

E. J. VICKERY,  
DIRECTOR.

His Worship the Mayor expressed the hope that as many members of Council as possible would co-operate in making the exercise a complete success.

REQUEST TO REZONE CORNER RECTOR AND LYNCH STREETS -  
R-2 to R-3 ZONE.

A request to rezone the property on the corner of Rector and Lynch Streets from R-2 (General Residential) to R-3 (Multiple Dwelling) Zone was referred to the Town Planning Board for consideration and report on motion of Alderman Connolly, seconded by Alderman Trainor.

INSTALLATION OF LIGHT ON MAP DISPLAY BOARD

Alderman Macdonald suggested that an illuminating light be installed on the Map Display Board in the Council Chamber as it is difficult for members to see maps and plans displayed at various times.

His Worship the Mayor asked the Commissioner of Works to prepare an estimate of cost of such an installation.

11:10 P. M. Meeting adjourned until the conclusion of the special meeting of City Council scheduled for Monday, May 2, 1960, at 8:00 P. M.

LIST OF HEADLINES

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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	474
Public Hearing Re: To Lay Down a 10 Foot Building Line on the West Side of Robie Street, from Quinpool Road to 46 feet Northwardly or to the Existing R-3 Zone	487
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This meeting was called specially to consider the North West Arm  
Bridge Proposal.

At the suggestion of His Worship the Mayor, it was agreed to convene  
as a Committee of the Whole Council.

On 5 P. M. Council convened as a Committee of the Whole.

On 5 P. M. Council reconvened the following members being present:  
His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Dunlop, Macdonald,  
Fox, Ferguson, Trainor, Connelly, O'Brien and Greenwood.

PROPOSED CONSTRUCTION - NORTH WEST ARM BRIDGE  
C. A. VAUGHAN,  
MAYOR AND CHAIRMAN.

Let His Worship the Mayor and  
R. H. STODDARD, City Clerk,  
of the City Council.

At a meeting of a Committee of the Whole Council, held on the above  
date, consideration was given to the proposed construction of a bridge across  
the North West Arm.

After discussion, it was agreed to recommend to Council that the  
construction of a bridge across the Arm be approved in principle as recommended  
in the study by Whitman, Benn and Associates, and that a date be set for a  
Public Hearing on the matter.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

CITY COUNCIL MINUTES  
SPECIAL MEETING

Council,  
May 2, 1960  
Council Chamber,  
City Hall,  
Halifax, N. S.,  
May 2, 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, Macdonald, Fox, Ferguson, Trainor, Lloyd, Connolly, O'Brien and Greenwood.

There were also present L. M. Romkey, Acting City Manager, R. H. Stoddard, W. J. Clancey, H. K. Randall, T. C. Doyle, K. M. Munnich, G. F. West and V. W. Mitchell.

This meeting was called specially to consider the North West Arm Bridge Proposal.

At the suggestion of His Worship the Mayor, it was agreed to convene as a Committee of the Whole Council.

8:05 P. M. Council convened as a Committee of the Whole.

9:15 P. M. Council reconvened the following members being present: His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Dunlop, Macdonald, Fox, Ferguson, Trainor, Connolly, O'Brien and Greenwood.

PROPOSED CONSTRUCTION - NORTH WEST ARM BRIDGE

May 2, 1960

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

At a meeting of a Committee of the Whole Council, held on the above date, consideration was given to the proposed construction of a bridge across the North West Arm.

After discussion, it was agreed to recommend to Council that the construction of a bridge across the Arm be approved in principle as recommended in the study by Whitman, Benn and Associates, and that a date be set for a Public Hearing on the matter.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.



ADJOURNED COUNCIL MEETING  
MINUTES

Council,  
May 2, 1960

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

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

Meeting adjourned:

9:20 P. M.

An adjourned meeting of the City Council was held on the above date.

There were present the following members of the Council: Alderman DeWolf, Abbott, Dunlop, Maddox, Van Fargone, Debus, Connolly, O'Brien and Greenwood.

There were also present L. M. Ronkey, Acting City Manager, R. H. Stoddard, W. J. Glancy, E. S. Randall, T. P. Doyle, R. M. Mannich, G. F. West and V. W. Mitchell.

As there was no business to consider, the meeting was further adjourned until May 23, 1960, at the conclusion of the Special Meeting called for 8:00 P. M.

C. A. VAUGHAN,  
MAYOR AND CHAIRMAN.

R. H. STODDARD,  
CITY CLERK.

R. H. STODDARD,  
CITY CLERK.

ADJOURNED COUNCIL MEETING  
MINUTES

Council Chamber,  
City Hall,  
Halifax, N. S.

Council Chamber,  
City Hall,  
Halifax, N. S.,  
May 2, 1960,  
9:20 P. M.

A special meeting of the City Council was held on the above date.  
After the meeting was called to order by the Mayor, the members

of Council attending, led by the Mayor, engaged in reciting the Lord's  
Prayer.

An adjourned meeting of the City Council was held on the above date.

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

There were also present L. M. Romkey, Acting City Manager, R. H.  
Stoddard, W. J. Clancey, E. K. Randall, T. C. Doyle, K. M. Munnich, G. F.  
West and V. W. Mitchell.

As there was no business to consider, the meeting was further adjourned  
until May 5th, 1960, at the conclusion of the Special Meeting called for  
8:00 P. M.

Hearing for Rezoning Southwest Corner of South and Davis  
Streets from R-2 Zone to R-3 Zone.

Application - Occupancy Permit - 122 North Street.

Resolution to Repeal Resolution of Council - March 17, 1960 - to  
Repeal Ordinance 111 Starr Street.

Resolution - 111 Starr Street at Assessed Value Plus 3%.

PUBLIC HEARING RE: REZONING SOUTHWEST CORNER OF SOUTH AND DAVIS STREETS  
FROM R-2 ZONE TO R-3 ZONE.

A Public Hearing into the matter of Rezoning the Southwest Corner of  
South and Davis Streets from R-2 zone to R-3 zone was held at this time.

The following letters of objection were submitted and read:

27 Fraser Street,  
May 4, 1960.

City Clerk,  
City Hall,  
Halifax, N. S.

Dear Sir:-

C. A. VAUGHAN,  
MAYOR AND CHAIRMAN.

Your notice of April 12, 1960, and I wish to register  
an objection to re-zoning of the Southwest Corner of South and Davis Streets  
from R-2 Zone to R-3 Zone for the purpose of the erection of an eight apartment  
building on the grounds that it will reduce the salable value of my property  
situated on the same block from the point of view of appearance and personal privacy  
as the building will overlook our garden and probably the building will face our

R. H. STODDARD,  
CITY CLERK.

CITY COUNCIL MINUTES  
SPECIAL MEETING

Council Chamber,  
City Hall,  
Halifax, N. S.,  
May 5, 1960,  
8:00 P. M.

A special 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 Abbott, Butler, Fox, Trainor, Lloyd, Wyman, O'Brien and Greenwood.

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

The meeting was called specially to consider the following items:

1. Public Hearing Re: Rezoning Southwest Corner of South and Davis Streets from R-2 Zone to R-3 Zone.
2. Public Hearing Re: Rezoning Northwest Corner of Duffus and Gottingen Streets from R-2 Zone to C-2 Zone.
3. Appeal - Occupancy Permit - #92 North Street.
4. Motion to Rescind Resolution of Council - March 17, 1960 - to Expropriate #12 Starr Street.
5. Expropriation- #12 Starr Street at Assessed Value Plus 5%.

PUBLIC HEARING RE: REZONING SOUTHWEST CORNER OF SOUTH AND DAVIS STREETS  
FROM R-2 ZONE TO R-3 ZONE.

A Public Hearing into the matter of Rezoning the Southwest Corner of South and Davis Streets from R-2 Zone to R-3 Zone was held at this time.

The following letters of objection were submitted and read:

27 Fraser Street,  
May 4, 1960.

City Clerk,  
City Hall,  
Halifax, N. S.

Dear Sir:-

Your notice of April 12, 1960, has been received, and I wish to register an objection to re-zoning of the Southwest Corner of South and Davis Streets from R-2 Zone to R-3 Zone for the purpose of the erection of an eight apartment building on the grounds that it will reduce the saleable value of my property and it is objectionable from the point of view of appearance and personal privacy. Said building will overlook our garden and probably the backyard will face our

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garden. This will destroy our enjoyment of this property, which we have only recently purchased with the hope of having a home in a decent residential district.

I repeat, that I do strenuously object to this rezoning.

Yours truly,

MURIEL G. ANDERSON.

27 Fraser Street,  
May 4, 1960.

City Clerk,  
City Hall,  
Halifax, N. S.

Dear Sir:-

Your notice of April 12, 1960, received, and we wish to register objection to rezoning of the Southwest Corner of South and Davis Streets from R-2 Zone to R-3 Zone for the purpose of the erection of an eight apartment building on the grounds that it will reduce the saleable value of our property and it is objectionable from the point of view of appearance and an encroachment of our personal privacy, as this building will overlook our garden and lawn.

This objection is written on behalf of the Misses Carrie G. and Minerva B. Anderson, as the notice of rezoning came too late for my sisters to speak for themselves.

Yours truly,

M. G. ANDERSON.

A resident of 27 Fraser Street advised he would like to register objection to which His Worship the Mayor stated he would be given an opportunity to be heard.

His Worship the Mayor: "We want to check the law with respect to the number of persons signing the petition against this, because there are 20% of the assessed owners involved."

The City Solicitor advised that a two-thirds vote of Council would be necessary to approve of the rezoning.

Alderman Abbott: "Your Worship, it seems to me we would have had more written objections as I understand from the residents down there that there was a letter sent out yesterday afternoon notifying the people of this Public Hearing, and asking them to appear if they had any objection, or write the City Clerk. I had calls from some of the residents, there, today saying that wasn't sufficient time. I am aware, Your Worship, that we don't have to send out a written Notice; we do it as a courtesy but, since we have been doing it, I feel

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we should have given them more time than that to prepare an argument here tonight. I think we would have had more written objections had the letters gone out sooner."

City Manager: "I might say that hereafter the Notices will be going out sooner. I think it makes for good planning to have something other than the newspaper advertisement because this idea came to us just last week; to take a particular area, like that, in each case."

His Worship the Mayor: "Would the Town Planner explain to the Council what is involved in the rezoning?"

Alderman Lloyd: "Before you go on, there is a matter of procedure to be clarified. The quorum you say is nine members of the Council, including the Chairman. Supposing 20% of the persons affected objected, then it would require a two-thirds vote to carry the rezoning."

His Worship the Mayor: "Yes."

City Solicitor: "Under the Town Planning Act, if a protest against the proposed amendment is presented, in writing, to Council not less than two days prior to the Hearing, and it is signed by at least 20% of the assessed owners of the properties affected, an amendment, or a repeal, either way, shall not be passed except by an affirmative vote of not less than two-thirds of the members of the Council."

City Solicitor: "Nine members, including the Mayor."

His Worship the Mayor: "Two-thirds of the members of Council; not two-thirds of the Council present. Before we hear any objections, though, the Council may want to re-advertise, and that calls for another Hearing."

Alderman Trainor: "Would you call another Hearing, or adjourn this?"

His Worship the Mayor: "No, because if you adjourn it, I think there are people in the area who have not been made aware of the fact that a written protest, signed by 20% of the people in the area, would make a two-thirds vote necessary. They should be made aware of that in writing."

Alderman Wyman stated that in matters pertaining to rezoning the widest opportunity should be afforded the property owners affected, to prepare any objection they may care to submit, either orally or by petition, to the Council.

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In view of the fact that all property owners in the immediate area to be rezoned had not had sufficient time of notification, he felt the Hearing should be deferred and the matter re-advertised.

MOVED by Alderman Wyamn, seconded by Alderman Abbott, that the Public Hearing be deferred for a later meeting of Council, the matter re-advertised and the property owners notified in writing.

Alderman O'Brien pointed out that this matter came before Council as a result of an application to the Town Planning Board by a property owner.

His Worship the Mayor: "Was there a vote in the Town Planning Board?"

Alderman O'Brien: "There was. It was a split vote. The Director of Planning recommended against and the Town Planning Board refused his advice, and overruled it 4-3. The Board recommended this to Council but nobody has moved it, here, tonight."

Alderman Butler: "May I ask a few questions for the purpose of clarification? Who defines the affected area?"

City Solicitor: "That is not defined in the Town Planning Act. In most instances, in my experience, the Department of Municipal Affairs decides that."

Alderman O'Brien: "With respect to the point of who is affected, I recall the Ben's case, in particular. The former City Solicitor ruled that the area affected, was the area affected in the opinion of the, then, Town Planning Engineer. He defined the blocks and a vote was taken on that basis."

His Worship the Mayor: "My observation of a Public Hearing is this; inasmuch as the Town Planning Act changes the vote required, if we have presented to us a petition of at least 20% of the property owners, in the area affected, then it requires a two-thirds vote instead of a majority vote. Now, the Notices sent out from the City Clerk's Office, to those persons affected, yesterday, simply state that a Public Hearing is to be held on this particular matter, and setting out the bounds of the area affected in the Rezoning Application. There is nothing here to advise the citizens of their rights."

Alderman Wyman: "It was too late anyway because their objections, in writing, had to be in the hands of the Clerk two days before this meeting."

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His Worship the Mayor: "I think it is a simple matter to have a form printed so that Hearing Notices will go out to all, quoting the section that if owners in the area file a petition against, it makes a two-thirds vote mandatory."

Alderman O'Brien: "The area should be defined before the Notices are sent out so they will know, precisely to the point, who are legally affected."

Alderman Lloyd: "There is no question about that. The area should be defined by the Planning Engineer, and, then, the Town Planning Board should recommend to Council and confirm that this is the area just in case there are any appeals in the area."

"If the significance of this two-thirds vote gets around, then this 20% petitioning by the residents is really important, especially if they are aware of the significance of the two-thirds vote. I am not raising this to block discussion. I just want to make sure that whatever we decided we are within our legal grounds."

His Worship the Mayor: "I understand, from the City Solicitor, that the application was not made to the Council first, as required by law. The application should be made to the Council not to the Town Planning Board first."

Alderman Lloyd: "I think what we need is a simple amendment that this matter be referred back to the Town Planning Board. Have we an application to the Council?"

His Worship the Mayor: "No. We can do better than that. Since the matter is before us tonight, we can consider it as though the application had been made to Council at this point."

MOVED by Alderman Lloyd, seconded by Alderman Abbott, that the matter be referred back to the Town Planning Board for a report.

Alderman O'Brien: "There is one question I would like to raise, here. This is the second time in recent months that we have had an error in procedure of exactly the same nature. I wonder if there isn't somehow, administratively, that we can avoid these. We pay for these advertisements in the papers."

Alderman Butler: "Another question as to clarification of procedure; is this advertisement, which goes in the press, actual or constructive notice to

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all parties concerned or to only the ones who happen to see it? I think, from my point of view, that any matter of this nature is awfully important for the people who may be, or are, concerned to know that such a hearing is going to be held. I am very curious to know whether the advertisement in the newspaper is covered by Statute. If someone fails to see the notice, should they be notified directly within the affected area? It raises a question in my mind just, exactly, what is the proper procedure in a case of this kind."

His Worship the Mayor: "I wish there were several questions answered. One is, who defines the area affected under the Act? This is very important. We should clear it now before we get to the next meeting of the Town Planning Board."

Alderman Wyman: "That particular question is most important, but the definition of the area should come before the petition. It becomes very bad procedure if after you proceed with the petition then you decide whether those people who are on it are right or wrong."

Alderman Lloyd: I think the motion is in order and it will serve as an illustration of what to avoid in the future."

City Solicitor: "While you are talking about all these defects, may I point out this is not our Act at all. This is the Province's Act. They do not define the area. They do say, 'all you have to do is advertise two successive weeks in the newspapers'."

Alderman Lloyd: "The Community Planning Association had a meeting. We listened to a very interesting dissertation by Professor Murray. One of the things he said to us, as laymen, was 'please don't let the lawyers discourage you; you stick to the principle of the thing and let him worry about making it straight to conform with the principle that you are trying to accomplish', and that is about the essence of it. Now, I was very careful to say that there was no criticism, but it is plain that it has to go back. It is up to the Legal Branch to give us the right advice as to how to straighten it out. If there is something wrong with the Provincial Legislation, he can come forth with recommendations."

His Worship the Mayor: "Mr. Doyle, can Council go beyond the legal



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requirements of the Act to make sure that all persons who may be affected by the rezoning are notified?"

City Solicitor: "Yes. You can take additional precautions."

His Worship the Mayor: "We have a moral obligation to do so."

Alderman O'Brien: "Is the advertisement necessary if all the people, legally affected, are notified?"

His Worship the Mayor: "Yes."

Alderman Butler: "If we had the area defined in advance, and we knew who all the assessed owners were, it would be reasonably simple to send out a notice to each one, we cut down on our costs and get to the people that are affected only. On account of it being in the Statute I can see the difficulty. It might be well to suggest that it be eliminated."

His Worship the Mayor: "No. If, by an error in delivery, or in the addressing of an envelope, or because a person is not an owner, but is an absentee owner, you might miss that person. It is best to suggest that we advertise and, in addition to that, send out notices through the mail."

Alderman Abbott: "The City doesn't pay the costs for advertising. Is that not paid by the applicant?"

His Worship the Mayor: "Yes."

Alderman Abbott then asked what the procedure would be with respect to this application to rezone.

His Worship the Mayor: "I think we should accept the application now and refer it to the Town Planning Board. The Legal staff will have an opportunity to answer these questions before the Town Planning Board."

Alderman Abbott: "Does rezoning go to the Department of Municipal Affairs for approval?"

His Worship the Mayor: "Yes."

Alderman Abbott: "And resubdivisions?"

City Solicitor: "No. Under the Town Planning Act, there were provisions for resubdivisions. We took them out and put them in our Charter. I would suggest we do the same thing with rezoning."

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His Worship the Mayor: "So do I. Well, the legal requirements, under the Act, have not been met. A motion has been made that this Hearing be cancelled; that the matter be regarded as an application to the Council for rezoning and referred to the Town Planning Board for its consideration."

The motion to refer back to the Town Planning Board was then put and passed.

A resident in the area of South and Davis Streets requested information as to how long they would have between the advertisement and the Public Hearing; and he was advised it would be more than three weeks and, probably, around June 30th.

PUBLIC HEARING RE: REZONING NORTHWEST CORNER OF DUFFUS AND GOTTINGEN  
STREETS FROM R-2 ZONE TO C-2 ZONE.

A Public Hearing into the matter of the Rezoning of the northwest corner of Duffus and Gottingen Streets from R-2 Zone to C-2 Zone was held at this time.

The City Clerk advised there were no written objections.

No persons appeared for or against the rezoning.

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

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

APPEAL - OCCUPANCY PERMIT - #92 NORTH STREET

94 North Street,  
Halifax, N. S.,  
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 premise.

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

Yours very truly,

VICTOR E. KENNEFICK.

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The City Clerk advised that a petition had been submitted and checked, which showed there were eleven assessed property owners who had signed, and ten who were not property owners.

Alderman Lloyd: "Eleven are owners in the area who have objected to this? What is the law on this one? Is this resolved by a majority of the Council?"

His Worship the Mayor: "Yes. Those persons who are opposed to the application live at 84, 88, 91, 94 and 105 North Street and 245, 246, 253 and 262 Creighton Street."

Alderman Greenwood asked for the details concerning the Occupancy Permit, and was advised it was for the purpose of a social club to occupy lodge and club rooms.

Alderman Lloyd: "What is the full name?"

Mr. West: "Maple Leaf Lodge, #3814 R. A. O. B."

Alderman Wyman: "Is that at the corner of Creighton Street?"

His Worship the Mayor: "One door removed from the corner of Creighton Street." Li

Alderman O'Brien: "Did we grant the Permit?"

His Worship the Mayor: "The Building Inspector granted the Permit. What happened, Mr. West, to this application?"

Mr. West: "The Building Permit was applied for on the 23rd February, 1960, to renovate a building at #92 North Street for the lodge rooms of the Buffalo Lodge. The Building Permit was granted and, also, the Occupancy Permit. Under Section 739, of the City Charter, any person living in a residential area in the City may appeal from the issuing of that particular Permit, going through certain legal steps, which has been done."

Alderman Lloyd: "What date did you issue that Permit?"

Mr. West: "The Building Permit was issued on February 26, 1960, and the Occupancy Permit was issued on March 4, 1960."

His Worship the Mayor: "Did the Occupancy Permit state the purpose other than the Lodge and Club Rooms, such as incidental operations which might be objectionable in the area?"

Mr. West: "It is not indicated on the Permit. From my own personal

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observation of the situation, it may induce considerable parking on North and Creighton Streets. From my investigation, the serving of beverages in this particular Club may be a source of annoyance to some citizens."

His Worship the Mayor: "Did this Club not have other quarters in the City?"

Mr. West: "I am not aware of where they have been located. I know, at one time, they were located in the downtown area, but they have moved from there."

Mr. D. J. Amiro, representing the Club, advised that they were presently located on Gottingen Street, near the corner of Falkland Street.

His Worship the Mayor asked if any persons wished to be heard against the granting of the permit.

Mr. Kennefick: "These club rooms are next to where I live. It is a residential zone and it is on one of our busiest streets in the City at the present time. They are tearing down the houses near the approach to the Bridge. The building that is to be occupied by the Club has no parking space. There was a Public Hearing notice put in the paper but it was printed #92 Morris Street instead of #92 North Street. I telephoned the City Clerk to see if the Public Hearing was on this evening and he said it was. Apparently, no one was notified that it would be tonight."

The City Clerk advised that this meeting was not called as a Public Hearing.

His Worship the Mayor: "It's a hearing of an appeal. It is not a hearing in the sense of a Public Hearing as we have under the Town Planning Act. It is an appeal against the decision of the Building Inspector in granting the permit."

Mr. Kennefick: "Does a Club coming alongside your residence, go in there without a hearing or anything? When I put my store up there, there was an advertisement in the paper three times in a row. This one was only in once and there was a mistake in the address."

His Worship the Mayor: "That was a rezoning."

Mr. Kennefick advised the advertisement was inserted in the press when he applied for his permit to operate a grocery store.

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His Worship the Mayor: "The zone is R-3. Mr. Kennefick, you operate a store on the corner, for which the City Council granted a 'spot' rezoning; is that correct?"

Mr. Kennefick: "Yes."

His Worship the Mayor: "What year was that?"

Mr. Kennefick: "1949."

His Worship the Mayor: "You are there as a non-conforming use."

Mr. Kennefick: "On the south side of North Street you are not allowed to park at all. Less than a year ago you eliminated the lights from Gottingen, Agricola and Robie Streets and now the main flow of traffic goes through Maynard and Creighton Streets. You are not allowed to turn on Agricola, Gottingen and North Streets."

Mr. Woodham addressed Council on behalf of his parents, as follows:

"Their main objection is: Would any of you gentlemen want to live beside a place where it is dispensing alcoholic beverages? There would be a traffic problem. At the present time there are about twelve cars on that immediate block. None of them can park there and the result is we have to park on Creighton Street or down on Wood Avenue where they are tearing the houses down. Houses are being torn down now to make a better approach to the Bridge. In future years, we will get a lot of traffic on North Street."

His Worship the Mayor asked if any persons wished to be heard in favour of granting the application.

Mr. D. J. Amiro addressed Council on behalf of the Maple Leaf Lodge, as follows:

"This organization has approximately 300 members. It is an international organization; they have a social club and a fraternal organization. Their membership is derived fundamentally from the working class. These people have been operating in the City of Halifax as a fraternal organization for a good many years. They are now located on Gottingen Street close to the corner of Falkland Street. As a result of their planning, they have decided to buy a building. I would like to point out to the Council that prior to buying this building, they went to the various Officials of the City of Halifax; they consulted the City Solicitor and found out what type of an area they could legally operate in. They gave him this particular address and they were told

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that this was an R-3 zone which would permit the type of operation which they have in mind.

"They went to the Commissioner of Works; they asked him what they should do with the building; they went to the Plumbing Inspector; they went to all the other Officials, as I understand it. They said 'We want to do a certain type of thing'. They made their request known without any equivocation. They were told 'This you will have to do; you'll be all right in this area'; and they did this. What I am suggesting, Your Worship and gentlemen, is that after making a very careful search, locating themselves properly, making sure they were in the right spot, making sure that they complied with all Civic regulations; they got this building. They have spent about \$16,000.00 but the thing that I want to stress is that these people tried to do everything they were supposed to. They did the best that they could.

"They were told 'You are all right in this area'. They have paid their money and now they apply for an Occupancy Permit, as the Commissioner has said; they were granted one on March 4th of this year. On the strength of this Occupancy Permit, they got a contract to modify the building at some cost; I think \$3,200.00. They have expended funds, not wilfully or willy-nilly; they have done this after being advised all along the line that they were doing exactly what they should be doing. They have expended these funds and they have now found themselves in the position where they bought a building; they have modified it according to the request and the demand of the proper Officials of this City, and now, they are faced with a request to deny a permit that was given to them on March 4th.

"I say this, gentlemen, that here is an organization of working people. They have an organization of their own; their money is invested in this; the building is now modified to suit their purposes. If they have to divest themselves of that building today, they have not a marketable proposition. They have something suited to Lodge and Clubrooms. If their permit to occupy is refuted, they do not have something they can put on the market tomorrow and realize their same investment. I say this is all sincerity, that this is an organization of little people, if you like. This is not an organization of a