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Mr. West: "I am authorized to have four more."

Alderman DeWolf: "How many Plumbing Inspectors are there?"

Mr. West: "Three."

Alderman DeWolf: "Couldn't they take turns in coming in at 8:00, if the contractors need them at 8:00? This problem has reached the Council. It isn't any question of treatment in negotiations. We never heard about it before; at least, I never did."

His Worship the Mayor: "I refused to sign the Agreement after Council approved of it, because I felt you did not have the information in your possession. All you had when it came to the Committee and to Council, were some changes recommended by Mr. DeBard. You did not have the total Agreement in your possession. I refused to sign it because there were some things there, when I first glanced over it, we should not have agreed to. One was the unlimited sick time which I could never agree to unless Council said so."

Alderman Ferguson: "Is this the first Agreement in which the hours of work have been laid out in this manner? Has it been in the previous Agreement which had been signed?"

Mr. Rooney: "They are in the 1953 Agreement--the last Agreement."

Alderman Ferguson: "In view of that, I feel that all we should do, at this time, is make sure that Payne-Ross are advised of the hours that are worked and let that situation stand at that. I don't feel we should start changing the standard now, if there is going to be any controversy. Once the salaries are established, then, if it is necessary to increase the hours, we can look into it. I feel that instead of increasing the hours, we need to increase staff. We may increase the staff with the stipulation that they start working good hours, if that is the case. We could have certain staff members going in at certain times. We could look into it but I don't think we should start increasing the number of hours for the Building Inspectors at this point."

His Worship the Mayor: "When you refer to the salary scale at the present time, the Electrical Inspectors, who work the longest hours, a 40-hour week as against a 32½ hour week, the salary is \$3,108.00 plus 5%, maximum pay."

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"Plumbers receive \$3,663.00, plus 5%. Building Inspectors receive \$3,653.00, plus 5%. They have shorter hours with more pay."

Alderman Connolly: "How much is that below the outside Electrical Inspectors who earn full salary with the electrical training? I was surprised to learn that the phone operator comes in at 8:45. What is the point in having Building Inspectors here if people can't get in touch with them on the phone?"

His Worship the Mayor: "You can make direct line calls."

Alderman Connolly: "Not to the Plumbing Inspectors. When the Plumbing Inspector leaves his office at 2:00, up until a week or two ago, there was nobody to answer the phone after that time. You could only get the Inspector the next morning at 9:00 a.m."

Alderman Lloyd: "What dates does this Agreement cover?"

Mr. Rooney: "January 1st of this year."

Alderman Lloyd: "Until when? Until December 31st of 1960?"

Mr. Rooney: "No. It will go forward from year to year unless there is three months' notice given by either party or the other."

Alderman Lloyd: "I am afraid if you start here with a little bit, you are going to have a lot of other things to adjust, too, as Alderman Connolly has pointed out. There are other factors. In view of the fact that we do have the opportunity three months' hence, to re-examine it, the question of the examination should be the job of the City Manager to look into, I would have thought, and advise this Council."

His Worship the Mayor: "We can agree to it now and give notice if we want it changed."

At a meeting of the Finance and Executive Committee held on September 8, 1960, a letter was received from Paritan Sales Atlantic Limited advising that the starting date for the construction of the Paritan Canners Limited plant has been delayed for a period of one or two years.

It was agreed to recommend to Council that the Paritan Canners Limited be notified that the City of Halifax is not agreeable to any change in the terms of the Agreement and if the Company is not prepared to proceed with their original plan to erect a manufacturing plant on the site, that the Agreement will be cancelled, but that the City will be pleased to re-negotiate at any time in the future on any land that may be available at that time.

Respectfully submitted,

S. H. STUBBART,
CITY CLERK.

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MOVED by Alderman Lloyd, seconded by Alderman Fox, that the Agreement be approved and that concurrently with it the City give notice of further negotiations within three months.

Alderman Wyman referred to complaints he had recently received concerning the hours of the Weigh Clerk at the Incinerator, and he cited the case of a firm which had sent their refuse to the Incinerator by private truck during the hour the Weigh Clerk is at lunch and is not available, at which time the material cannot be received. He said he understood that when this happens, it is the practice for the truckers to proceed to the 'Old Dump' and dump the refuse there. He asked if anything could be done to correct the situation.

Commissioner of Works: "This is the second time this week that this situation has come to my attention, and I am quite surprised. The Weigh Clerk does have an hour off, but arrangements were made for another individual to take over the Weigh Clerk's job. I don't know what happened this week. The other chap may have been off."

His Worship the Mayor stated that the obvious explanation is that arrangements have been made to cover the Weigh Clerk's absence during his lunch hour, but that somebody had fallen down.

The motion was then put and passed.

CANCELLATION OF AGREEMENT - PURITAN CANNERS (ATLANTIC) LIMITED

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

At a meeting of the Finance and Executive Committee held on September 8, 1960, a letter was submitted from Puritan Sales Atlantic Limited advising that the starting date for the construction of the Puritan Cannery Limited plant has been delayed for a period of one or two years.

It was agreed to recommend to Council that the Puritan Cannery Limited be notified that the City of Halifax is not agreeable to any change in the terms of the Agreement and if the Company is not prepared to proceed with their original plan to erect a manufacturing plant on the site, that the Agreement will be cancelled; but that the City will be pleased to re-negotiate at any time in the future on any land that may be available at that time.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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MOVED by Alderman Lane, seconded by Alderman Wyman, that the report be approved. Motion passed.

TAX EXEMPTION - SALVATION ARMY PROPERTY -#663-673 BARRINGTON STREET.

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

At a meeting of the Finance and Executive Committee held on September 8, 1960, a letter was submitted from the Salvation Army requesting tax exemption on their property, #663-673 Barrington Street, which is to be used for the men's social service centre and such facilities to include accommodation for sleeping, feeding and recreation.

Your Committee recommends that the same tax concession be granted as was applicable to the Argyle Street Hostel, and that the necessary legislation be secured.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

BORROWING FOR REDEVELOPMENT PURPOSES - GRANVILLE, SACKVILLE, AND
HOLLIS STREETS - \$225,000.00

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

At a meeting of the Finance and Executive Committee held on September 8, 1960, it was agreed to recommend that a Borrowing Resolution in the amount of \$225,000.00 be approved for Redevelopment purposes in the area bounded by Granville, Sackville and Hollis Streets.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

A Borrowing Resolution in the amount of \$225,000.00 to cover the costs of redevelopment of the block bounded by Granville, Sackville and Hollis Streets was submitted.

MOVED by Alderman O'Brien, seconded by Alderman Abbott, that the Resolution, as submitted, be approved. The motion was put and passed unanimously, the following members being present and voting therefor: Aldermen DeWolf, Abbott, Dunlop, Lane, Fox, Ferguson, Lloyd, Wyman, Connolly, O'Brien and Greenwood.

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HORSE RACING ON COMMONS

Alderman Lloyd: "Some time ago the Council had a letter about this matter and I was advised then that the Board of Works had already taken some action which would have prevented the use of the Commons by the Halifax Harness Club. Then, I complained about the dust nuisance on the Common during the middle of July; and when the article appeared in the Press it appeared as though we had stopped our action with respect to horse racing at that meeting, which was not the case. It was stopped some time before in the Board of Works. I had always taken the stand that so long as the Common was in the condition it was, in that there was no harm done in allowing the horse racing during the winter months, but once you did a major job of redeveloping on the Common then you have two things in conflict.

"As I understand the matter, the sodding and the like will not take place, not likely, until next Spring."

MOVED by Alderman Lloyd, that the Committee on Works reconsider the matter of horse racing on the Common to see if the racing would not be permitted for the coming winter at least.

His Worship the Mayor: "The only thing is that soil testing is now underway on the Common and it is quite possible that some of this work envisaged for next Spring could be done in the Winter Works Program. If you were to make an allowance now for them, this will rule out entirely any work under the Winter Works Program."

Alderman Lloyd: "I am not asking that the allowance be made tonight. I am asking that the Board of Works review its position on the matter and take into consideration the Winter Works Program; and if it is, in fact, going to be done, then, of course, the matter is settled. But, if it is not going to be done, it would seem unwise for us to withhold use of the Common for that purpose at this time."

Alderman Fox seconded the motion.

His Worship the Mayor: "My understanding is that the boys are engaged in this task at the present time."

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Alderman DeWolf: "Your Worship, that may not come around until the Spring, and I am inclined to go along with Alderman Lloyd. This horse racing provides quite a lot of employment, as such. At any rate, the revenue for those who are interested is important. They gave me a memo some few months ago of the amounts provided to the men who operate the racing. It amounted to approximately \$15,000.00 a year, which would be all that, probably, would be put out by way of work on the Common during the winter. I would say that this is, perhaps, reasonable to consider for this year, and that money we get in to be allocated for the preparation of the Common next year."

His Worship the Mayor: "The amount of money we get from them is very small."

Alderman DeWolf: "I would like to see it for one more year. I think they are making arrangements to have it elsewhere."

The motion was put and passed.

DATE FOR A PUBLIC HEARING - ZONING OF LAND - FORMERLY A
PORTION OF RECTOR STREET.

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board
Date: September 15, 1960
Subject: Zoning - Portion of Rector Street.

The Town Planning Board at a meeting held on September 15, 1960, considered a report from the Director of Planning recommending that that portion of Rector Street to within 100 feet west of Gottingen Street be zoned C-2 Commercial, and the remainder, or that portion within 100 feet east of Leaman Street, be zoned R-1 Residential.

On motion of Alderman Abbott, seconded by Alderman O'Brien, the Board approved the report and recommended to City Council that October 13, 1960, be set as the date for a public hearing in regard to this zoning.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

MOVED by Alderman Connolly, seconded by Alderman Greenwood, that the report be approved, and that Council fix October 13, 1960, at 8:00 P. M., in the Council Chamber, City Hall, Halifax, N. S. as the time and place for a Public Hearing on this matter. Motion passed.

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IMPROVEMENTS AND PARKING FACILITIES - WEST SIDE OF
BRUNSWICK STREET AND RAINNIE DRIVE

The City Clerk advised Council that this matter was placed on the Agenda at the request of the Safety Committee.

MOVED by Alderman Lloyd, seconded by Alderman Lane, that the matter of improvements and parking facilities on the west side of Brunswick Street, between Sackville Street and Rainnie Drive, be referred to the Committee on Works to consider the proposal for improvements to the parking facilities on the west side of Brunswick Street.

PRIORITIES - MULGRAVE PARK HOUSING PROJECT

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

A meeting of the Redevelopment Committee was held on the above date at which time a report from the Acting City Manager was submitted in which he recommends that the following priorities respecting occupancy in the Mulgrave Park Housing Project be established and the Housing Authority notified accordingly: -

- (a) All families in Maitland Street be offered accommodation in the Mulgrave Park Project first. Such offers will take due consideration of family size in relation to the units completed. The establishment of first priority for Maitland Street families will permit early completion of the relatively simple and straightforward Maitland Street redevelopment project.
- (b) If the Spring Garden Road project is approved for a redevelopment grant under the National Housing Act, families from the area should be given second priority. This project is also relatively small and fairly straightforward. It could be completed fairly quickly. If the project is not approved for Federal assistance, priority number two will move to three below.
- (c) Families from the Jacob Street redevelopment area should be given third priority after Maitland Street and the Spring Garden Road area (NOTE:- if Spring Garden Road is not approved, Jacob Street residents will be moved to second priority).
- (d) Families from the Emergency Shelters and from buildings demolished under Ordinance 50 or Section 754 and 757 of the City Charter should be given fourth priority. It is emphasized that these families do not automatically qualify for housing in Mulgrave Park. Admission is conditional upon incomes not exceeding \$3,900. and evidence of need as indicated by family size, present living accommodation and suitability as tenants.
- (e) Families who have applied independently and who do not occupy sub-standard accommodation in Emergency Shelters or demolishable buildings should be given fifth priority.

He also recommended:

- (a) Immediate action be taken to notify all families occupying City owned Emergency Shelters that these buildings will be demolished,

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effective May 31, 1961. Eviction notices effective that date should be issued to the families. The families can then apply, if they wish, to the Housing Authority for admission to Mulgrave Park. If they are deserving of special assistance, the authority will be able to house them. If they are not deserving, then presumably, they can look after their own housing.

- (b) Immediate action can be taken to increase inspections under Ordinance 50 and Section 754 and 757 of the City Charter. Demolition orders can be timed to coincide with completions in Mulgrave Park. Deserving tenants of private landlords can take their eviction notice and apply to the Housing Authority. If eligible for assistance, the Housing Authority will be able to look after them. If they are ineligible, then presumably, they also can look after themselves.

(NOTE: The action proposed in respect of Emergency Shelters and under Ordinance 50 and Section 754 and 757 of the City Charter does not legally bind the City to provide housing for displaced families. It would, however, assist the City in its efforts to remove blight from the community and would permit deserving families an opportunity to obtain good housing at rentals within their ability to pay).

Your Committee concurs in the recommendations of the Acting City Manager.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

PROGRESS - MAITLAND STREET REDEVELOPMENT PROJECT

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

At a meeting of the Redevelopment Committee held on the above date a report respecting the Maitland Street Redevelopment Project was submitted from the Acting City Manager, in which he recommended that the following steps be taken:

- (a) A target date for completion should be established for December 31, 1960.
- (b) Mr. Smith, the Compensation Officer, will attempt to effect settlement with the last property owners in the area. It is realized that title to these properties rests with the City. However, it would be advisable to settle on compensation at the very earliest possible moment.
- (c) A list of the families eligible for admission to Mulgrave Park must be provided to the Housing Authority immediately in order to permit the Housing Authority to carry out the necessary investigations (the list is under preparation and has been discussed with the Housing Authority).
- (d) Mr. Doyle, the City Solicitor, must prepare a draft deed transferring an undivided one-half interest in all the Maitland Street area to the Corporation. On receipt of the deed and a survey plan of the parking lot area, the Corporation will lease back its interest in the parking lot to the City.

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- (e) Mr. West, Commissioner of Works, must proceed with the preparation of the Tender call for construction of the parking lot in the hope that tenders can be called in late September or October. This tender call document must be approved by the Corporation prior to the tender call.

Your Committee concurs in the recommendation of the Acting City Manager.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

CONTRACT CHANGES - MULGRAVE PARK PROJECT

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

At a meeting of the Redevelopment Committee held on the above date a report was submitted from the Acting City Manager in which he recommended that the following contract changes in connection with the Mulgrave Park Project be approved:

- (1) \$200.00 for Whitman, Benn and Associates for redesign work on the retaining walls.
- (2) 22 Slop sinks for hi-rise and walk-up buildings - \$1,421.99.
- (3) Ventilation system in washroom \$117.00.
- (4) 10% commission for drill testing. \$38.50.

These are partnership, costs to which the City has a $12\frac{1}{2}\%$ responsibility.

Your Committee concurs in the recommendation of the Acting City Manager.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

MOVED by Alderman Lane, seconded by Alderman Wyman, that the report be approved. Motion passed.

DISPOSAL OF PROPERTIES - JACOB STREET AREA

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

At a meeting of the Redevelopment Committee held on the above date consideration was given to a report from the Acting City Manager in which he listed three (3) possible methods of disposing of the land in the Jacob Street Redevelopment Area.

The three (3) methods are as follows:

- (1) The City could call for Tenders for the purchase of substantial blocks of land by development firms. The offers made by the developers would be accompanied by the developer's proposals for using the land. The decision as to the acceptable proposal would be made on the basis of the cash return to the Partnership for the land, the planning concept of the developer's proposals and the ultimate tax return to the City. The call for proposals of this nature would, of course, be subject to restrictions. Our Planning Department would define these restrictions for the benefit of new proposers. Safeguards would be required to insure that the successful tender complies with his approved developed plan. In addition, it might be necessary to insure that developers made provision for housing certain commercial and public enterprises.

The main advantage to a request for proposals is that within certain ground rules, it permits a relatively free reign to private initiative. The form of Tender document is relatively easy to put together and can be done fast enough to permit a decision on the acceptable proposal by mid 1961. The disadvantage of the proposal system is the potential difficulty of deciding which proposal is best. This difficulty arises by reason of the fact that the decision must take cognizance of the quality of the proposals as well as the final return to the Partnership.

- (2) The City can, with its own forces, dispose of the land. There are certain prerequisites involved in the disposal of the redeveloped land. We and our Partner, the Federal Government, are anxious to insure that redevelopment is a comprehensive and satisfactory thing. We do not want to replace existing buildings with a new pattern of buildings which in turn will become obsolete within a very short period of time.

In order to redevelop, it would be necessary for the City to develop a staff to contact all potential firms who wish to locate in the area. A survey would have to be made of the requirements of each firm and from an analysis of the data so gained, building plans would have to be developed. City forces would then have to prescribe ways and means to insure that plans for each individual firm complied with the other establishments in the area. Unless the City was prepared to finance the construction of the buildings for lease or sale, City assistance might be necessary in arranging for financing for individual owners. The chief advantage to this procedure would be that speculative profits from the disposal of land would accrue to the Partnership. At the same time, of course, any losses would also have to be picked up by the City and Corporation. The chief disadvantage is the organizational effect needed to make the scheme work. It would undoubtedly require the employment of a number of professional people and consultants.

- (3) The City could appoint a sales agent or agents to arrange for the disposal of properties. These agents might make use of a redevelopment plan prepared by the City or if they are knowledgeable of commercial type development, might prepare their own redevelopment plan. The advantage of using agents would be similar to the advantages in (2) above. The principle disadvantage would be that the City would be required to do almost as much work as in (2) above as it is unlikely that many sales agents would have the planning organization required to prepare a redevelopment plan.

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Under the circumstances, therefore, it is recommended that we call for proposals in accordance with (1) above for all land in the redevelopment area south of Cogswell Street and west of Barrington Street. The proposal form will be prepared by our Planning and Legal Departments and will be subject to approval by Central Mortgage and Housing Corporation before tenders are called. If no satisfactory tenders are received, we can then proceed to dispose of the land in accordance with the procedure (2) above.

Your Committee concurs in the recommendation of the Acting City Manager that the first method be adopted but that the proposal be broadened to include disposal of all or any portion or portions of the area to private developers.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

Alderman Lloyd: "Is this the result of conferences with Central Mortgage and Housing Corporation?"

His Worship the Mayor: "Yes, this is a joint effort between the City Staff and Central Mortgage and Housing Corporation Staff."

Alderman Lloyd: "And this is their joint report to us expressing their conclusions as a joint Committee on the matter."

Acting City Manager: "That is right. We conferred several times on the subject."

Alderman Greenwood: "Since then the Redevelopment Committee have studied it. Are there any changes?"

His Worship the Mayor: "Yes, there is one slight change. This is that we are calling for proposals. After the proposal call had been prepared by our Legal and Planning Departments for development of the Jacob Street Area in whole or in part."

Alderman Ferguson: "I notice the City would call for tenders for the purchase of substantial blocks of land. Is it the intention that this land is going to be sold in large blocks to people to resell and redevelop it?"

His Worship the Mayor: "No, the proposal we are asking for at this time is that we are asking these developers either here in Halifax, or elsewhere in Canada or anywhere in the world, as a matter of fact, to submit to us proposals for development of the land. We are not calling for tenders."

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Alderman Abbott: "Whole or in part."

Alderman O'Brien: "For development, not for resale."

His Worship the Mayor: "For development. They have to have a development proposal to build."

Alderman Ferguson: "I want to make sure. There are people, and firms in Halifax who won't be interested and won't be in this position to look for substantial blocks that are interested in small pieces. If there are going to be provisions for 'John Doe' who wants to establish a business in the area on a piece of land 50' x 200' — ."

His Worship the Mayor: "There could be. For instance, if we say 'proposals in whole or in part'. This wouldn't allow it. Nobody could put the submissions in to us."

Alderman Ferguson: "I think that we don't want to give the impression that we are going to put this out all in large pieces. It was my hope that there would be land made available in possibly certain standard sizes. They could buy a lot or a lot and a half by local people who are interested in redeveloping it. I don't think that provision has been made here and I am a little concerned. I think it is good if you can get a large developer to come in and develop the large area. I think that is very necessary."

His Worship the Mayor: "Central Mortgage and Housing Corporation are the senior partners, the partners with us in this case, and they feel this is the best course to follow, at least in the initial stages. Council does not have to accept any proposal."

Alderman Ferguson: "At least, at this point, they aren't even making a provision for a person who wants to buy a small lot."

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

Alderman Ferguson: "What about the people? I have had numerous inquiries from people who want to redevelop in this area."

His Worship the Mayor: "There are good reasons, Alderman. For instance, if the developments by individuals come in for Block No. 1, Lot so and so, unrelated to the total development of the area, then we come right back where we were two years ago."

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Alderman Ferguson: "Where can these individuals who have given up and who are interested in coming back into the area go? They just aren't going to have a chance."

His Worship the Mayor: "They haven't signified their intentions too much, unfortunately."

Alderman Ferguson: "Unfortunately, I get a number of calls and these people say, 'where do I go?' Now, they have been sent to the City Manager and to the Redevelopment Officer."

His Worship the Mayor: "Mr. Smith, do you know anything about that?"

Compensation Officer: "I have had two inquiries, but no definite proposals."

Alderman Ferguson: "I think that is a very serious situation, Your Worship, in this method that we are taking for our own citizens who want to redevelop in that area."

Alderman Greenwood: "I agree with Alderman Ferguson. I think we should have the mechanical means for encouraging people to offer. I think we should encourage them to offer to buy land and to build; and every means possible should be taken to publicize the fact that we are now at the point where we want to develop this land as I think the general public don't know that we are encouraging and waiting for applications. I am sure they don't. I agree with Alderman Ferguson that we have to be very, very careful. I think the individual store owner should have every opportunity to relocate if he wants to."

His Worship the Mayor: "If we get substantial response from local persons who want to develop this area, there is no reason why our Planning Director could not lay down a scheme whereby they could be put into an area. There is no reason why it couldn't be done."

Alderman Ferguson: "You have to have land laid aside for that purpose, Your Worship. You just can't sit back and wait for them to come."

His Worship the Mayor: "At the same time, Alderman, we can't wait

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either for years and years to redevelop."

Alderman Ferguson: "I agree we can't wait, but we are waiting too long. That is why a number of them have gotten quite discouraged." He said he felt a report of this magnitude should have been distributed earlier so that Aldermen could have considered it more carefully.

Alderman O'Brien: "Might I speak on this as a member of the Redevelopment Committee that spent some time on it this afternoon? I don't feel that it was the will of the Redevelopment Committee to block out any of the people who are interested in the area."

Alderman Ferguson: "I didn't want to imply that by any means."

Alderman O'Brien: "I think it would be our hope that they would be fitted in; and if there is a question of what is the best way to get an overall design for the area and to fit them in, which was the problem that I think we were brought face to face with by this memorandum from Mr. Romkey, there was a feeling that if a private developer were interested in taking all or a large part, that the design should be attractive and well integrated and that a number of small firms would be in the scheme, brought in by the developers. The alternative to this is for the City to act as the developer. Central Mortgage and Housing Corporation Staff advised us and I think many of us were in agreement that we don't have the qualified, experienced staff to do this development work on a big scale, but, with the proposal as it comes now to Council from the Redevelopment Committee, we are asking for proposals for all or part. A small business in the area can come in and propose that he be allowed to purchase land of a certain size, put up a certain type of building and the Planning Staff will give advice and help them in making the proposal; and when all the proposals are before us at a later time, the City along with Central Mortgage and Housing Corporation will have to choose. We may choose to set aside two or three blocks or whatever is required to handle the small local uses and develop it according to our design and give the balance to a large developer, if there is one. But, surely without these proposals it is difficult to lay on the whole plan and particularly without the experienced and qualified staff."

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Alderman Lloyd: "I recently saw a form made out for the new and large shopping centre that Webb and Knapp propose. What they are getting, as far as I can understand, is people to indicate on this form, which is almost the same thing as a binding lease, and then they take them and they decide who they are going to lease the property to, but they have built a structure and they have layed it out in a balanced way as between drug stores, and so on and so forth. Now, if we get into the business too deeply, then we are going to really have a challenging problem on our hands."

Alderman Ferguson: "I wasn't indicating that."

Alderman Lloyd: "On the other side of the coin, we can't allow the land to lay undeveloped for any length of time because of our lack of action on it. Your whole program of redevelopment, as I see it, where it goes from where it is now depends entirely on your success in having that land developed and taxable properties on it. There is no doubt about that. So, if I understand Alderman O'Brien correctly, you are asking for people to come forward with proposals, both large or small, local or otherwise, just to give us an idea of what demand exists for the land in broad terms. Is that what you are suggesting?"

Alderman O'Brien: "There is a possibility that one of the proposals, or many of them, might be accepted or they might be taken as a guide for further planning on it."

Alderman Lloyd: "With the possibility that one of the proposals might be favoured by Council."

His Worship the Mayor: "As a matter of fact, the proposal form, as has been prepared by the Town Planning Staff and by Legal Staff, will come back to us again, at this time if any Alderman or member of Council has a reservation or proposal, at that time he can say, 'we don't like this idea'."

Alderman Ferguson: "I saw a plan which had a proposal on it for the Court House property. I feel a certain area of land should be set aside for certain types of the businesses that are going out of there. I feel

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a certain area of land should be set aside for certain types of the businesses that are going out of there. I feel that that Block A should be available to be broken up in the small sized lots so that if 'John Jones' comes down and wants a certain area of Block A, then he can apply for it. I don't feel that you are going to get too much response. You have to have an area which you can show him. You can restrict the type of building they are going to put there. You have to give some guidance. Unless you include that type you are not going to get the smaller people who are displaced. A few minutes ago, you said there haven't been too many inquiries and I see Mr. Romkey says a number of firms have inquired over the last two or three years. I have had a number of inquiries and a number of them I have mentioned to yourself for redevelopment in the area. One of the largest ones had certain plans which went by the Board. I feel that in the development of this area it can be laid out to look after a half dozen or more of the people who are in it. Small warehousing and processing, shall we say; businesses of that nature where they can establish. Unless we have that area laid aside, we really have nothing to sell. You may get a chap coming in and wanting to relocate here. You have to make some provision for it. This isn't going to be built over night. Unless provisions are made, we are going to force these people out of the area and some of them are leaving the City and they are going to the outskirts and to Dartmouth. I know two or three firms, who, because of lack of space, are going to Dartmouth. We can't afford to lose commercial taxation. When you say 'large blocks', I think you have to make a definite provision for these smaller people where they can relocate."

Alderman Greenwood: "In other words, Mr. 'X' wants 10,000 feet to build a small department store, will he be able to apply to the City, get that and put up the building without waiting for twenty-five or thirty other proposals to be brought in at once and have the Planner play with them? If a commercial enterprise wants to build soon, have we got the means of selling it to him?"

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His Worship the Mayor: "Supposing we had one single developer who moves in and says, 'I will set up a building and I will lease them'. What then would be the reaction of the City Council with respect to revenue, both from the point of view of resale or taxation?"

Alderman Ferguson: "I don't agree. I feel there has to be some provision for the people who have been forced out of there."

Alderman Greenwood: "There may be room for both types."

Alderman Ferguson: "But we have excluded the one."

His Worship the Mayor: "Nothing has been excluded."

Alderman Lloyd: "What you are trying to do, in essence, is to survey the market potentials for the use of this land. You are providing a method of surveying the market. If that is the case, then let's get on with it and survey it as exhaustively as you can. I would like to give only one note of warning. Let us try in our Planning Department to put in some minimum standards which we can agree to and not leave it too vague and too precise as to what the Planner and the builder may want. When you get into the design of a structure, color line and forms of buildings, you are entering a new field. It is very dangerous, and I suggest that you be most careful, especially if you are going to have to deal with private developers. That will work well if one developer takes the whole area, but the minute you have to break it up, you can only say to them that it would be rather nice if you could do it this way and try to encourage them. I am afraid it will be very difficult to lay down too strict a rule as to form and design of the building. I may be wrong on that."

His Worship the Mayor: "We have thought of that. Professor Stephenson warned, from the start, that in redeveloping the area, it would be very unwise, for instance, to go back to a bad mixture of buildings such as a one-storey building plus a four-storey building. This should all be designed in scale - designed in harmony. One area with the other in all re-development sections of the City. I think this is where the Town Planner, and others, come into play. You can guide some persons who have a particular kind of activity in the area. He may want to carry on, but he has the problem of yard space."

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Alderman Lloyd: "Who is going to seek the proposals; what staff will be responsible for seeking the proposals?"

His Worship the Mayor: "The partnership will seek the proposals which must be satisfactory to Central Mortgage and Housing Corporation and the City. The City will act on behalf of the partnership on that phase."

Alderman Lloyd: "And it will be under their guidance and in harmony with their views."

His Worship the Mayor: "Yes."

Alderman Lloyd: "They have had a lot of experience in that field and, I presume, that they would certainly want to be helping out."

His Worship the Mayor: "Unfortunately, this is not so. This is the first case in Canada where we have had a Redevelopment Program of this kind."

Alderman Lloyd: "Didn't they do a clearance job in one of the larger Cities - Redevelopment?"

His Worship the Mayor: "Yes, residential."

Alderman Lloyd: "Residential, but not commercial."

His Worship the Mayor: "In every case so far where a Redevelopment Scheme has been underway in Canada, they had two plans; a Clearance Plan, and then they immediately applied the Redevelopment Plan."

Alderman Lloyd suggested that the recommendations of the Committee be considered individually, and he suggested that discussion be concentrated first on Proposal No. 1.

Alderman Wyman: "I think that the discussion with regard to those people, particularly those who have been in that area and who desire to go back, or other businesses within the City who may for one reason or another wish to locate in that area, is an important point. The suggestion contained in the Resolution, which is before us, while it does not specifically exclude those people from applying or tendering, I think there is something more than that needed. Before the tenders or the proposals are considered, I think that we must insure that we know who we have who want to get in there in

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order that we may make, at least, as good a provision for them as we can. I am sure that there are some who were established in that area who have left it under this plan with the impression that they will be given every opportunity to relocate there."

His Worship the Mayor: "There is no priority."

Alderman Wyman: "Whether they should have that impression or not is beside the point. They have the impression; and they are going to feel unfairly dealt with if we do not give them every opportunity to, at least, make their wants known to us. If it is to be done by advertising --- that there is a call for tenders - the suggestion of tenders for substantial blocks of land, or tenders for land for redevelopment - all suggest the idea that you are talking in terms of large areas.

"I think that we need to do something to make sure that first, we have the information as to whom among the small businesses would like to get in the area; and, secondly, an indication of their needs in order that in considering the proposals their wants may be taken into account."

Alderman O'Brien: "We are planning to have that before we consider any proposals from anywhere.

"There is one more point I would like to make. It has been suggested that one block or two blocks might be set aside when we are calling for proposals, but it seems to me, though, that we might have had this in mind, in answer to the problem that Alderman Ferguson has raised. To pick the blocks and lay them out may handicap some persons who wanted to come along with a large proposal; but I think it is in the back of our minds that we want, if it is at all possible, to look after these people, although the Federal participation is based on a statement in the National Housing Act that it must be for the highest and best use of the land. And this is a guidance to Central Mortgage and Housing Corporation's position on this. I think that everybody wants to get these people in if it is at all possible."

Alderman Lloyd: "I suppose if some developer came along and created some kind of a proposal which would arouse fears on the part of business people contiguous to the area, or not far from it, as to just what

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this might bring about, that would cause us some concern as a Public Body. In other words, the difference between ourselves as public developers as against that of private developers is that we have a responsibility to the whole community, whereas a private developer just looks at the best from a dollars and cents point of view; and that's it! I just want to point out that what I think is really the concern here is that the Council make it clear to the public that we are not committing ourselves to any particular single development, or complex developments, or groupings of preferences to local people, or anything of the sort. We are trying to find out who are seriously interested in locating a structure in that area — one large one to cover the entire area we would be interested in hearing from him, a series of little ones or individual ones. Is that not correct?"

His Worship the Mayor: "That is correct."

Alderman Lloyd: "Now, you do ask him, however, under this proposal, to submit a tender for the land area that he wants."

His Worship the Mayor: "A proposal!"

Alderman Lloyd: "It says here that the City should call for tenders for the purchase."

His Worship the Mayor: "Tender is a misnemer there."

Alderman Lloyd: "Well, you are recommending this, Your Worship, and that is why I wanted it read. Are we calling for tenders?"

His Worship the Mayor: "Tenders yes, but price is not the only consideration."

Alderman O'Brien: "Proposals which include a tender figure on land, but that is only one of the factors in the proposal."

Alderman Lloyd: "And we have a layout of the area with the possible street layout. Is it possible that you may change that street layout if a potential developer comes along?"

His Worship the Mayor: "Not the main street. Not Cogswell Street, but there could be some adjustments of other minor streets in the area."

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Alderman Lloyd: "In other words, if a local person were interested in a 4,000 square foot area, let us say for a warehouse, office building or something of that sort, he would be shown the general area. Would he be given some indication of the street lines which were possible?"

His Worship the Mayor: "Yes."

Alderman Lloyd: "In other words, it would be shown to them in this way - that if the City doesn't develop this land and place it in the hands of one large, single developer, there will be land in this area available. Then, we would have to come to the matter of the street layout. I think this calls for a great amount of conference work between our staff members and the man who is going to approach you for information on what he should put in his proposal. He wants to know precisely where the street line is going to be. So, you do have, at least, a street pattern in the event that there is one large, substantial developer taking on the entire area?"

His Worship the Mayor: "Exactly."

Alderman Lloyd: "That is fine."

Alderman Lane: "Your Worship, may I bring up a point? It seems to me that Alderman Ferguson at the time was a little annoyed that the little man is not being properly treated. It is hardly germane to the point under discussion because that already has been taken care of. Those little men who have expressed their intent of wanting to build in the area, as I understand it, have already been interviewed by Mr. Munnich. Perhaps Mr. Munnich would be able to tell us something about his experiences in interviewing them, exactly how definite they are and what their plans are."

Alderman Ferguson: "Also, he could tell us what information he gave them."

Alderman Lane: "He gave them plenty from the reports I have had."

Director of Planning: "Your Worship, there is only one interview I had with a person interested to develop within the area. There were other enquiries from outside, not by persons who are already in the area, to whom I explained the proposal, generally; but there was one interview which I had which was not at this stage conclusive, and it couldn't be

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because we were still working at that time on a scheme for the area. This scheme is now completed, as you know, because the date was closed today. We have, now, a design for the area which can be shown and can be explained to anybody who is interested. I had no further contacts with anybody from the area."

His Worship the Mayor: "Take a Machine Shop, for instance, now located in the area, it would get no priority for instance when the Cogswell Street extension is completed. That was his demand, he wanted to go back there. We have the right to say, 'no, you can't go there'. This would have to be proper in the planning stages. If, for instance, we had four people who wanted to go up with Business Machines, with showrooms and offices downstairs, and warehouses, and so on there, obviously, we'll not put a Machine Shop there. There must be left to us some right to say, 'no you can't go there. You must go in this section!'"

Alderman Lloyd: "Your Worship, I know you have to make a stand somewhere. You have to explode the thing open and you have got to get some device to get down to concrete cases. But, as long as you keep it broad and allow local people who have been displaced, as well as people close to the area -- I do know, only this morning, of an enquiry that came from one party who is waiting patiently, and who had a substantial business in the area, who has a financial capacity to build very substantial buildings in the area, keenly interested, not in the whole thing but in a portion which would be related to his business operations, and some expansion he had in mind. Now, he asked me, 'where do I go and what do I do?' Well, this is the sort of thing that answers that question."

Alderman Greenwood: "Is it the City's intention to lay down a per square foot price or is it a straight tender, as per here?"

His Worship the Mayor: "To my knowledge, we did not lay down a per square foot price."

Alderman Greenwood: "I can see all kinds of problems when these proposals, or developers' offers for tenders are opened and you have an overlapping of one developer over another with tender price. Once these

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prices and offers are public knowledge then, of course, we can't go back and negotiate. So, it will be difficult to decide who should get what, and I think we should give a lot of thought to that. Does Council review and have final approval of the street line proposals and the layout of the area?"

His Worship the Mayor: "That is what you will get when you bring back the proposals that have been called for."

Alderman O'Brien: "We will have a description which comes to Council before it is issued to the public."

Alderman Greenwood: "Are we going to lay down street lines before that?"

His Worship the Mayor: "Yes, but I think your discussion tonight, actually, should be saved for the night we bring the proposals to you."

Alderman DeWolf asked how long an interval there would be from the time a developer submits a proposal until he is advised whether or not he is to get the land he desires.

His Worship the Mayor: "I don't know, this is the point that has to be decided by Council when they see the scope of the whole project, what work is involved and what staff we have to have to handle it."

Alderman DeWolf: "The trouble is that when people want land they, as a rule, want it. They might wait a month or two months but they don't want to wait six months or a year; they want to go somewhere else. They are impatient. When the time comes you want something, you want it right away, and my experience is they don't want to wait."

His Worship the Mayor: "I don't know how we can make any land available for some little time yet because the new street lines of Cogswell Street Extension hookup with Barrington Street, which are a primary feature of the Redevelopment Scheme, will demand not only the installation of new lines but also requires newservices such as sewer and water lines."

Alderman DeWolf: "I realize that. I knew it is difficult - you just can't put your finger on it."

His Worship the Mayor: "No, we cannot."

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Alderman DeWolf: "But, while you were speaking you happened to mention a Machine Shop."

His Worship the Mayor: "On Cogswell Street, they couldn't very well go back unless we do."

Alderman DeWolf: "Yes. I was going to say one of our difficulties, in Halifax, it is almost impossible for the small man to buy a piece of land to put up a Machine Shop, because he can't afford to pay \$2.00 or \$3.00 a square foot. If he wants 100' x 100' @ \$2.00 or \$2.50 a square foot, \$20,000 to \$25,000, he can't afford that in many cases. The small man, as Alderman Ferguson labelled it, is finding it more and more difficult to get a location in the City to build. Very recently, someone wanted to erect a garage, a Service Station Garage, 100' x 100', he could pay \$10,000.00. Where can you go to get it in the City of Halifax, now? I only mention this because the situation does presently exist in the City. I could mention a few other cases but that is an illustration. Could he go up, for instance, north of Hurd Street?"

His Worship the Mayor: "Yes, I would think he could. We envisaged there, but it is purely in the talking stage but certainly we would want to marshal the prestige buildings of the quieter-type operations to the Cogswell Street Extension. In the other areas, around Hurd Street or Poplar Cove, if we have good planning there, we could have types of businesses of the nature that you refer to."

Alderman DeWolf: "That is what I was coming to -- could, if we indicated that type of building or industry, or what have you, that he might be considered north of Jacob Street? If he comes in he might say, 'I'd like to go here', but we would say, 'you can't go there but we may put you here'. I think whoever is going to handle these enquiries should be given some kind of an indication as to what might be allowed in these areas."

His Worship the Mayor: "I think it is awfully important to us to make provisions for our service industries in the City -- the Machine Shops, the Garages, and all these others, which provide employment."

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Alderman DeWolf: "These are all in the Northend -- they want to keep down nearer the centre of the town."

Alderman Greenwood: "Your Worship, just for my edification, would you review what the effects of us passing this motion would be. I am not really sure it is a motion. I understand we are agreed to recommend it."

His Worship the Mayor: "All it does is that it sets in motion the planning and preparation for a call for proposals which are brought back to this Council for examination by the Council."

Alderman Greenwood: "We call for proposals and they will be brought to us?"

His Worship the Mayor: "Oh, yes!"

Alderman Greenwood: "I still would like to know, if legally, we have to lay down street lines before we advertise for tenders and proposals."

Deputy City Solicitor: "I would suggest that the street should definitely be defined and laid out before the plan is carried out."

Alderman Greenwood: "This, tonight, is not by any means final?"

His Worship the Mayor: "Oh, no! We have to start somewhere. We haven't started yet."

Alderman Lloyd: "You have two things really that bother you. You think there is a possibility that there may be a substantial developer who would want an area of land which would cause you to change the street line."

His Worship the Mayor: "This is the view of the Central Mortgage and Housing Corporation."

Alderman Lloyd: "Yes, that is the view of the Central Mortgage and Housing Corporation. In other words, he doesn't want to shut out any possibility for maximum future development. Now, the thing that bothers me a little bit is that if you do refer to one; the City calls for tenders. Is that in your recommendation, or is it not. Or, is there some other thing you are calling for?"

His Worship the Mayor: "I think, certainly, in our discussions leading to the preparation of this document it was the intention that we would call for proposals -- development proposals."

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Alderman Lloyd: "If you stick to proposals, then, persons, smaller people particularly, will not go to the expense factors of trying to figure out what is a reasonable price and, probably, hiring appraisers, and so on. If they had some general sketch plans from the Architect, it keeps their expense down, and you do get the indication you are looking for."

Alderman Greenwood: "You see if we don't anchor down these street lines you can see where we would be. A great deal of difficulties arise where you have an offer from a smaller proposal which you would like to accept, which is entirely overridden by a big one, who might want us to change the street line. I realize that, probably, it is better if we anchor the street lines down -- we will get more concrete proposals than if we leave it wide open."

His Worship the Mayor: "We are not leaving it wide open in that sense, Alderman."

Alderman Lloyd: "I think in all fairness, Your Worship, but I have asked the question from time to time even though I am not on the Committee. Now, I will comment briefly on it this way - what you are doing is trying to fill one large piece of information, which you haven't got; what are the economic prospects of the development of that land? You are trying to find out how to go about it and you say, 'well, let us call for proposals and see what the market is'."

Alderman O'Brien: "And everyone in there should put in their proposals."

Alderman Lloyd: "They should put in proposals, and even if they are sketchy, let us have them."

His Worship the Mayor: "I want to say this, though, I don't know how you are going to do it with present staff. This is going to call for a Redevelopment Officer. Someone must be engaged, and the charges for such a person can be charged against the Partnership. It can be a short-term employment."

Alderman Lloyd: "I think it would be most advisable to give very careful consideration to the public relations on this matter."

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His Worship the Mayor: "There is just no one on our staff who can do it. Mr. Smith cannot do it and look after the negotiations. Unfortunately, this hasn't been done because of our lack of staff. Let me tell you this, we talk about staff matters, and this has been pooh hoo'ed by some people, unfortunately. When I talk about staff matters I refer to the entire staff who have had to devote considerable time over the last three years to Redevelopment matters. Now, it has been one of two things; he hasn't had enough to occupy his time before, or something else is going 'by the board', something is being missed. I feel this is happening in some of our Departments - because of the extra burden imposed by the Redevelopment Program with which we have become involved over the last few years. I think some of the work has suffered because the staff requirements have not been taken care of."

Alderman Lloyd: "Your Worship, that raises another question of staff. I think what you are saying to us now is let's pass this Resolution and get on. Are we going to review this matter of staff?"

His Worship the Mayor: "It's the Planning Staff I am referring to rather than Redevelopment that is required here."

Alderman O'Brien: "Your Worship, isn't that a Planning consideration -- this discussion with people who want to make up a proposal, who want to know what the City has in mind, and so on? Isn't this something that the Planning Staff will have as one of their chores? It seems to me it belongs there but with the present staff we are not equipped to meet the requirements; involved."

His Worship the Mayor: "Not in all Cities is it done in this manner."

Alderman Lloyd: "Does the Alderman mean that we are not equipped in numbers or in skills? I am not quite sure."

Alderman O'Brien: "In number, primarily. I think this is a function for a Planner but I think that with the normal work the Planning Staff do, or what we used to consider normal, the work that comes to the Town Planning Board - sideyard modifications, and that sort of thing, plus

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all the various Redevelopment work we have now without going into the details of the Jacob Street area; plus the Master Plan work that has to be started shortly, and the Revision of the Zoning By-Law; we just don't have the quantity of qualified staff to be doing these jobs properly."

Alderman Lloyd: "Is it a fact, Your Worship, that everyone of these proposals coming from the Planning Staff involves quite substantially other members of our Works Department; Surveyors, Draughtsmen, and so on?"

His Worship the Mayor: " -- The Assessor's Office to get information; the Legal Department --."

Alderman Lloyd: "Are they feeling the impact of this load of work?"

His Worship the Mayor: "The Legal Department, definitely."

Alderman Wyman: "I can't quite see what the staff of the Planning Division, or additional staff even for Redevelopment, have to do with it. We are concerned, as I understand it from this particular report under No. 17; we are concerned with how we are going to find out who can and will use this Redevelopment area. There has been a great deal of discussion on it, all of which, for my money, boils down to the fact that in endeavouring to find out who is interested in Redeveloping and what kind of plans they can bring forward, we must ensure that the small person who only wants to put a small place in there isn't lost sight of or doesn't feel that he has been excluded and can't make his wants known. While I am on my feet, I will say I think that before this is passed it requires another amendment; and I would move that the recommendation be amended to replace the word 'tender' by 'proposal'."

His Worship the Mayor: "How about redrafting, if you don't mind."

MOVED by Alderman Wyman, seconded by Alderman Lloyd, that the report be approved, after amending the first sentence of Para. 1 to read as follows: 'The City could call for Development Proposals for the purchase and development of blocks or parcels of land by Development Firms'. Motion passed.

MULGRAVE PARK HOUSING PROJECT - SERVICE CHARGES TO TENANTS.

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

Council,
September 15, 1960.

From: L. M. Romkey, Acting City Manager.

Date: September 13, 1960.

Subject: Mulgrave Park Service Charges to Tenants.

1. The Mulgrave Park Project is estimated to cost \$14,600. per unit, or a total of \$5,046,000. The rental required to amortize the cost of the Project over 50 years, to administer and maintain the property is estimated to be \$88.00 per unit per month. By Agreement, the Partnership is prepared to subsidize each unit to the extent of \$25.00 per month and the resultant shelter rentals which the Authority must obtain average \$63.00 per unit per month. Actual shelter rentals are, of course, calculated on a formula which amounts to about 20% of gross family income.
2. Heat, hot water, water, stoves, refrigerators, washers and dryers will be provided to tenants in Mulgrave Park. The cost of providing these services is not reflected in the net shelter rental referred to in (1) above. In addition, there is no provision for the Partnership to bear the cost of providing these services. The costs of the services therefore become the responsibility of the tenants.
3. As occupancies in Mulgrave Park may commence in October of this year, there is a great need to reach specific agreement as to the exact nature of each service that will be provided and the cost of providing these to the tenants. Without direction in this respect, the Housing Authority will be at a distinct disadvantage in talking to potential tenants. Tenants themselves will be unable to make a determination on the acceptability of the housing offer. The problems involving the provision of services are most complex and we have attempted to suggest solutions in the following paragraphs.

4. (A) WATER

Individual units in Mulgrave Park are not metered for the supply of water. The Public Service Commission has metered the water to the whole project. The cost of the water will be billed to the Housing Authority which will be responsible for payment for the service. The Housing Authority, in turn, will have to bill the tenants for its supply.

It is estimated that the average cost of water for the average family in Halifax is \$32.00 per annum. It is logical to assume, therefore, that Mulgrave Park families will consume 348 times the figure during the course of an average year. The cost of water can therefore be estimated as \$11,200. per annum.

(B) STOVES AND REFRIGERATORS

The original contract for the construction of Mulgrave Park provided for stoves and refrigerators to be installed in the two high-rise buildings and the three storey walkup apartment building. A total of 149 stoves and refrigerators were called for. No provision was made for the installation of stoves and refrigerators in the 199 maisonette type units.

The Halifax Housing Authority has recommended that stoves and refrigerators be provided to all housing units in the project. There are many points for and against the provision of stoves and refrigerators. However, it seems to us that the points in favour outweigh the points against. The housing units are designed for maximum efficiency and do not permit the installation of larger