

Council,
October 27, 1960.

| WARD | WM.C. DUNLOP | BYRON M. HATFIELD | JOHN E. LLOYD | HAROLD R. WYMAN |
|-------|-----------------|----------------------|------------------|--------------------|
| 7 A-1 | 6 | 72 | 106 | 36 |
| A-2 | 14 | 69 | 140 | 57 |
| A-3 | 12 | 56 | 96 | 51 |
| A-4 | 11 | 50 | 111 | 63 |
| A-5 | 6 | 70 | 97 | 18 |
| B-1 | 11 | 96 | 114 | 55 |
| B-2 | 13 | 100 | 103 | 48 |
| B-3 | 5 | 84 | 107 | 45 |
| C-1 | 19 | 48 | 129 | 46 |
| C-2 | 9 | 63 | 117 | 37 |
| C-3 | 5 | 81 | 88 | 34 |
| | <u>111</u> | <u>789</u> | <u>1208</u> | <u>490</u> |

TOTALS - 934 4064 5158 3199

| | | | | |
|--------------|-----------------------|------|-----------------------|------|
| MAJORITY FOR | Mr. John E. Lloyd | OVER | Mr. Bryon M. Hatfield | 1094 |
| MAJORITY FOR | Mr. John E. Lloyd | OVER | Mr. Harold R. Wyman | 1959 |
| MAJORITY FOR | Mr. John E. Lloyd | OVER | Mr. Wm. C. Dunlop | 4224 |
| MAJORITY FOR | Mr. Byron M. Hatfield | OVER | Mr. Harold R. Wyman | 865 |
| MAJORITY FOR | Mr. Byron M. Hatfield | OVER | Mr. Wm. C. Dunlop | 3130 |
| MAJORITY FOR | Mr. Harold R. Wyman | OVER | Mr. Wm. C. Dunlop | 2265 |

ELECTION FOR ALDERMEN

| | J. G. DEWOLF | ANDREW MATHEWS |
|--------------|-----------------|-------------------|
| Advance Poll | <u>5</u> | <u>0</u> |
| | 5 | 0 |
| Multiple | <u>133</u> | <u>43</u> |
| | 133 | 43 |

WARD 1.

| | | |
|-----|-------------|------------|
| A-1 | 116 | 62 |
| A-2 | 147 | 57 |
| A-3 | 84 | 61 |
| A-4 | 107 | 74 |
| A-5 | 98 | 39 |
| B | 179 | 95 |
| C | 187 | 68 |
| D-1 | 172 | 83 |
| D-2 | 109 | 67 |
| | <u>1199</u> | <u>606</u> |

TOTALS - 1337 649

MAJORITY FOR J. G. DeWolf OVER Andrew Mathews 688

WARD 2.

Mrs. Abbie Lane returned unopposed.

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WARD 3.

Robert J. Butler returned unopposed.

WARD 4.

George C. Fox returned unopposed.

WARD 5.

Thomas L. Trainor returned unopposed.

WARD 6.

James L. Connolly returned unopposed.

WARD 7.

William B. Greenwood returned unopposed.

Respectfully submitted,

(Sgd.) R. H. STODDARD,
CITY CLERK.

OFFICE OF MAYOR

The City Clerk thereupon declared John E. Lloyd duly elected Mayor of the City of Halifax for a term expiring October 31, 1961.

OFFICE OF ALDERMAN

WARD 1.

The City Clerk thereupon declared John Gerald DeWolf duly elected Alderman for Ward No.1 of the City of Halifax for a term expiring October 31, 1963.

WARD 2.

The City Clerk thereupon declared Abbie Lane duly elected Alderman for Ward No.2 of the City of Halifax for a term expiring October 31, 1963.

WARD 3.

The City Clerk thereupon declared Robert J. Butler duly elected Alderman for Ward No.3 of the City of Halifax for a term expiring October 31, 1963.

WARD 4.

The City Clerk thereupon declared George C. Fox duly elected Alderman for Ward No.4 of the City of Halifax for a term expiring October 31, 1963.

WARD 5.

The City Clerk thereupon declared Thomas L. Trainor duly elected

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Alderman for Ward No.5 of the City of Halifax for a term expiring
October 31, 1963.

WARD 6.

The City Clerk thereupon declared James L. Connolly duly elected
Alderman for Ward No.6 of the City of Halifax for a term expiring
October 31, 1963.

WARD 7.

The City Clerk thereupon declared William B. Greenwood duly
elected Alderman for Ward No.7 of the City of Halifax for a term expiring
October 31, 1963.

His Worship the Mayor congratulated the Aldermen and he expressed
the hope that they would extend to his successor, Mayor-Elect Lloyd, the
same measure of co-operation as had been extended to him during the past
three years.

PUBLIC HEARING: RELOCATING THE OFFICIAL STREET LINES OF UPPER WATER STREET
BETWEEN PROCTOR STREET AND CORNWALLIS STREET AS SHOWN ON SECTION 11-E OF THE
OFFICIAL CITY PLAN.

A Public Hearing into the matter of relocating the Official Street
Lines of Upper Water Street between Proctor Street and Cornwallis Street as
shown on Section 11-E of the Official City Plan, was held at this time.

No persons appeared for or against the proposal.

A formal Resolution as prepared by the City Solicitor was
submitted.

MOVED by Alderman Trainor, seconded by Alderman Abbott, that the
Resolution be approved. Motion passed.

PUBLIC HEARING: RELOCATING THE OFFICIAL STREET LINES OF CORNWALLIS STREET
BETWEEN UPPER WATER AND BARRINGTON STREETS AS SHOWN ON SECTION 11-E OF THE
OFFICIAL CITY PLAN.

A Public Hearing into the matter of relocating the Official Street
Lines of Cornwallis Street between Upper Water and Barrington Streets as
shown on Section 11-E of the Official City Plan, was held at this time.

His Worship the Mayor asked if any persons wished to be heard
against the relocating of the said street lines.

Mr. Westly Ryder appeared before Council on behalf of his sister

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who owns and operates a variety store located at the South East corner of Barrington and Cornwallis Streets. He said they were opposed to relocating the said street lines, as proposed, because they felt it would have a detrimental effect on the business.

His Worship the Mayor: "It means the eventual acquisition and removal of the building."

Mr. Ryder suggested the street lines could be laid fifty feet South or two hundred feet North.

His Worship the Mayor: "North two hundred feet would make it through the middle of the new store erected two years ago."

Alderman Trainor asked when it was expected to extend the street through.

His Worship the Mayor: "I don't know. You will recall this matter came up to the Redevelopment Committee and from there to Committee on Works, as the result of an application to build a building in this area that would probably stay for all time the redevelopment of this area. This was brought forward as a redevelopment scheme and we have to make up our minds, now. To my recollection of the properties in the area, a great many of them are in a dilapidated state of repair."

Mr. Ryder said that one of the buildings across the street had already been condemned, but the building of which he spoke was a substantial one.

His Worship the Mayor asked the Commissioner of Works to report on the general condition of the buildings in the area.

Commissioner of Works: "Actually, the building referred to by Mr. Ryder, from the records we have, is in poor condition; and the two next to it are probably considered fair. The first three buildings on the other side of Barrington Street have been condemned and will be demolished very shortly. Number 12 Cornwallis Street has been ordered to be demolished."

Alderman Greenwood: "What is the nature of this large building on Water Street?"

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Commissioner of Works: "This is a masonry building occupied by Hogan's. He referred to two other buildings in the general area which are in poor condition."

Mr. Ryder expressed the desire to have the matter deferred until his sister returned from out of town.

His Worship the Mayor: "This isn't a question of taking your property tonight, it is just the matter of ~~relocating~~ street lines. Of course, eventually the City will be acquiring your property by expropriation."

Mrs. Stewart Sampson, owner and occupier of No. 789/91 Barrington Street, appeared before the Council and said: "I understand they will take most of our yard; and, after all, we can't afford to lose that as it is needed for car parking purposes in winter."

His Worship the Mayor: "Your property is only effected by the fact that your backyard will be reduced. How many cars are involved?"

Mrs. Sampson: "Four cars."

Mrs. Sampson explained that her home was a three-storey, seventeen-room house, two storeys of which are rented, one to her son and the other to another tenant.

Alderman Abbott: "What is the size of the lot? How much would we take off the backyard?"

Commissioner of Works: "We would be taking about one-third."

Alderman Macdonald: "What happens when the backyard area is cut down smaller than is actually required for normal use for a certain number of parked cars?"

His Worship the Mayor: "The person would have an excellent claim for severance."

Mr. George Piercey: "I am not here to oppose it, but Mr. Pascal asked me to represent him to find out information about this because he has a couple of properties in the vicinity. Cornwallis Lane is ten feet wide. Mr. Pascal has a property on Cornwallis Street. The rear part of it will be cut by this proposal which doesn't effect the building facing on Upper Water Street. He has several properties, access to the rear of which is

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presently afforded by the Lane from Cornwallis Street. He is very concerned about the little bit of the Lane that will be left according to the Plan that I saw in Mr. Munnich's Office the other day. There was a little bit of that Lane left and Mr. deSilva, without speaking officially, thought it may be closed, and that would affect, adversely these properties which are definitely served from that Lane at the moment. He would have no further objection if he could have assurance that the little bit of Lane that was left would still be open to the new diversion. In other words, instead of a solid sidewalk curb he could have access because it serves three properties for parking in the rear for delivery of goods. Several families and a business enterprise, Viscount Aluminum, are definitely served from this street for bringing in goods. This little diversion between these two buildings is about 18 inches so nothing can come through there. That is his main point.

"Secondly, if access off this new diversion could also be allowed to the rear of the property on Upper Water Street. In other words, would there be solid curbs with no access or would these provisions be made?"

Commissioner of Works: "There will be no reason to cut off any access. I think, as Mr. Piercey says, these properties have to have access from the rear in some manner, and whether that Lane remains exactly as it is or whether we allow you to come in some other convenient way, either for these properties or for anything that may be developed on any other property owned by Mr. Pascal, I think that could be quite conveniently arranged."

His Worship the Mayor: "I am sure Council is prepared to make any arrangements with the other owners."

Alderman Trainor: "Doesn't that Lane extend South and swing East on Water Street, behind the new service station?"

His Worship the Mayor: "There are a number of these Lanes in the area bordering on Water Street coming North from Jacob Street. In fact, there are quite a few and they pose some problems. They are not lanes in

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the sense that the City has recognized them, but rather right-of-ways conveyed by deed rather than by City action. In some cases they do form a barrier to development in the area, but I see no reason why Council in its dealing with the problem after the street lines are laid down, could not take care of the request as Mr. Piercey has indicated here tonight. There is no reason why we should deny access to it."

Mrs. Edith Cormier, owner of the property at 793 Barrington Street, appeared and voiced objection to the proposal to relocate the street lines, contending that it would necessitate the acquisition of her property by the City and she would thus be deprived of the rentals therefrom, her only source of income.

His Worship the Mayor: "In this case there will be no question of residual property. We have to acquire the whole property. You have no objection on Town Planning grounds? Your only objection is that you don't want the house taken?"

Mrs. Cormier: "That's right."

No persons wished to be heard in favor of the proposal.

Alderman Ferguson stated that it is an unfortunate aspect of the redevelopment program that some residents have to be disturbed and have their properties taken from them but he felt in this instance Staff should consider taking all of their property if there is not sufficient parking area left by taking only a portion of it, and that suitable compensation be made. He pointed out that in any event the parties involved have recourse to the Courts if they feel that the compensation offered by the City is not adequate.

Alderman Fox agreed with the opinions expressed by Alderman Ferguson.

Alderman Macdonald: "How does that conflict with our Planning By-Laws if we take a third or fifty percent of the person's backyard instead of allowing enough open area to provide parking space for the number of rooms that they have in a dwelling such as Mrs. Sampson's? There are seventeen rooms there."

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His Worship the Mayor: "I would think that I would follow the course suggested by Alderman Ferguson that if we are creating a condition which would be contrary to the conditions laid down for a new building today and by action of our reducing the property, that it would be proper for us to acquire all of the property and compensate the owner for the whole amount."

Alderman DeWolf asked what would happen to the lower part of Cornwallis Street.

His Worship the Mayor: "It would be closed off and sold."

Alderman DeWolf: "Has any estimate been made of the cost of acquisition of the properties less some tangible value for the land to be sold? Do we have any indication of what it may cost to do it?"

Commissioner of Works: "That has not been completed. We are working on it."

Alderman Ferguson: "For the benefit of the people concerned, can we get any estimate of how long it will be, before this will be carried out?"

His Worship the Mayor: "No. I am hoping that the approach would be a Redevelopment Scheme, and thereby, get Federal assistance for it as recommended in the Stephenson Report."

Alderman Ferguson: "A year or two away?"

His Worship the Mayor: "I think so, considering the workload we now have."

Alderman Ferguson: "It probably would be two years before it is completed."

A formal Resolution as prepared by the City Solicitor was submitted.

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

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PUBLIC HEARING: RELOCATING THE SOUTHERN OFFICIAL STREET LINE OF
CORNWALLIS STREET BETWEEN BARRINGTON AND BRUNSWICK STREETS AS SHOWN ON
SECTION 11-E OF THE OFFICIAL CITY PLAN.

A Public Hearing into the matter of relocating the Official Street Lines of Cornwallis Street between Barrington and Brunswick Streets as shown on Section 11-E of the Official City Plan, was held at this time.

No persons appeared for or against the proposal.

A formal Resolution as prepared by the City Solicitor was submitted.

MOVED by Alderman Abbott, seconded by Alderman Lane, that the Resolution be approved. Motion passed.

PUBLIC HEARING: REMOVING THE OFFICIAL STREET LINES OF KENNY STREET AND
DARTMOUTH AVENUE AND APPROXIMATELY 175 FEET WESTWARDLY AS SHOWN ON A PLAN,
NO. SS-5-14819, ON FILE IN THE OFFICE OF THE COMMISSIONER OF WORKS.

A Public Hearing into the matter of removing the Official Street Lines of Kenny Street and Dartmouth Avenue and approximately 175 feet Westwardly as shown on a Plan, No. SS-5-14819, on file in the Office of the Commissioner of Works, was held at this time.

No persons appeared for or against the proposal.

A formal Resolution as prepared by the City Solicitor was submitted.

Alderman Connolly: "There is a Mr. Swindell, who lives on the Corner of Kenny and Gottingen Streets and he hasn't any access from his garage. Will that be looked after by the City so that he will have access to his garage at the rear of his property?"

His Worship the Mayor: "As I understand it, the proposal is to leave open that lane so that persons will have access. We are not closing the street entirely from Gottingen Street to Dartmouth Avenue."

MOVED by Alderman Connolly, seconded by Alderman Macdonald, that the Resolution be approved. Motion passed.

Respectfully submitted,

R. H. STUBBARD,
CITY CLERK.

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PUBLIC HEARING RE: TO CLOSE TO PUBLIC USE, A PORTION OF KENNY STREET FROM DARTMOUTH AVENUE TO APPROXIMATELY 175 FEET WESTWARDLY, AS SHOWN ON A PLAN, NO.SS-5-14819, ON FILE IN THE OFFICE OF THE COMMISSIONER OF WORKS.

A Public Hearing into the matter of Closing to Public Use, a Portion of Kenny Street from Dartmouth Avenue to approximately 175 feet Westwardly, as shown on a Plan, No.SS-5-14819, on file in the Office of the Commissioner of Works, was held at this time.

No persons appeared for or against the proposal.

A formal Resolution as prepared by the City Solicitor was submitted.

MOVED by Alderman Lane, seconded by Alderman Connolly, that the Resolution be approved. Motion passed.

PUBLIC HEARING RE: ZONING OF PORTION OF KENNY STREET BETWEEN DARTMOUTH AVE. AND GOTTINGEN STREET TO PARK AND INSTITUTIONAL ZONE.

A Public Hearing into the matter of Zoning a portion of Kenny St. between Dartmouth Avenue and Gottingen Street to Park and Institutional Zone, was held at this time.

No persons appeared for or against the proposal.

A formal Resolution as prepared by the City Solicitor was submitted.

MOVED by Alderman Connolly, seconded by Alderman Butler, that the Resolution be approved. Motion passed.

ADDITIONAL COST - JACOB STREET EXTENSION

October 27, 1960

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

At a meeting of the Redevelopment Committee held on October 20, 1960, a letter was submitted from Mr. R. B. Grant, Manager of Central Mortgage and Housing Corporation together with a confidential report from their appraising expert, Mr. Ridout, advising that it has been found necessary to revise the acquisition costs covering the Extension of the Jacob Street Redevelopment Area, by an additional \$195,000.00 to a total of approximately \$559,800.00.

Your Committee agreed to recommend approval of the additional cost and instructed the Planning Director to submit a report underlining the integrated planning concept of the three related projects, the original Jacob Street Project, the Jacob Street Extension and the widening of Water Street including the Ferry Plaza proposal.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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His Worship the Mayor: "There was a long delay in getting approval; in fact, it has not been approved yet by Ottawa because of the fact that the Navy property on Water Street has not been cleared through the Department of National Defence. This now appears to be sold. We have not as yet received the Letters Patent but they will be forthcoming.

"In the meantime, Mr. Ridout of Central Mortgage and Housing Corporation, has gone over the question of the properties involved and has given what, in his opinion, is the appraisal of the properties involved. This matter comes to us now as a matter of an increase in costs, but it appears, from Professor Stephenson and Mr. Munnich, that from the planning concept alone, this is necessary to complete the redevelopment of the Jacob Street Area. Without this, we have a definite missing link and, I think, poor planning."

Alderman Greenwood: "Is this an increase in cost or a re-appraisal?"

His Worship the Mayor: "This is Mr. Ridout's appraisal of the property values involved, as distinct from the estimate given to us two years ago when this matter was first approved by Council. We have to send to Ottawa, an amended set of figures along with the renewal of our application to have this declared a redevelopment area."

Alderman Ferguson: "Has this anything to do with the Ferry parking plaza affecting those properties?"

His Worship the Mayor: "I would say yes and no. Certainly, the idea of Mr. Munnich was to tie all three together in one planning concept. However, more particularly, this affects the original Jacob Street redevelopment program of ours because we have to get the lower portion of the area between Buckingham Street and Jacob Street, extending from Argyle Street down to Water Street."

Alderman Ferguson: "It's not going on the other side of Water Street?"

His Worship the Mayor: "No. The only side of Water Street which is involved at the moment is the property of the C. V. D. and a small piece of land owned by the Franklin Service Company."

Alderman Macdonald: "What about the west end of Jacob Street on

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the northeast corner which is known as the Portland Building? Is the new development scheme going to interfere with that building?"

His Worship the Mayor: "No. It's the only building to remain. The boundary lines circle that property. The Cogswell Street Extension will go on the north side of the building."

Alderman Ferguson: "As I understand it, we had included it in our original estimate but this is a revised figure on cost."

His Worship the Mayor: "That is right."

Alderman Ferguson: "Is this revised figure before us because of negotiations with the owners in the area?"

His Worship the Mayor: "No. It is a re-examination by the Chief Appraiser of Central Mortgage and Housing Corporation."

Alderman O'Brien: "It is based in part on his seeing that some of the assessments in the area have gone up since the original estimate was made, and on his observation of acquisition costs in the adjoining areas."

His Worship the Mayor: "Yes."

Alderman Ferguson: "Have assessments been increased in the redevelopment areas?"

His Worship the Mayor: "This portion, because it has never been officially a redevelopment area. It has never been approved by Central Mortgage and Housing Corporation or the Department of Public Works."

Alderman Butler: "Do I understand it correctly that the amount we are dealing with this evening is in addition to the original amount which was agreed to jointly by Central Mortgage and Housing Corporation and ourselves as the amount required?"

His Worship the Mayor: "Yes."

Alderman Butler: "Is it also possible that this amount may have to be supplemented once again if any of the purchase prices are greater than as they may be at the present time?"

His Worship the Mayor: "That is correct."

Alderman Butler: "Would that come back to us as a further submission and as a further request for a supplementary amount to be added to

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this amount tonight?"

His Worship the Mayor: "Yes."

Alderman Butler: "That additional sum will have to be approved by both bodies?"

His Worship the Mayor: "Yes, each acquisition."

Alderman Butler: "If that is the case, if there was any indication now that the amounts might vary, does this supplementary amount have to be put in now, or could it be postponed? Would there be any advantage to postponing it until the final acquisition is complete, or must we have in an amount?"

His Worship the Mayor: "We must have an amount in the Agreement. It's an amendment to the submission made two years ago."

Alderman Butler: "A more realistic amount."

His Worship the Mayor: "More up to date of present values."

At the request of Alderman DeWolf, the Director of Planning displayed a plan and pointed out the various proposals while the following report was read:

To: His Worship the Mayor and Members of City Council

From: K. M. Murnich, Director of Planning

Date: October 21, 1960

Subject: Jacob Street Redevelopment Area Extension

The Central Mortgage and Housing Corporation in a recent letter have indicated that the estimated cost of acquisition of additional land for the Jacob Street Redevelopment Scheme is likely to be higher than the amount originally estimated in 1959.

In this connection I should like to stress the importance of the additional area in question to the proper planning solution of the Jacob Street Redevelopment Scheme.

The main points are as follows:

1. The area is required for the construction of new Cogswell Street extension to link with Upper Water Street thus providing an important traffic connection into the downtown and harbour area from the west, one of the most important features of the redevelopment plan.
2. Additional land allows for improvement of Upper Water Street in one of its more congested points. This improvement will form part of the overall Water Street widening making it into a truck route and relieving other streets from heavy vehicle traffic.

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3. By inclusion of land up to Water Street, it is possible to plan the area in a way which will enhance the value of commercial sites at the junction of Cogswell Street extension and Barrington Street, opening up the Scheme to the Harbour and creating ideal location for an important building or buildings, including the new Court House, which will set the standard for other development.

4. Additional land between Barrington Street and Cogswell Street extension makes possible economical and sound planning with adequate depth of land for development and service road access from the rear keeping streets free for through traffic.

5. Extension of redevelopment up to Water Street makes possible ultimate link with the Waterfront Redevelopment Area, approved in principle by the Council and will result in gradual rehabilitation of a large section of the downtown area of the City in accordance with a comprehensive redevelopment plan.

However, it may be possible to exclude from the area originally designated certain small portions which are not essential for the implementation of the redevelopment scheme and thus achieve a saving in the overall acquisition cost. I should be able to determine the extent of the residual land very shortly when my draft plan for the area is completed.

Respectfully submitted,

K. M. MUNNICH,
DIRECTOR OF PLANNING.

His Worship the Mayor: "As I understand it, this submission now excludes some buildings in the original submission."

Alderman O'Brien: "Are those properties in or out of the present submission?"

Mr. Munnich: "They are in."

Alderman O'Brien: "So, the final figure could be less than this if certain doubtful properties are left out?"

Mr. Munnich: "Yes."

Alderman O'Brien: "The doubtful ones are vacant land."

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

Alderman Ferguson: "What street is that where you are going to put the new location of the trolley?"

Mr. Munnich: "Water Street."

Alderman O'Brien: "What is the nearest cross street south of Buckingham Street?"

His Worship the Mayor: "Duke Street."

Alderman Lane: "I'm interested in the portion of the report which refers to the widening of Water Street, thereby creating a route for

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heavy traffic. Is that going to be designated as a route for heavy traffic and is it going to be forbidden in other parts of the City?"

His Worship the Mayor: "I don't know. Certainly, the idea is to make it more attractive for trucks to take this route."

Alderman Lane: "It is an interesting thought. It would keep them off the residential streets."

His Worship the Mayor: "I think it is one thing the Traffic Engineer can tackle when he gets back in May."

The motion was put and passed.

ACQUISITION OF PROPERTIES -- #49 GRANVILLE STREET,
#51 GRANVILLE STREET AND 30-32 SACKVILLE STREET

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

At a meeting of the Finance and Executive Committee held on the above date, the following recommendations were made to Council:

1. That the property at #51 Granville Street be acquired for the sum of \$13,750.00 which amount is acceptable to the owner, Dr. Saul Keshen, and that the City Clerk be authorized to pay the additional amount into Court.
2. That the property at #49 Granville Street be acquired for the sum of \$22,500.00 which amount is acceptable to the owners, Mr. and Mrs. H. L. Webber, and that the City Clerk be authorized to pay the additional amount into Court.
3. That the property #30-32 Sackville Street be acquired for the sum of \$15,000.00 which amount is acceptable to the owners, Roy Limited, and that the City Clerk be authorized to pay the additional amount into Court.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

- (1) TENDERS -- DEMOLITION OF PROPERTIES -- JACOB AND MAITLAND STREET
REDEVELOPMENT AREAS
- (2) ARMY PERSONNEL -- HOUSING UNITS -- WESTWOOD PARK
- (3) ACQUISITION -- SALVATION ARMY PROPERTIES: 225-229 GRAFTON STREET
223-227 GRAFTON STREET
218-222 ARGYLE STREET
224-226 ARGYLE STREET

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

At a meeting of the Finance and Executive Committee held on the above date, the following recommendations were made to Council:

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1. That the lowest tenders for demolitions in the Jacob and Maitland Street Redevelopment Areas be accepted as follows, subject to Central Mortgage and Housing Corporation's approval:

| | | |
|----|---|-----------|
| a. | 135-137 Brunswick Street.....R. P. Judge..... | \$ 900.00 |
| b. | 31-33 Falkland Street.....R. P. Judge..... | 800.00 |
| c. | 253 Market Street.....R. P. Judge..... | 400.00 |
| d. | 3-5 Cunard Court.....R. P. Judge..... | 800.00 |
| e. | 2-2A Maitland Street.....R. P. Judge..... | 700.00 |
| f. | 25-27 $\frac{1}{2}$ Falkland Street) 12-14 Maitland Street).....R. P. Judge..... | 1,500.00 |
| g. | 26-28 Falkland Street...Atlantic Coast Construction..... | 375.00 |
| h. | 6 Maitland Street...Atlantic Coast Construction..... | 285.00 |
| i. | 34 Starr Street.....G. A. Redmond..... | 465.00 |
| j. | 40 Starr Street.....G. A. Redmond..... | 445.00 |
| k. | 16 Maitland Street...G. A. Redmond..... | 475.00 |
| l. | 34 Falkland Street...G. A. Redmond..... | 350.00 |

2. That:

- a. Sixteen families of Army personnel up to the rank of Corporal would be accepted into the various subsidized housing projects throughout the City;
- b. The top income restriction would be waived for these families;
- c. The regular rental scale would apply;
- d. Applications for such accommodation would be processed through Army Command to the Halifax Housing Authority;
- e. The Army would select families most in need according to size, etc.;
- f. Families now living in Army quarters which are too small would be considered for admittance into the housing projects.

In return for the above concessions, the Department of National Defence, (Army), has expressed a willingness to transfer a parcel of land at the corner of Regent Road and Connolly Street required by the City for school purposes.

3. That the following properties owned by the Salvation Army be acquired at the following offers:

| | |
|------------------------|-----------------|
| 225-229 Grafton Street | \$ 5,700.00 |
| 223-227 Grafton Street | 2,400.00 |
| 218-222 Argyle Street | 35,600.00 |
| 224-226 Argyle Street | <u>3,800.00</u> |
| | \$ 47,500.00 |

| | |
|--|-----------------|
| PLUS 5%..... | <u>2,375.00</u> |
| Total Real Estate.... | 49,875.00 |
| Loss of Profits..... | 2,500.00 |
| Removal Expenses..... | 814.00 |
| Miscellaneous costs resulting from improve- ments to existing properties..... | <u>1,254.64</u> |
| TOTAL SETTLEMENT.... | \$ 54,443.64 |

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Central Mortgage and Housing Corporation concur in the above offer.

It was further agreed to set a termination day of May 1, 1961, for occupancy of the properties which would be subject to a month-to-month lease thereafter at a rental of \$1.00 per year.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

The report was considered section by section.

SECTION 1

MOVED by Alderman Lane, seconded by Alderman Abbott, that Section 1 be approved. Motion passed.

SECTION 2

Alderman Ferguson: "How large is the piece of land?"

His Worship the Mayor: "This piece of land is about six to eight building lots facing Chester Avenue extending through to Regent Road, and running west from Connolly Street. The Regent Road portion was sold originally to the Central Mortgage and Housing Corporation for Army Service Personnel dwelling quarters. This was the site selected by the School Board some months ago for a new school in the area. I was commissioned by the Council to negotiate with the Army for the acquisition of this land. The objection raised by the Army was that they wanted to reserve this for a 16-unit housing project to house family units larger than the average size. The Army was willing to give up this land and convey it to the City for school purposes if they could find accommodations for them in the Westwood Park Housing Project. This was not possible in Westwood Park by reason of the income limitations.

"Secondly, we felt, too, we could not just allocate to all these people in the Westwood Park. It was agreed at a meeting held last week, that the Central Mortgage and Housing Corporation would be prepared to accept this recommendation from us in order to solve our difficulty."

Alderman Ferguson: "What is the price?"

His Worship the Mayor: "The land price would have to be negotiated. In dealing with the Government on the negotiation of land,

we don't have too much of a problem. Usually, the assessed price is accepted by us. In the same way, too, we usually sell it to them for the same price. In addition to this, it was indicated to us that there would be a change in the rental scale in the Federal Projects across Canada, in the exclusion of the Family Allowances as income. This has often been a barrier to a person who had a large family who had a greater need for a housing unit than the person with two children. The person with two children, who work on the same job, would get a house; and the person with six children would not by reason of the fact he has a higher income through the Family Allowance. For this reason, it is being recommended now to Central Mortgage and Housing Corporation that this be changed. This, to my mind, is a solution to a problem.

"The Army people have a housing problem as much as any other citizen has. In one case, for instance, there were eleven children in the family. You can imagine the difficulty a man would have who is a Corporal in the Army, trying to get a house to himself, his wife and eleven children."

MOVED by Alderman Ferguson, seconded by Alderman Macdonald, that Section 2 be approved. Motion passed.

SECTION 3

MOVED by Alderman O'Brien, seconded by Alderman Lane, that Section 3 be approved. Motion passed.

CAPITAL BORROWING - ROBIE STREET WIDENING -
INCLUDING REMOVAL OF TREES - QUINPOOL ROAD
TO SOUTH STREET

Alderman Lane: There has been a good deal of interest expressed in the removal of the trees on Robie Street. At the Committee on Works meeting this afternoon, I believe another Alderman, in this Council, expressed discontent over the fact that a good deal of adverse publicity has been given to the City's effort to improve the traffic situation on Robie Street by the widening of the street through diminishing the size of the boulevard and the removal of the centre line of trees. I notice that a good deal of the comments and criticism which has been coming, has come from out-of-town people who seem to admire the trees.

"A good many trees have been planted in this City. I have

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travelled widely and I know of no city with more trees. It is my feeling that we must, at least, move with the times and realize the fact that when those trees were planted, it was in the horse and buggy days, and not when you had to have two lanes of motor traffic on either side of the street. I do feel, possibly, public opinion is being aroused and aroused only with one view.

"I would like to suggest that perhaps you, Your Worship, might make some effort to have our City Officials prepare the other side of the picture and ask for at least as much coverage or equal space be devoted to the reasons for the removal of the trees. The fact that in the summer the light is so badly cut down that, in my section, I get a good many calls about the fact that women are afraid to go home in the dark because the streets aren't light enough. The trees and the leaves are blotting out the light. I do feel there are two sides to this very difficult question.

"I beg leave to be excused from the meeting after having expressed this opinion. This was a suggestion on my part. I would like to say publicly tonight how much I have enjoyed working as an Alderman during your terms as Mayor. You've given us progressive leadership; we have never had acrimonious disagreements in any field that I can recall. While we will give the co-operation to your successor as we have given to you, I'm sure you are going to be missed."

MOTION -- ALDERMAN O'BRIEN RE: CAPITAL BORROWING --
ROBIE STREET WIDENING -- REMOVAL OF TREES -- QUINPOOL
ROAD TO SOUTH STREET

Alderman O'Brien: "I feel that, even though equal time is something that applies primarily to television and radio networks, but when you have a monopoly in the newspaper business, there should be equal space. I feel that the newspaper has not presented the proposal. It has presented much in the way of criticism. It has used the front page, and a large area of the front page, under the title: 'So the People May Know'. It hasn't told the people what the proposal actually is and why it was presented."

MOVED by Alderman O'Brien, seconded by Alderman Trainor, that Council instruct the Commissioner of Works to present to the Editor of the

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Halifax Mail-Star, a statement, with illustrations, of his proposal for the widening of Robie Street from South Street to Cunard Street, including details of traffic lanes, tree cutting and street lighting, and the reasons why he included this proposal in the 1960 Capital Budget and the current Winter Works Program; and that such statement be presented with a covering letter suggesting treatment equal to that recently accorded to criticism of the proposal under the heading "So the People May Know". Motion passed.

His Worship the Mayor: "The Capital Borrowing is still before us. I don't know if I can add anything more at this time except that work is now under way in the widening of the west side of the boulevard between Cunard Street and Quinpool Road. The matter can be reviewed by our Traffic Engineer when he returns to our staff.

"I would also ask the Chief of Police to consider the posting of the no-parking ban on the east side of the boulevard, between Cunard Street and Quinpool Road, at least for the hours between 4:00 and 6:00 P. M. At least, during the time when there are spectators on the Commons watching horse racing or anything else, there would be a free flow of traffic when the rush hour traffic hits those intersections. This, I think, would provide two lanes of traffic going north and two lanes coming south on the other side."

Chief of Police: "We have two bus stops on the east side which cause some difficulty. We could move in on the east side of the Commons but that would require the removal of trees."

His Worship the Mayor: "We don't want to do that."

Alderman O'Brien: "I think we ought to go to the site that was agreed on at the last Council meeting and put the item back on the Agenda for the next meeting, in case, after having seen it, Council is prepared to make a decision."

His Worship the Mayor: "All right."

Alderman Macdonald: "I think it can be agreed that every member of this Council is in favour of trees in Halifax because we approve probably about 1,000 trees to be planted each year. That has been going on for

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quite a number of years. That, I think, is good evidence that we do approve of trees. I think there is nothing that will enhance the beauty of this City more so than trees, but I think sometimes it can be slightly overdone. I have in mind the lighting situation which Alderman Lane spoke about. Every summer, I have many calls from residents in my Ward about the darkness of the streets. There seems to be ample lighting on these streets during the fall and the winter seasons when the leaves are off the trees. You can't have good lighting and a lot of trees. The trees are so close together that you can't get the benefit of the lights. It seems to me it is posing opposition to our better lighting scheme which we have in mind for the future. I can't see how they can be effective or worthwhile so long as we have as many trees as we have. We probably can't take them down but it is difficult to prune them to get the effect of the lighting, also. Another thing is traffic exodus. I think streets should be fully lighted. I think we have had a couple of fatal accidents in Halifax."

His Worship the Mayor: "Two on one corner."

Alderman Macdonald: "I think it was revealed in Court that it was partially due to a dark spot on the street, if I remember correctly. If ~~traffic~~ is going to increase at the rate of 10% of the automobile population each year, naturally our streets are going to be more congested and we're not going to be able to stop the average person from walking across the street in the middle of a block. That is absolutely impossible; so, therefore, there's always that danger.

"I think in the older section of the City, possibly, the trees are more close together and cause a greater hazard than the new sections. Robie Street is one of them. I believe there are three rows of trees in this section of Robie Street—one on the west side; one in the centre; and one on the east side. I don't know whether that row in the centre would be missed very much or not. As a matter of fact, I thought that the boulevard with some low shrubs on it, would look very nice and more attractive possibly than those very large trees. Those are my thoughts."

His Worship the Mayor: "I think we could clarify it by a visit to this site."

The suggestion to visit the site was approved.

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REPORT RE: BRIDGE APPROACH

To: His Worship the Mayor and Members of City Council
From: Committee on Works
Date: October 27, 1960
Subject: New Bridge Approach

The Committee on Works at a meeting held on the above date, considered a report from Whitman, Benn in regard to the Bridge Approach.

On motion of Alderman O'Brien, seconded by Alderman Lane, the Committee approved the report in principle and recommended the same to City Council.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

His Worship the Mayor: "Some months ago, before we engaged Whitman, Benn to look at this intersection and approach to the Bridge, we had two reports before us from staff. One involved the construction of a rotary at this point, and the other one much like the one we have here now as the Whitman, Benn solution to the problem with some modifications. Mr. Hooper, the Traffic Engineer, who was engaged in this study, reported that, in his opinion, the traffic circle would provide about four times the capacity of the Bridge insofar as road approaches are concerned. He said: 'You are building there far more than you will ever need by way of approaches to the Bridge'. There was some discussion this afternoon on this report. It envisaged some changes in traffic routing; making Gottingen Street a one-way street between Charles Street and Black Street, with the exception of busses which go through there at a frequency of about six an hour. While this might be an undesirable feature in practice, we should try to work out a solution to the problem as submitted to us by Whitman, Benn and Associates. If there is any change to be made, it can be made in the light of the experience we have. There's a possibility of having this included in the Winter Works Program. We have also agreed with the Bridge Commission that this must be submitted to them for their approval, because, after all, they bought the properties. This solution, as suggested by Whitman, Benn is, in their opinion, sufficient to handle all the traffic. They have submitted

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a report involving the expenditure of sums of money which are considerably below that shown in the first submission. I would like you to accept it in principle tonight and ask the Commissioner of Works, with the City Manager, to work out a possible submission to the Department of Municipal Affairs for approval in the Winter Works Program."

His Worship the Mayor asked the Commissioner of Works if he had the figures available as contained in the estimate as prepared by Whitman - Benn.

Commissioner of Works: "Whitman - Benn estimated for construction \$140,000.00 and for purchase of rights-of-way \$290,000.00, making a total of \$430,000.00."

His Worship the Mayor: "The \$430,000.00 includes the Gottingen Street frontages too?"

Commissioner of Works: "That's the ultimate."

His Worship the Mayor: "Yes, that is the whole thing - but it is not proposed at this time to complete this portion of it." (and he indicated on the plans the portion to be done).

Alderman Trainor: "We are not planning to acquire those properties on North Street at this time, are we?"

His Worship the Mayor: "I think that Mr. West suggested that it would be a good solution to the problem."

Alderman Trainor: "Right now?"

His Worship the Mayor: "I think so. That is my understanding of it."

Alderman O'Brien: "Which North Street properties?"

Alderman Trainor: "Between Gottingen and Creighton Streets. I don't think that was the impression at the Works meeting this afternoon. We all realized that it had to come, but not just now."

His Worship the Mayor: "This piece here (indicates) had to come. All but here (indicates) and the acquisition of the property from the R. C. N. This would await further development of this area."

Alderman Trainor: "That would wait,, and also your north side of North Street, between Gottingen and Creighton Streets."

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His Worship the Mayor: "That is right!"

Alderman Ferguson: "Is there any reference in this Report to acquisition of properties on North Street, on the south side near the entrance to the Bridge?"

His Worship the Mayor: "No."

Alderman Ferguson: "I know one particular business operator has a particular problem in loading and unloading, and I had occasion to use the Bridge considerably this summer and many times I have seen transfer trucks in that area blocking the street, backing in and out. I think that is a problem that in some way has to be faced up to."

His Worship the Mayor: "Now, approved by Council, some time ago, was the submission to the Central Mortgage and Housing Corporation for study purposes of an area from North Street to Gerrish Street, Gottingen Street to Brunswick Street for a housing development. They would plot the area as one whole area even though our first step (agreed now in principle between the Province, the Federal Government and the City) was only for the land now occupied by the School for the Deaf. This was to be included in the planning concept, to ultimately move up to North Street and move down as far south as Gerrish Street."

Alderman Ferguson: "Would you report on the one-way traffic on Gottingen Street?"

His Worship the Mayor: "Traffic will proceed one way, north only, between Charles and Black Streets."

Alderman Ferguson: "A person coming down Gottingen Street would take what route then?"

His Worship the Mayor: "All traffic has to go this way (indicates) through the intersection. Lights here, at the corner of Creighton and North Streets; lights here (indicates) again. The Bus Stops are located on the Boulevard, here (indicates). Also, the Bus Stop which is presently the bottleneck at the corner of Gottingen and North Streets, on the east side, will also move into a pad here (indicates) and not obstruct the flow of traffic."

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Alderman O'Brien: "Your Worship, the recommendation is for approval in principle, tonight. Is that right, and that the Commissioner of Works present the detailed proposal for action - specific approval later? I wonder if we shouldn't, at that time, have any comments that our staff, either in planning or engineering, may have on the proposal as we did in the case of the Arm. It seems to me to be reasonable, tonight, since many of the Aldermen have had this Report not long enough to read it, that the approval shouldn't be any more than in principle."

His Worship the Mayor: "That is right."

Alderman O'Brien: "Subject to any further information that may come from our staff, and further consideration on reading the Report?"

His Worship the Mayor: "Of course, approving this now -- if you talk about this at the next meeting of Council, for instance, it would not require a motion to rescind. We are in that position."

MOVED by Alderman O'Brien, seconded by Alderman Trainer, that the Whitman - Benn Report respecting the Halifax approaches to the Angus L. MacDonald Bridge be approved in principle.

His Worship the Mayor: "This is merely instructing staff to proceed with further information so we can move it, but it is also, though, I think indicating to the Bridge Commission, and to the other persons involved at this time, that we are prepared to more or less accept this, perhaps with some refinements."

Alderman Trainer: "Your Worship, that would involve about \$140,000.00 of construction and then to complete the whole project, an estimated \$290,000.00. Now, as you had indicated at the Board of Works, the Bridge Commission provided the land. Do you not think that possibly the Province of Nova Scotia may share in developing that because of North Street being considered a trunk highway?"

His Worship the Mayor: "The only thing included in it so far is a Maintenance Grant of twenty feet. Of course, this has been changed by the new City Street Grant, which is general throughout the Province now."

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"Although, there are two sections of the Highway Act -- one is, if the lines of a highway used existing streets, then the contribution will not be more than 50%. If, however, the introduction of a highway into a City, or a town, creates a new street, then it can be whatever percentage of sharing of costs that the Minister of Highways may agree to."

Alderman Trainer: "I would certainly suggest to you, Your Worship, that we pursue seeing the Department of Highways because we all know how much traffic, both passenger and commercial, originates in Dartmouth and yet uses the Bridge, and through North Street and out Chebucto Road as a matter of convenience- heavy truck transports that go from the Refinery down to Yarmouth via the South Shore, and so on."

His Worship the Mayor: "I think it a proper matter for the incoming Mayor to take up with the Minister of Highways."

Alderman O'Brien: "It is part of the highway system."

His Worship the Mayor: "It is now. As a matter of fact, in paying off the original Grant two years ago, they accepted this idea that North Street - Chebucto Road was for the highway system of Nova Scotia by reason of construction of the Bridge. They extended that further a year later by including Howe Avenue and Robie Street - Kempt Road as far as North Street. So, I think this should all be noted by the Acting City Manager for submission. I think you make the submission prior to the Committee meeting here in Council."

Alderman Trainer: "First of all, it will have to be discussed, no doubt, with the Minister of Highways on an informal basis and then submit our request informally to Council after we get some kind of a reply from the Minister."

Alderman Macdonald: "Does this \$140,000.00 include the construction which will be necessary in the widening of those streets? I know it doesn't include the acquisition of property, but does it include the construction work which will be necessary to widen the streets?"

His Worship the Mayor: "Yes, it includes the construction work necessary for widening North Street, for instance that portion between Gottingen and Creighton Streets."

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Alderman Macdonald: "As a matter of fact, it might be less than \$140,000.00."

His Worship the Mayor: "Yes, it will be. It will require, for instance, a great deal of concrete work, curb and gutter and so on, on the east side of Gottingen Street, between Charles and North Streets; and, also, the creation of a new island there."

The motion was put and passed.

DATE FOR HEARING RE: EXTENSION - NON-CONFORMING USE -
#846 ROBIE STREET

To: His Worship the Mayor, and Members of City Council.
From: Town Planning Board.
Date: October 18, 1960.
Subject: Extension - Non-Conforming Use - #846 Robie Street

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favour of the extension of a non-conforming use at #846 Robie Street.

On motion of Alderman Abbott, seconded by Alderman Trainer, the Board recommended to City Council the extension of a non-conforming use at #846 Robie Street, and also recommended that a public hearing be held in regard to this matter.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

MOVED by Alderman O'Brien, seconded by Alderman Butler, that the report be approved, and that Thursday, December 1, 1960, at 8:00 P. M., in the Council Chamber, City Hall, Halifax, N. S., be set as the time and place for a public hearing on this matter. Motion passed.

LEASE OF JIB - FLEMING PARK (JOSIAH BOUTILLIER)

To: His Worship the Mayor, and Members of City Council.
From: Committee on Works.
Date: October 18, 1960.
Subject: Lease of "Jib" - Fleming Park (Josiah Boutilier).

The Committee on Works at a meeting held on the above date considered a request from Mr. Josiah Boutilier for renewal of his lease of the "Jib" at Fleming Park for the period from November 21, 1960, to November 21, 1961,

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at the usual fee of \$50.00.

On motion of Alderman Trainer, seconded by Alderman Abbott, the Committee approved the request by Josiah Boutilier for the renewal of his lease for the "Jib" - Fleming Park from November 21, 1960 to November 21, 1961, at the fee of \$50.00, and recommended the same to City Council.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

MOVED by Alderman Macdonald, seconded by Alderman Trainer, that the report be approved. Motion passed.

EXPROPRIATION - EXTENSION OF CLYDE STREET

To: His Worship the Mayor, and Members of City Council.
From: Committee on Works.
Date: October 18, 1960.
Subject: Expropriation - Extension of Clyde Street.

The Committee on Works at a meeting held on the above date considered a report from the Commissioner of Works recommending that the City of Halifax expropriate Civic Nos. 29, 31 and 33 Brenton Street and Nos. 38 and 40 Dresden Row for the extension of Clyde Street and that \$29,717.00, which is assessed value plus 5%, be paid into Court.

On motion of Alderman Trainer, seconded by Alderman Abbott, the Committee approved the report and recommended it to City Council.

On motion of Alderman O'Brien, seconded by Alderman Abbott, the Committee approved the resolution as submitted by the City Solicitor for the expropriation of Civic Nos. 29, 31 and 33 Brenton Street, and Nos. 38 and 40 Dresden Row and recommended the same to City Council.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

To: His Worship the Mayor, and Members of the Committee on Works.
From: G. F. West, Commissioner of Works.
Date: October 18, 1960.
Subject: Expropriation - Extension of Clyde Street.

At the October 18, 1960 meeting of this Committee, the Commissioner of Works was directed to prepare a plan and description for the expropriation of certain properties known as Civic Nos. 29, 31, 33 Brenton Street and Nos. 38 and 40 Dresden Row for street purposes in accordance with Section 626 of the City Charter.

Expropriation plan No. SS-5-14803, showing the property involved outlined in red, and description of same is attached.

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It is recommended that the City expropriate these properties as provided under Section 624 of the City Charter and that the following be paid into Court:

| | | | | | | |
|----|------------------------------------|---|--------------|------|---|--------------|
| 1. | 29 Brenton Street | - | \$ 11,650.00 | + 5% | = | \$ 12,232.50 |
| 2. | 31 Brenton Street | - | 8,200.00 | + 5% | = | 8,610.00 |
| 3. | 33 Brenton Street | - | 8,450.00 | + 5% | = | 8,872.50 |
| 4. | 38 & 40 Dresden Row (City land) | - | 2.00 | | | 2.00 |
| | | | <hr/> | | | |
| | | | \$ 28,302.00 | | | \$ 29,717.00 |
| | | | <hr/> | | | |

If a resolution is deemed necessary by the City Solicitor a separate motion should be passed by this Committee.

G. F. WEST,
Commissioner of Works.

BE IT RESOLVED that this Council does hereby adopt the recommendation contained in the resolution passed at a meeting of the Committee on Works held on the 18th day of October A. D., 1960, for the expropriation of certain property on Dresden Row and Brenton Street in the City of Halifax, for redevelopment purposes, and which is more fully described in the resolution of the Committee on Works and set out on a plan prepared by the Commissioner of Works dated October 18, 1960, and bearing Number SS-5-14803, referred to in the said resolution;

AND BE IT FURTHER RESOLVED that the said land be and the same is hereby expropriated and that the City Clerk do pay to the Prothonotary of the Supreme Court the sum of Twenty-nine Thousand, Seven Hundred and Seventeen Dollars (\$29,717.00) of lawful money of Canada as the price or compensation for the said land.

RESOLUTION

WHEREAS the Commissioner of Works has submitted a report, dated October 18, 1960, and also a plan and description, covering the expropriation of property on Dresden Row and Brenton Streets in the City of Halifax, for Redevelopment Purposes;

AND WHEREAS the Committee on Works is of the opinion that the said lands should be acquired for the purpose aforesaid;

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AND WHEREAS the Committee on Works deems it necessary that the said lands as hereinafter described be expropriated;

AND WHEREAS the owners of all the said lands are not definitely ascertained;

THEREFORE BE IT RESOLVED that the City Clerk pay to the Prothonotary of the Supreme Court of Nova Scotia the sum of Twenty-nine Thousand, Seven Hundred and Seventeen Dollars, (\$29,717.00) as the price for the following said lands:

| | | | |
|--------------|-------------------|---|--------------|
| Civic Number | 29 Brenton Street | - | \$ 12,232.50 |
| Civic Number | 31 Brenton Street | - | 8,610.00 |
| Civic Number | 33 Brenton Street | - | 8,872.50 |
| Civic Number | 38 Dresden Row | - | 1.00 |
| Civic Number | 40-42 Dresden Row | - | <u>1.00</u> |
| | | | \$ 29,717.00 |

said lands being more fully described as follows, viz. :

ALL those certain lots, pieces or parcels of lands, situate, lying and being between Dresden Row and Brenton Street in the City of Halifax and shown bordered in red on a plan entitled, "Expropriation Plan of Certain Lands Required by the City of Halifax for Street Purposes," dated October 18th, 1960, and being on file in the office of the Commissioner of Works of the City of Halifax at City Hall as Plan No. SS-5-14803; the said lands being more particularly described as follows:

BEGINNING at the point where the western official street line of Dresden Row is intersected by the northern boundary line of land now or formerly owned by H. M. the Queen (Nova Scotia Liquor Commission);

THENCE westwardly along the said northern boundary line of land now or formerly owned by H. M. the Queen (Nova Scotia Liquor Commission) for a distance of ninety-six feet (96') or to the northwestern corner of said H. M. the Queen's land;

THENCE southwardly along the western boundary line of said land now or formerly owned by H. M. the Queen (Nova Scotia Liquor Commission) for a distance of one foot and five tenths of a foot (1.5') more or less, or to the northern boundary line of land now or formerly owned by Mary B. Morrison;

THENCE westwardly along the said northern boundary line of said land now or formerly owned by Mary B. Morrison for a distance of ninety-seven feet (97') more or less,

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or to the eastern official street line of said Brenton Street;

THENCE northwardly along the said eastern official street line of Brenton Street for a distance of sixty-six feet and thirty-three hundredths of a foot (66.33') more or less, or to the southern boundary line of land now or formerly owned by Charles J. Walker;

THENCE eastwardly along the said southern boundary line of land now or formerly owned by Charles J. Walker for a distance of one hundred and three feet (103') more or less, or to the western boundary line of land now or formerly owned by the Estate of John Laba;

THENCE southwardly along the said western boundary line of land now or formerly owned by the Estate of John Laba for a distance of three feet and five tenths of a foot (3.5') more or less, or to the southern boundary line of said land now or formerly owned by the Estate of John Laba;

THENCE eastwardly along the said southern boundary line of said land now or formerly owned by the Estate of John Laba for a distance of ninety-two feet (92') more or less, or to the aforesaid western official street line of Dresden Row;

THENCE southwardly along the aforesaid western official street line of Dresden Row for a distance of sixty feet (60') more or less, or to the place of beginning.

MOVED by Alderman Ferguson, seconded by Alderman O'Brien, that the reports and Resolutions be approved, and that the Acting City Manager and the City Solicitor be authorized to appoint Appraisers for this appropriation. Motion passed.

PROGRESS PAYMENT #10 (FINAL) SEWERS

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

From: Committee on Works.

Date: September 6, 1960.

Subject: Progress Payment #10 (Final) - Sewers.

The Committee on Works at a meeting held on the above date considered a report from the Commissioner of Works recommending payment of Certificate #10 (final), re construction of sewers in the City of Halifax for 1959.

On motion of Alderman Connelly, seconded by Alderman Macdonald, the Committee recommended to City Council payment of Certificate #10 (Final), re construction of sewers in the City of Halifax, in the amount of \$70,751.09, to Standard Paving Maritime Limited.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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MOVED by Alderman Trainer, seconded by Alderman Macdonald, that the report be approved. Motion passed.

REPORT - FINANCIAL PROJECT - REDEVELOPMENT

Office of the Mayor

City Hall, Halifax, N. S.

October 20, 1960.

To: The Members of City Council.

Dear Aldermen:

At the meeting of City Council held on September 26, 1960, Mr. P. L. M. Romkey, Acting City Manager, submitted an amended capital budget for the years 1960 to 1965. Newspaper reports arising out of this meeting gave prominence to the remarks of Mr. Romkey that caution should be exercised in our redevelopment program because of the impact on our borrowing position and on our debt structure.

In Schedule 1, Mr. Romkey set out the projection of estimated expenditures, revenue and capital recovery on the City's redevelopment program, listing what our program is likely to be for the next few years. In this projection Mr. Romkey indicated 16½ million dollars, of which the Federal Government would contribute 10-1/3 million dollars and the Provincial Government approximately 1½ million dollars, leaving the City to assume \$4,347,279.00. These are the capital costs that must be assumed in order to provide the funds to carry out the program.

Listed as part of the City's costs in this program is an amount of \$832,260.00 for local services. This would normally be assumed by the City if the projects were to be undertaken by private interests and would normally be approved upon request of the developer and assumed as a general City cost. In my opinion this should not be listed as an argument against the redevelopment program. Deducting then, this amount, it leaves the City's gross cost for the redevelopment program as such at \$3,515,019.00.

Council has agreed to apply the proceeds of the operation of the pre-fabricated houses to the redevelopment program. Subtracting from this amount then, \$600,000.00 as the accrued capital increment on the pre-fabricated houses, re-invested in good housing, this leaves a balance of \$2,915,019.00.

Bonds have already been issued in the amount of \$537,943.00 against the redevelopment program, leaving an amount of \$2,377,076.00 yet to be funded over a period of several years.

It is not likely that the Westwood Park project will be completed before the spring of 1962 and by no stretch of the imagination can we expect the completion of the School for the Deaf project before 1964. In other words, the development of our program along orderly lines will not throw any heavy burden on the City in any one year.

In addition to meeting the annual costs on capital expenditures we must also keep in mind the cost of current payments as they appear in our redevelopment program. These are listed in Mr. Romkey's projections at approximately \$34,000.00, this being the City's share of the subsidies on the housing projects.

From the \$2,377,076.00 there should be deducted an estimated \$392,000.00 set out by Mr. Romkey as his estimation of the City's share of

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recoveries through sale of land.

The total net cost of redevelopment will therefore be \$2,523,019.00.

I attach a breakdown or analysis of costs of our redevelopment program from 1957 to 1980. We see where the Finance Department, at my request, has projected these amounts year by year, showing the cost to the City and the revenues produced as the result of redevelopment. I think it should be pointed out that in this projection of annual costs there are a few inaccuracies which I feel should be corrected at this time. The Finance Department officials, in making this projection, have not given due allowance for the construction dates of the projects listed in the program. A proper phasing of the redevelopment program will mean a lower burden on the taxpayers in the earlier years of redevelopment. I would ask you to look at the figures from 1957 to 1980 and nowhere and at no time does the redevelopment program become a burden to the taxpayers generally. It is quite clearly shown that the redevelopment program as now envisaged is a sound one and one that will return dividends to the taxpayers for many years in the future.

I produce, in addition to the figures submitted by Mr. Romkey, a breakdown listed as Schedule A, showing the division of capital works as they appear to Mr. Romkey in making his submission to Council. From this projection one can easily see that the greatest burden of a capital nature to fall upon the City within the next five year period, assuming that these projections are correct, shows a total cost for street pavement, sidewalk, curb and gutter and traffic improvements of \$8,530,200.00, whereas against redevelopment Mr. Romkey lists \$3,760,000.00. Comparing these two items, one relating to the smooth flow of traffic through our City streets and the comfort to our citizens in the use of the streets and sidewalks and weighing this against the redevelopment program, one can see that we are spending twice as much on streets as we are for improving the housing conditions of the citizens of Halifax. It is true that there will arise a certain enhancement of value as the result of a continuing program of traffic improvement, pavement, etc. Can it not be argued that there will be a similar enhancement of value by the destruction of old, obsolete, decayed building in the City and their replacement by sanitary, solid structures?

There will be a slight return from abutters on the \$2½ million dollar program envisaged by our City officials for street improvements. There equally will be, however, as I have mentioned earlier in this report, an improvement in the City's revenue position as the result of redevelopment. This is noted already in the Gottingen Street area where the building of the parking lot has already been the means of encouraging businessmen in the area to expand their premises and thereby increase the City's tax revenue sources.

I firmly believe, and my belief is quite contrary to that of Mr. Romkey, that far from proceeding with our redevelopment program with caution we should proceed as swiftly as our City forces can prepare the projects for tender call. There can be no argument on moral or social grounds insofar as our redevelopment program is concerned and the figures I have submitted here this evening can leave no doubt in the minds of members of Council with respect to the financial soundness of the program I have outlined. Rather, it is in other fields of capital spending that caution might be urged but certainly not in the redevelopment program.

Yours very truly,

CHARLES A. VAUGHAN,
M A Y O R

His Worship the Mayor: "You have attached hereto a projection of the costs, as I directed the Finance Department to bring it in this form for