

Council,
November 17, 1960

The Committee on Works at a meeting held on the above date considered a report from the City Engineer recommending the City obtain a storm drain easement over the property of Pierce Realty Limited, Desmond Avenue, for the nominal sum of \$1.00.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

STORM DRAIN EASEMENT -- BAYERS ROAD SHOPPING CENTRE LIMITED --
DESMOND AVENUE

To: His Worship the Mayor and Members of City Council
From: Committee on Works
Date: November 15, 1960
Subject: Storm Drain Easement - Bayers Road Shopping Centre Limited -
Desmond Avenue.

The Committee on Works at a meeting held on the above date, considered a report from the City Engineer recommending the City obtain a storm drain easement over the property of Bayers Road Shopping Centre Limited, Desmond Avenue, for the nominal sum of \$1.00.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

ACQUISITION OF PROPERTY -- #795 BARRINGTON STREET

To: His Worship the Mayor and Members of City Council
From: Committee on Works
Date: November 15, 1960
Subject: Acquisition of Property - #795 Barrington Street.

The Committee on Works at a meeting held on the above date, considered a report from the Compensation Officer recommending the acquisition of the property at #795 Barrington Street, at the price of \$6,000.00.

On motion of Alderman Trainor, seconded by Alderman Connolly, the Committee recommended to City Council the acquisition of the property at #795 Barrington Street for \$6,000.00, and also recommended that \$75.00 a month rent be charged to the present owner.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

WINTER PARKING - NORTH COMMONS

To: His Worship the Mayor and Members of City Council
From: Committee on Works
Date: November 15, 1960
Subject: Winter Parking - North Commons

The Committee on Works at a meeting held on the above date, considered a plan as submitted by the Commissioner of Works indicating the proposed winter parking on the North Commons, i.e., parking along North Park Street and at the corner of Robie and Cunard Streets.

On motion of Alderman Trainor, seconded by Alderman Connolly, the Committee approved the plan as submitted by the Commissioner of Works for winter parking on the North Commons and recommended the same to City Council.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

EXPROPRIATION - GOSINE PROPERTY - #153 GOTTINGEN STREET

November 16, 1960

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 the matter of the acquisition of the property, 153 Gottingen Street, owned by Mrs. Martha Gosine.

A report was submitted from the Compensation Officer in which he advised that the Real Estate Expert of Central Mortgage and Housing Corporation had appraised the property at \$16,900.00, to which figure must be added: interest, forcible taking allowance and court costs, which the Compensation Officer estimated to be \$3,050.00. He suggested a compromise offer of \$21,000.00 which he believed would find acceptance.

The Central Mortgage and Housing Corporation officials do not concur in the recommendation of the Compensation Officer and contend that the matter should be referred to the Court if settlement cannot be reached at or near \$16,900.00.

Your Committee recommends that the sum of \$16,900.00 be paid into Court as the amount of compensation to the owners.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

Council,
November 17, 1960

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

ACQUISITION OF PROPERTY - #720 BARRINGTON STREET

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

November 16, 1960

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 Compensation Officer recommending acquisition of the property, #720 Barrington Street, for the sum of \$3,200.00, made up as follows:

1. \$2,600.00 to Mrs. Edith Dixon and Mrs. Mary M. Barrieau covering purchase of the first mortgage on the property;
2. \$ 600.00 to Mr. Chester Julien covering his interest in the property, and a release of his obligation for further payments on the mortgage.

Central Mortgage and Housing Corporation have approved the above settlement, which is also acceptable to the parties involved.

Your Committee approved the report and recommends the same to City Council.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

ACQUISITION OF PROPERTY - #45-47 GRANVILLE STREET

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

November 16, 1960

At a meeting of the Redevelopment Committee held on the above date, a report was submitted from the Compensation Officer recommending acquisition of the property, #45-47 Granville Street, owned by Roy Limited, for the sum of \$43,000.00, after having obtained the following valuations:

C. F. Whynacht	\$ 44,000.00
R. H. Craig	\$ 50,000.00
1960 Assessment	\$ 38,950.00

Your Committee concurs in the recommendation of the Compensation Officer.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

Council,
November 17, 1960

WATERFRONT PROPERTY REDEVELOPMENT

November 16, 1960

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 the matter of the redevelopment of the waterfront property including the proposed Ferry Plaza.

Your Committee recommends that before considering proposals for the redevelopment of the waterfront area, that a Public Hearing be held in order to give all interested persons an opportunity to express their views.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

MOVED by Alderman Trainor, seconded by Alderman O'Brien, that a Public Hearing be held at the next meeting of Council to be held on December 8, 1960. Motion passed.

TENANTS - EXPROPRIATED PROPERTIES

November 16, 1960

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

At a meeting of the Redevelopment Committee held on the above date, a letter was submitted from the City Solicitor requesting direction as to when properties acquired by expropriation proceedings on Kaye, Russell and Brenton Streets are to be made available for the purposes for which they have been expropriated.

The Compensation Officer advised that the properties on Kaye and Russell Streets required for school purposes, have been either vacated or will be in the near future.

Your Committee recommends that the City Solicitor be instructed to institute the necessary legal steps to obtain vacant possession of the Brenton Street properties.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

COUNCIL APPOINTEE - BOARD OF TRADE

MOVED by Alderman Lane, seconded by Alderman DeWolf, that Alderman Greenwood be appointed as the City's representative on the Council of the Board of Trade to replace former Alderman Dunlop. Motion passed

Council,
November 17, 1960

APPOINTMENT -- DUFFUS, ROMANS AND SINGLE -- DESIGNERS --
HIGH-RISE BUILDING -- WESTWOOD PARK PROJECT

His Worship the Mayor advised that Central Mortgage and Housing Corporation have recommended that the above firm be engaged as the designers of the high-rise building in the Westwood Park Housing Project. If the City approved of this appointment, Central Mortgage and Housing Corporation would be able to proceed with their plans.

MOVED by Alderman Trainor, seconded by Alderman Fox, that the firm of Duffus, Romans and Single be engaged as the designers of the high-rise building at the Westwood Park Housing Project. Motion passed.

APPOINTMENT -- BRIDGE COMMISSION

His Worship the Mayor advised that Council had instructed former Mayor Vaughan to request the Provincial Government to amend the Bridge Commission Act which would provide that a member of Council ceasing to be such, would automatically cease to be a member of the Bridge Commission.

The former Mayor wrote to the Premier requesting this change in the legislation but through an oversight, the Act was not changed.

He pointed out that he could not make any new appointments to the Commission unless there were resignations from the present City representatives on the Commission.

The matter was then deferred for further consideration.

COUNCIL-MANAGER SYSTEM

Alderman O'Brien referred to a submission from the Board of Trade suggesting certain changes in the Council-Manager System and requested that the matter be considered by Committee or Council.

After discussion, it was agreed that the matter be considered at the next meeting of the Finance and Executive Committee and that an invitation be extended to the Board of Trade to attend.

FOUR-WAY STOP SIGN -- COBURG ROAD -- OXFORD STREET INTERSECTION

Alderman DeWolf asked if it were possible to erect a four-way stop sign at the above intersection.

The Alderman was advised that the matter had been referred to Inspector O'Brien for a survey.

Council,
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The Police Department was instructed to report on the matter as soon as possible and advise the Alderman in writing.

COSSOR PROPERTY -- WINDSOR AND YOUNG STREETS

Deputy Mayor Trainor advised Council that he noticed soil testing taking place at the corner of Windsor and Young Streets on the Cossor property. He questioned as to who owned the land, Cossor or the City of Halifax.

The City Solicitor advised that there were legal complications involved as far as ownership of the land was concerned and that the matter would require a great deal of research. He suggested that Council may wish to obtain an opinion from an independent Solicitor.

The Deputy Mayor felt the matter should be considered by the Finance and Executive Committee to be properly analyzed and if it were found necessary to engage outside legal advice, that the Council do so in an effort to ascertain who really owns the property.

Alderman Greenwood felt the title should be cleared up because it may prevent some industry from locating thereon.

The City Solicitor advised that he heard a building was to be constructed on the land to which the Commissioner of Works informed the Council that architects had been in the City from Toronto working on a design of a building for the Chrysler Corporation, and that possibly a service station would be constructed along with the building. He further advised that there was a formal letter from the Company requesting the Committee on Works to consider their application for a service station at the corner of Windsor and Young Streets.

His Worship the Mayor requested the Acting City Manager to confer with the City Solicitor and then contact him to ascertain what action would be required to be taken in this matter.

Alderman Lane enquired if the land were taxed and was advised in the affirmative.

The City Solicitor further advised that in the Agreement of Sale, there was a recital that they were seeking the land on which to erect a building but when the Deed was given, there was no such recital contained therein.

His Worship the Mayor felt that the Company was standing on its legal right of title to the land and that it was a question of whether or not the City had any compensatory claims against them arising from the transactions.

The Deputy Mayor again advised that he understood the land was being sold in excess of \$150,000.00.

Alderman DeWolf referred to the fact that land was to be sold to the Public Service Commission and Council requested the Commission to withdraw. He felt that the City had some right and claim against the Company because they did not carry out what they had agreed to do when the land was sold to them for the sum of \$5,000.00.

His Worship the Mayor stated that he was requesting the Acting City Manager to take note of the points raised and arrange an appropriate staff enquiry and out of that would come recommendations to the appropriate Committee and Council.

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

Deferred.

ADMINISTRATIVE REPORT FOR OCTOBER

A report was submitted from the Acting City Manager for the month of October and same were furnished the members of Council for their information.

FILED

Respectfully submitted,

H. T. McFARLAND,
CHIEF ACCOUNTANT.

FILED

Council,
November 17, 1960

TAX COLLECTIONS - MONTH OF OCTOBER, 1960

CIVIC YEAR	RESERVES	O/S BALANCE SEPT. 1960	NEW ACCOUNTS & ADJUSTMENTS	OCTOBER/60 COLLECTIONS	O/S BALANCE OCTOBER/60
1958	90,210.27	143,966.56 CR	.87	9,554.79	134,410.90
1959	106,019.69	384,632.02 CR	121.52	19,648.14	364,862.36
1960	66,984.19	1,245,224.93 CR	19,417.93	155,574.88	1,070,232.12
		1,773,823.51 CR	19,540.32	184,777.81	1,569,505.38
TAX YEARS PRIOR TO 1958 (COVERED BY RESERVES)				3,996.03	
				188,773.84	
<u>POLL TAXES</u>					
1954		9,616.96		3.75	9,613.21
1958		4,243.18		70.80	4,172.38
1959		32,409.05 DR	4.40	169.74	32,243.71
1960		3,176.96 DR	314.25	13,192.17 CR	9,700.96
POLL TAXES OTHER THAN LISTED ABOVE				13,436.46	
				120.43	
				13,556.89	
TOTAL COLLECTIONS IN OCTOBER, 1960				202,330.73	
TOTAL COLLECTIONS IN OCTOBER, 1959				133,237.45	
CURRENT TAXES COLLECTED JAN. 1st TO OCTOBER 31/60				7,981,880.60	
CORRESPONDING PERIOD, 1959					7,588,989.44
TAX ARREARS COLLECTED JAN. 1st to OCTOBER 31/60				713,013.15	
CORRESPONDING PERIOD, 1959					657,657.55
POLL TAX COLLECTIONS JAN. 1st to OCTOBER 31/60				312,219.50	
CORRESPONDING PERIOD, 1959					168,462.20
				9,007,113.25	8,415,109.19

	AMOUNT COLLECTED JAN. 1st to OCTOBER 31st	%
TAX LEVY, 1960	9,057,011.22	7,981,880.60 88.13
TAX LEVY, 1959	8,692,401.33	7,588,989.44 87.31
TAX ARREARS, Jan. 1st 1960	1,311,545.43	713,013.15 54.36
TAX ARREARS, Jan. 1st 1959	1,232,763.37	657,657.55 53.35
TOTAL COLLECTIONS TO OCTOBER 31, 1960	8,694,893.75	96.00
TOTAL COLLECTIONS TO OCTOBER 31, 1959	8,246,646.99	94.87

Respectfully submitted,

H. R. McDONALD,
CHIEF ACCOUNTANT.

FILED

Council,
November 17, 1960

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

Meeting adjourned: 10:05 P. M.

HEADLINES

Public Hearing to Alter the Eastern Official Street Line of Warren Street to 100 feet northwardly, as shown on Section 7-H of the Official City Plan	1237
Zoning and Rezoning - Corner of Rector and Lynch Streets - R-2 and R-3	1237
Alteration to a Subdivision - #10 Vestry Street, #27 Rector Street and #16 Lynch Street	1238
Modification of Sideyard and Rearyard - #7032 Royal Pine Avenue	1238
Accounts over \$500.00	1239
Contract Changes - Mulgrave Park Project	1241
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Additional Approvals - Mulgrave Park Housing Project	1241
Supplementary Grants	1242
Welfare and Poor Relief - \$16,000.00 - 316 "C"	1242
Proposed Branch - Halifax Regional Library - Bayers Road Shopping Centre	1243
Write-Off - Betterment Charges - #22 Balmoral Road and #783 Robie St.	1243
Extension of Lease - R. C. A. F. - Anderson Square	1243
Appointment of Rental Authority	1243
Findings and Recommendations - County Jail	1243
Sale of Police Horse	1245
Tenders for Fifty, One-Hour Parking Meters	1245
Attendance - Sergeant Ronald Bedgood - Canadian Police College - Ottawa - \$550.00	1245
Retirement - Mr. Maxwell H. Keating - Fire Department	1246
Appointment of Guardian - Frances L. Pickard	1246
Loan - Captain Cormier - Fire Department - Summerside Fire Department	1247
Account - Citizens' Planning Committee	1247
Increase in Pass Fare - Transit System	1248
Full Salary for Month of December	1248
Tax Exemption - #202 Tower Road - Salvation Army	1248
Ordinance No. 55 - "Tag Days" - Second Reading	1249
Request for Tax Exemption - #8-10 Brenton Street	1250
Declaration of Boxing Day - December 26th	1251
Request to Build on Undersized Lot - #47 Prescott Street	1251
Subdivision and Alteration to a Subdivision - #4-16 Davison Street	1251
Modification of Sideyard - #578 Robie Street	1252
Elevated Tank - Public Service Commission - Robie Street	1252
Tenders - North Street Sewer Outlet	1253
Storm Drain Easement - Pierce Realty Limited - Desmond Avenue	1254
Storm Drain Easement - Bayers Road Shopping Centre Limited - Desmond Avenue	1255
Acquisition of Property - #795 Barrington Street	1255
Winter Parking - North Commons	1256
Expropriation - Gosine Property - #153 Gottingen Street	1256
Acquisition of Property - #720 Barrington Street	1257
Acquisition of Property - #45-47 Granville Street	1257
Waterfront Property Redevelopment	1258
Tenants - Expropriated Properties	1258
Council Appointee - Board of Trade	1258
Appointment - Duffus, Romans and Single - Designers - High-Rise Building - Westwood Park Project	1259
Appointment - Bridge Commission	1259
Council-Manager System	1259
Four-Way Stop Sign - Coburg Road-Oxford Street Intersection	1259

CITY COUNCIL
MINUTES

Council,
November 17, 1960

Cosser Property - Windsor and Young Streets	1260
Capital Borrowing - Robie Street Widening - Including Removing of Trees - Quinpool Road to South Street	1261
Administrative Report for October	1261
Tax Collections - Month of October, 1960	1262

A meeting of the City Council was held on the above date.

After the meeting was called to order by the Chairman, the members of Council attending, led by the City Clerk, joined in repeating the Lord's Prayer.

There were present His Worship the Mayor, J. E. LLOYD, Chairman; Aldermen DeVolf, Abbott, Butler, Fox, Ferguson, Trainer, and Greenwood.

Also present were Messrs. I. M. Roskey, R. H. Stoddard, V. J. Glanville, R. H. STODDARD, City Clerk, L. Mitchell, J. P. Thomson, V. W. Mitchell, G. F. West, J. L. Leitch, K. M. Bannick and Dr. E. M. Fogo.

PRESENTATION OF TROPHIES TO THE WINNERS OF THE
FALL DAY MARATHON SWIMMING CONTEST

Before transacting the business before Council, His Worship the Mayor presented trophies to the winners of the Marathon Swimming Contest which took place on Fall Day.

ELECTION RETURNS

December 1, 1960.

His Worship the Mayor and
Members of the City Council.

Pursuant to the provisions of the Halifax City Charter and Acts and Amendments therein in respect to the election of Mayor and Aldermen, I have the honor to submit the following returns for the election of Aldermen in Wards 2, 5 and 6, held on the 23rd day of November, 1960:

ELECTION FOR ALDERMAN - WARD 2

	J. HARRY BROWN	C. W. MCDONNELL	R. H. MCDONNELL
Advance Poll	1	2	1
Multiple - A-2	27	75	12
WARD 2 - A-1	71	50	27
A-2	71	30	18
B-1	54	30	13
B-2	52	41	15
C-1	68	26	43
C-2	56	42	46
C-3	53	46	34
D	66	70	40
TOTALS:	-1264-	481	284

Dr. Fogo

**CITY COUNCIL
M I N U T E S**

Council Chamber,
City Hall,
Halifax, N. S.,
December 1, 1960,
8:00 P. M.

A meeting of the City Council was held on the above date.

After the meeting was called to order by the Chairman, the members of Council attending, led by the City Clerk, joined in repeating the Lord's Prayer.

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

Also present were Messrs. L. M. Romkey, R. H. Stoddard, W. J. Clancey, H. K. Randall, L. Mitchell, J. F. Thomson, V. W. Mitchell, G. F. West, J. L. Leitch, K. M. Munnich and Dr. E. M. Fogo.

PRESENTATION OF TROPHIES TO THE WINNERS OF THE
NATAL DAY MARATHON SWIMMING CONTEST

Before transacting the business before Council, His Worship the Mayor presented trophies to the winners of the Marathon Swimming Contest which took place on Natal Day.

ELECTION RETURNS

December 1, 1960.

His Worship the Mayor and
Members of the City Council.

Pursuant to the provisions of the Halifax City Charter and Acts and Amendments thereto in respect to the election of Mayor and Aldermen, I have the honor to submit the following returns for the election of Aldermen in Wards 2, 5 and 6, held on the 23rd day of November, 1960:

ELECTION FOR ALDERMAN - WARD #2

	<u>J. HARRY BREEN</u>	<u>C. W. MACINTOSH</u>	<u>D. H. MONTGOMERY</u>
Advance Poll	<u>1</u>	<u>0</u>	<u>1</u>
Multiple - A-Z	<u>97</u>	<u>76</u>	<u>33</u>
<u>WARD 2 - A-1</u>	71	50	27
A-2	71	50	18
Multiple B-1	84	50	13
B-2	52	41	15
<u>WARD 5 - C-1</u>	68	26	43
C-2	56	42	49
C-3	53	46	36
D	<u>66</u>	<u>70</u>	<u>49</u>
<u>T O T A L S:</u>	619	451	284

Council,
December 1, 1960.

MAJORITY FOR J. Harry Breen OVER C. W. MacIntosh 168
 MAJORITY FOR J. Harry Breen OVER D. H. Montgomery 335
 MAJORITY FOR C. W. MacIntosh OVER D. H. Montgomery 167

I therefore declare J. Harry Breen duly elected Alderman for Ward #2
 of the City of Halifax for a term expiring October 31, 1961.

ELECTION FOR ALDERMAN - WARD #5

	D. J. AMIRO	S. M. GORDON	A. C. HAWKINS	F. J. HEALY	A. H. MACMILLAN	J. G. STANHOPE
Advance Poll	0	0	0	0	0	0
Multiple - A-Z	54	28	40	58	21	6
<u>WARD 5 - A-1</u>	22	6	46	43	7	1
A-2	23	6	47	53	4	3
B-1	18	3	39	36	9	3
B-2	16	9	56	46	9	4
C-1	18	10	17	60	12	4
C-2	16	2	19	45	9	6
D	26	8	29	108	19	3
<u>T O T A L S:</u>	193	72	293	449	90	30

MAJORITY FOR F. J. Healy OVER A. C. Hawkins 156
 MAJORITY FOR " OVER D. J. Amiro 256
 MAJORITY FOR " OVER A. H. MacMillan 359
 MAJORITY FOR " OVER S. M. Gordon 377
 MAJORITY FOR " OVER J. G. Stanhope 419

MAJORITY FOR A. C. Hawkins OVER D. J. Amiro 100
 MAJORITY FOR " OVER A. H. MacMillan 203
 MAJORITY FOR " OVER S. M. Gordon 221
 MAJORITY FOR " OVER J. G. Stanhope 263

MAJORITY FOR D. J. Amiro OVER A. H. MacMillan 103
 MAJORITY FOR " OVER S. M. Gordon 121
 MAJORITY FOR " OVER J. G. Stanhope 163

MAJORITY FOR A. H. MacMillan OVER S. M. Gordon 18
 MAJORITY FOR " OVER J. G. Stanhope 60
 MAJORITY FOR S. M. Gordon OVER J. G. Stanhope 42

I therefore declare F. J. Healy duly elected Alderman for Ward #5
 of the City of Halifax for a term expiring October 31, 1961.

ELECTION FOR ALDERMAN - WARD #6

	E. E. BURGESS	H. R. WYMAN
Advance Poll	1	2
Multiple - A-Z	69	81
<u>WARD 6 - A-1</u>	88	93
A-2	62	116
B-1	87	48
B-2	86	61
C-1	85	109
C-2	80	97
D-1	128	80

Council,
December 1, 1960.

ELECTION FOR ALDERMAN - WARD #6 (Cont'd.)

	<u>E. E. BURGESS</u>	<u>H. R. WYMAN</u>
Ward 6 - D-2	83	100
D-3	72	67
D-4	76	97
D-5	<u>46</u>	<u>66</u>
<u>T O T A L S:</u>	963	1,017

MAJORITY FOR H. R. Wyman OVER E. E. BURGESS 54

I therefore declare H. R. Wyman duly elected Alderman for Ward #6 of the City of Halifax for a term expiring October 31, 1961.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

At this time His Worship the Mayor administered the Oaths of Allegiance and Office, to the successful candidates and after signing the Aldermanic Roll, they took their seats in Council.

PUBLIC HEARING - EXTENSION OF A NON-CONFORMING USE-
NO. 846 ROBLE 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 Trainor, 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.

To: His Worship the Mayor and Members of the Town Planning Board.
From: K. M. Munnich, Director of Planning.
Date: October 18, 1960.
Subject: Extension to a Non-Conforming Use - #846 Robie Street.

An application has been received from the owners of a property at

Council,
December 1, 1960.

No. 846 Robie Street for permission to extend a non-conforming use at this address. Civic No. 846 Robie Street is on the northwest corner of Robie Street and Stanley Street and is in an R2 residential zone.

The property itself is made up of three individual lots containing four attached buildings. The first and most easterly building is a duplex dwelling. Attached and at the rear of the dwelling is a store and office building fronting on Stanley Street with a greenhouse and garage attached extending along the north side of Stanley Street. These buildings have been constructed with no regard to internal lot boundaries but since the subdivision in which these three lots form part is not one approved by the Town Planning Board, such lot may be considered as one lot or an "assembly of land" as defined in a memo from the City Solicitor to this Board dated September 1, 1960. This whole lot would then measure 166 feet on Stanley Street and 34 feet on Robie Street with a depth of 100 feet from Robie Street and 100 feet on the 66 foot frontage of Stanley Street or a total area of 10,000 square feet, shown on Drawing P200/198.

The present business located at this address has been in existence for at least 50 years and when the Halifax Zoning By-Law was adopted in 1950 the property was zoned R2 residential and the existing use was defined as "non-conforming". The nature and volume of this business has changed in recent years and the owners of the property consider that the existing facilities are inadequate and a physical expansion is necessary. It is proposed that the store and office section be enlarged along the Stanley Street frontage to include the area presently occupied by the greenhouse and to include an additional area of approximately 950 square feet at the rear of the greenhouse. Such addition would constitute an extension to a non-conforming use, and must have the prior approval of City Council under Part XV, Para 1 (d) of the Zoning By-Law.

Although ideally this non-conforming use should ultimately be eliminated, in view of the length of established use and especially the fact that the extension would be, for the greater part, a replacement of the existing non-conforming structure, I consider that there are not sufficient planning grounds for refusing this application.

Respectfully submitted,

K. M. MUNNICH,
DIRECTOR OF PLANNING.

A Public Hearing into the matter of an application from Dean's Nursery Limited for an extension to their building at No. 846 Robie Street, for the purpose of enlarging the store and office along the Stanley Street frontage, was held at this time.

The City Clerk informed the Council that the matter had been duly advertised and he had not received any written objections, but had received a petition in favour of the application from property owners in the vicinity of the Nursery.

Mr. Charles A. Vaughan appeared before the Council in support of the application on behalf of the applicant.

No persons wished to be heard against the proposal.

Council,
December 1, 1960.

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

SALARY - ASSISTANT PLANNER

December 1, 1960.

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, a report was submitted from the Acting City Manager advising that Mr. R. W. C. Bryant has been appointed as Assistant Planner at the maximum salary of \$6,850.00 per annum, effective as of January 2, 1961.

As this figure exceeds the authority of the Acting City Manager, City Council approval is required in this instance.

The Acting City Manager recommended that Mr. Bryant be paid the sum of \$500.00 towards the cost of his moving from England to Canada.

Your Committee recommends that the salary be approved as well as the moving expenses.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

APPEAL FROM GRANTING OF OCCUPANCY PERMIT TO BRITISH AMERICAN OIL
COMPANY, LIMITED FOR TWO TANKS AT NO. 177 KEMPT ROAD - DATE FOR
A HEARING

November 21, 1960,
11 Edward Arab Avenue,
Halifax, Nova Scotia.

City Clerk,
City Hall,
Halifax, Nova Scotia.

Dear Sir:

With the recent granting of an occupancy permit to British American Oil Company, Limited pertaining to the installation of the two 20,000 gallon vertical tanks to be erected at 177 Kempt Road, I wish to appeal the granting of an occupancy permit for the installation of these tanks.

I further suggest that there should be a public hearing on the granting of an occupancy permit to erect these tanks on Kempt Road, as they are both unsightly and not in keeping with the Town Planning Rules and are a hazard to the district.

Thanking you, I am,

(Sgd.)

Yours very truly,
T. L. TRAINOR,
Alderman - Ward 5.

Council,
December 1, 1960.

MOVED by Alderman Greenwood, seconded by Alderman Abbott, that the Council fix January 12, 1961, at 8:00 P. M. in the Council Chamber, City Hall, Halifax, Nova Scotia, as the time and place for a Public Hearing on this matter. Motion passed.

NATIONAL HARBOURS BOARD - PAYMENTS

December 1, 1960.

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

At a meeting of the Finance and Executive Committee held on December 1, 1960, a report was submitted from His Worship the Mayor attaching a copy of a resolution presented to the Canadian Cabinet by the National Executive and Advisory Board of the Canadian Federation of Mayors and Municipalities.

The Executive recommends as follows:

- (1) that the National Port Cities accept the increased offer for 1960 made by the National Harbours Board;
- (2) that the National Port Cities not enter into a 5-year agreement based on the 1960 payment; and
- (3) that the National Port Cities renew negotiations with the National Harbours Board with respect to the matter in 1961.

Your Committee concurs in these recommendations and submits same to City Council for approval.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

TENDERS FOR STREET LIGHTING

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

From: Committee on Works.

Date: November 22, 1960.

Subject: Tenders - Street Lighting Equipment - Granville Street.

The Committee on Works at a meeting held on the above date opened and tabulated tenders for Street Lighting Equipment for Granville Street.

Acceptance of the following tender was recommended:

Canadian Westinghouse Limited - \$ 2,314.80.

On motion of Alderman O'Brien, seconded by Alderman Trainer, the Committee recommended to City Council acceptance of the tender of Canadian Westinghouse Limited, in the amount of \$2,314.80, for Street Lighting Equipment

Council,
December 1, 1960.

for Granville Street.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

ADDITIONAL BORROWING - DOWNTOWN PARKING PROJECT -
\$ 60,000.00

December 1, 1960.

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, a report was submitted from the Acting City Manager requesting an additional borrowing approval in the amount of \$60,000.00 to that of \$225,000.00 already approved by the Minister of Municipal Affairs on September 30, 1960, for the purpose of acquiring a portion of land for redevelopment and the removal of buildings therefrom in connection with the downtown parking garage.

Your Committee recommends that the request be granted.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

MOVED by Alderman Abbott, seconded by Alderman Ferguson, that the report be approved. Motion passed unanimously with the following Aldermen being present and voting therefor: Aldermen DeWolf, Abbott, Breen, Butler, Fox, Ferguson, Trainor, Healy, Wyman, Connolly, O'Brien and Greenwood.

REVOCATION - BORROWING-DOWNTOWN PARKING PROJECT
\$ 225,000.00

December 1, 1960.

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, a report was submitted from the Acting City Manager requesting revocation of a borrowing resolution in the amount of \$225,000.00 approved by the Minister of Municipal Affairs on August 3, 1960, for the purpose of acquiring land and buildings for the establishment and construction of a downtown parking garage.

Your Committee recommends that the request be granted and the borrowing revoked by the Minister of Municipal Affairs.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

Council,
December 1, 1960.

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

APPOINTMENT - HALIFAX - DARTMOUTH BRIDGE COMMISSION

Ex-Mayor Vaughan was present at the meeting and advised that he was tendering his resignation as a member of the Halifax - Dartmouth Bridge Commission.

His Worship the Mayor thanked Ex-Mayor Vaughan for his co-operation in this regard and advised Council that the naming of the successor to Ex-Mayor Vaughan could be deferred as the Bridge Commission were desirous of continuing with the present appointees until December 31, 1960.

It was agreed to defer the matter to a subsequent meeting.

APPOINTMENTS TO COMMITTEES, BOARDS AND COMMISSIONS

Letters were submitted from His Worship the Mayor recommending the following appointments to Committees, Boards and Commissions:

To the Finance and Executive Committee, the Public Health and Welfare Committee and the Safety Committee	Alderman J. H. Breen
To the Town Planning Board and the Committee on Works	Alderman F. J. Healy Alderman H. R. Wyman
To the Civic Elections Committee	Alderman F. J. Healy
To the Redevelopment Committee	Alderman H. R. Wyman
To the Halifax Tourist and Convention Committee	Alderman J. H. Breen
To the Civil Defence Committee	Alderman F. J. Healy
Retirement Committee	Alderman J. G. DeWolf
Halifax Forum Commission	Mr. D. J. Oland

MOVED by Alderman Greenwood, seconded by Alderman Abbott, that the recommendations of His Worship the Mayor be approved. Motion passed.

REPORT - REDEVELOPMENT COMMITTEE RE: HALIFAX - DARTMOUTH
REGIONAL DEVELOPMENT COMMISSION

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

December 1, 1960.

At a meeting of the Redevelopment Committee held on November 30, 1960 consideration was given to a letter from His Worship the Mayor in which he recommended against the establishment of a Metropolitan Planning Commission responsible for all advance development or Master Plans in the region, but rather that the three local Governments organize a Halifax - Dartmouth Re-

Council,
December 1, 1960.

gional Development Commission, the functions of which would include:

1. advance planning for the provision of basic services, such as main highways, bridges, water supply, sewerage disposal, etc.
2. continuous studies of the region's economic base and regular reports on the factors contained therein.
3. advisory and co-ordinating services of highly qualified planning staff to the directors of the local planning departments.
4. the expansion of port and industrial promotional activities on a regional basis.

To assist the local Governments in their consideration of this proposal, he further recommended that a provisional committee be formed to consider and report on the legislative authority required and the financial commitments which would have to be undertaken by the local Governments; said committee to include the Mayors of Halifax and Dartmouth, the County Warden, as ex-officio members; one additional member appointed by each of the local Governments; and three members appointed by the Provincial Government.

Your Committee concurs in the recommendations of His Worship the Mayor.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

MOVED by Alderman Greenwood, seconded by Alderman Abbott, that the report be approved, and that arrangements be made for a Public Hearing to be held to afford any interested group to present their views. Motion passed.

PROGRESS PAYMENTS NOS. 28 and 29 - FAIRVIEW OVERPASS

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

From: Committee on Works.

Date: November 22, 1960.

Subject: Progress Payments Nos. 28 and 29 - Fairview Overpass.

The Committee on Works at a meeting held on the above date considered a report from the Commissioner of Works recommending payment of Progress Estimates Nos. 28 and 29, re Fairview Overpass.

On motion of Alderman Trainer, seconded by Alderman O'Brien, the Committee recommended to City Council payment of Progress Estimates Nos. 28 and 29, re Fairview Overpass, in the amounts of \$22.27 and \$8,593.11 respectively, to the Province of Nova Scotia, Department of Highways.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

Council,
December 1, 1960.

ZONING - C. N. R. PROPERTY - BEAUFORT AVENUE AND SOUTH STREET -
DATE FOR PUBLIC HEARING - JANUARY 12, 1961

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: December 1, 1960.
Subject: Report - Zoning Land Designated as Railway
Cuttings and Armed Forces.

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending that the land shown as "Armed Forces" and "Railway Cuttings" on the Zoning Map, revised August 1953, be zoned "Park and Institutional" except for the part between Bayers Road, Fairview Overpass and Howe Avenue which should be zoned "Industrial" C3 and the part to the east of the railway track between Chebucto Road and Mumford Road which should be zoned "Commercial" C2, and that the Zoning By-Law, Part X be amended to include among the permitted uses "Armed Forces" and "Railway Cuttings".

It was moved by Alderman O'Brien, seconded by Alderman Connelly, that the Board approve the report and recommend to City Council that a date be set for a public hearing in regard to this matter.

The motion was passed with Alderman Trainer being recorded as "against".

On motion of Alderman O'Brien, seconded by Alderman Connelly, the Board recommended to City Council that the City use the provisions of Section 19 of the Town Planning Act to withhold a building permit for a two-month period, until the zoning is completed.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

To: His Worship the Mayor and Members of the Town Planning
Board.
From: K. M. Mannich, Director of Planning.
Date: December 1, 1960.
Subject: Zoning Land Designated as "Railway Cuttings" and
"Armed Forces".

At a meeting of the Town Planning Board on November 22, 1960, I have been instructed to prepare recommendations for zoning of land now designated on the Zoning Map as "Armed Forces" and "Railway Cuttings".

These uses, although separately shown on the Zoning Map are not covered by the written Zoning By-Law and are, therefore, excluded from its provisions with the consequent lack of control over development in the areas in question. I have carefully considered the most satisfactory and simplest way of dealing with this problem and I have come to the conclusion that with certain exceptions the land now designated as "Armed Forces" and "Railway Cuttings" should be included in the "Park and Institutional" zone under Part X of the Halifax Zoning By-Law which reads:

Council,
December 1, 1960.

"1. No person shall, in any P zone, erect, alter or use any building in whole or in part, or use any land for any purpose other than one or more of the following uses:

- (a) Public Park
- (b) Recreation field, sports club, public hall and other like community purposes.
- (c) A cemetery.
- (d) A hospital, school, university, monastery, Church, library, or other institution of a similar type, either public or private.
- (e) Uses accessory to any of the above uses.

2. No person shall in any P zone erect, place or display any billboard or sign except those permitted in R1 zone."

The scenic character of the railway cutting makes it an appropriate use in the "Park and Institutional" zone and several armed forces establishments, e. g. Eastern Command Headquarters, Gorsebrook R. C. A. F. and Citadel, are located within areas zoned "Park and Institutional".

The buildings which have already been constructed on the land of the railway cuttings and which are shown on Drawing No. P200/212 would become non-conforming uses if this recommendation is accepted. However, I would exclude from the proposed zoning the portion of land shown as railway cuttings between Bayers Road, Fairview Overpass and Howe Avenue. This land is entirely within industrial zone and I consider that it also should be zoned Industrial. I also recommend that the part of land shown as railway cutting to the east of the railway line between Chebucto Road and Mumford Road be zoned Commercial. It abuts on Simpsons' and Halifax Wholesalers' development and it would not be of any advantage to have it zoned "Park and Institutional".

I should like to stress at the same time that the whole of the Zoning By-Law for the City should be revised as soon as possible on the basis of a comprehensive Master Plan. This action will, however, take some time and I consider it desirable to complete the present zoning provisions to enable the City to control development in all areas.

I RECOMMEND, therefore that land shown as "Armed Forces" and "Railway Cuttings" on the Zoning Map, revised August 1953, be zoned "Park and Institutional" except for the part between Bayers Road, Fairview Overpass and Howe Avenue which should be zoned "Industrial" C3 and the part to the east of the railway track between Chebucto Road and Mumford Road which should be zoned "Commercial" C2, and that the Zoning By-Law, Part X be amended to include among the permitted uses "Armed Forces" and "Railway Cuttings".

Respectfully submitted,

K. M. MUNNICH,
DIRECTOR OF PLANNING.

Council,
December 1, 1960.

MOVED by Alderman O'Brien, seconded by Alderman Connolly, that the recommendation of the Town Planning Board with respect to the Zoning of land designated as Armed Forces and Railway Cuttings be approved; and that Part X of the Halifax Zoning By-Law be amended to include among the permitted uses Armed Forces and Railway Cuttings; and that a Public Hearing in connection with the above proposed amendments be held in the Council Chamber, City Hall, Halifax, Nova Scotia, on January 12, 1961, at 8:00 P. M.

MOVED in amendment by Alderman Trainor, seconded by Alderman Butler, that in addition to the recommendation of the Town Planning Board that the land lying between South Street and Oakland Road and to the east of the Railway Cutting be zoned R-3 (Multiple Dwelling) Zone.

The amendment was put and lost; one voting for the same and eleven against it as follows:

For the amendment: Alderman Trainor.

Against the amendment: Aldermen DeWolf, Abbott, Breen, Butler, Fox, Ferguson, Healy, Wyman, Connolly, O'Brien and Greenwood.

The motion was put and passed.

MOVED by Alderman Wyman, seconded by Alderman Connolly, that the recommendation of the Town Planning Board with respect to the withholding of building permits in the areas designated as Armed Forces and Railway Cuttings for a period of two months, or until the zoning is completed, be approved.

MOVED in amendment by Alderman O'Brien, seconded by Alderman Greenwood, that the permit restrictions apply only to the area south of Chebucto Road.

The motion as amended was put and passed, Alderman Wyman wishing to be recorded against.

ACCOUNT - WHITMAN, BENN AND ASSOCIATES - \$30,000.00

An account in the amount of \$30,000.00 was submitted for payment from Whitman, Benn and Associates covering their report on the "Bicentennial Drive and other Western Entrances" and "Approaches to the Angus L. MacDonald Bridge".

Council,
December 1, 1960.

MOVED by Alderman Trainor, seconded by Alderman DeWolf, that the matter be deferred and the Acting City Manager check the terms of reference when the firm was engaged. Motion passed.

APPLICATION TO REZONE #202-204 WINDSOR STREET
FROM R-3 TO C-2

This matter was referred to the Town Planning Board for consideration and a report.

ZONING MAPS

Alderman DeWolf asked if any of the coloured Zoning Maps which are a part of the Halifax Zoning By-law are available.

His Worship the Mayor advised that the supply had been exhausted and the printing plates are no longer available, having been destroyed by the Printer.

The Director of Planning was directed to submit a report to the Finance and Executive Committee through the Acting City Manager in connection with the Zoning By-law and the supplying of coloured Zoning Maps.

REDEVELOPMENT PLAN - JACOB STREET AREA

Alderman Butler asked when a plan of the redevelopment area would be available to respective developers.

His Worship the Mayor advised that the matter had been discussed at the meeting of the Redevelopment Committee held on November 30th when it was learned that the Planning Director's phase of the report was almost completed and the proposal would have to be further processed through the Legal Department after which discussions would have to be held with the City's Partner, Central Mortgage and Housing Corporation.

UNRESTRICTED USE OF FLASHING RED LIGHTS ON VEHICLES

Alderman Wyman asked about the unrestricted use of red lights other than on Police, Fire and Ambulance vehicles.

The Chief of Police advised that for many years the use of the flashing red light was restricted to emergency vehicles, but that a recent amendment to the Motor Vehicle Act permits its use on road processing equipment and towing trucks; and other vehicles are also using them. However, he advised that the Canadian Association of Chiefs of Police now have

Council,
December 1, 1960.

under advisement the thought of recommending to the various Provincial Governments that the use of blue lights be adopted by Police Departments only, as is done in some States in the U. S. A.

STREET LIGHTING - DEACON STREET AND WINDCREST TERRACE

Alderman Fox observed that the street lighting on Deacon Street and Windcrest Terrace is inadequate and he asked if the Electrician's Department would check the situation to see if an improvement could be effected.

The City Electrician advised that he would make an inspection and take the necessary corrective action.

ZONING AND REZONING - CORNER OF RECTOR AND LYNCH STREETS
FROM R-2 TO R-3 - SETTING DATE FOR PUBLIC HEARING

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: November 15, 1960.
Subject: Zoning and Rezoning - Corner of Rector and Lynch Streets
(R2 and R3).

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending the rezoning of a property on the northwest corner of Rector and Lynch Streets, as shown on Drawing No. P200/194 from R2 to R3 and that the portion of land shown on Drawing No. P200/194 and marked lot "B" be zoned R3 residential and that a public hearing be held on the rezoning.

On motion of Alderman Trainor, seconded by Alderman O'Brien, the Board approved the report and recommended to City Council that a date be set for a public hearing and suggested that in the best interests of the applicant he submit to City Council a letter of undertaking stating that if this property is rezoned he would construct no more than five apartment units in accordance with Drawing Nos. P200/207-11 as submitted by him to the Director of Planning.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

To: His Worship the Mayor and Members of the Town Planning Board.
From: K. M. Munnich, Director of Planning.
Date: November 15, 1960.
Subject: Zoning and Rezoning Corner Rector and Lynch Streets - R2 and R3.

At the May 3, 1960 meeting of this Board, an application to rezone a property at the northwest corner of Rector and Lynch Streets from R2 to R3 was considered and deferred. It was proposed by the owners to construct thereon a five-unit apartment building, fronting on Rector Street,

Council,
December 1, 1960.

Drawing No. P200/194 refers.

This lot measures 130.3 feet on Rector Street and 59.7 on Lynch Street with an area of approximately 7,200 square feet. At the time of the original application the proposal submitted by the applicant conformed to the existing regulations but in providing for vehicle accommodation left little room for open space and landscaping. By an alteration to a subdivision approved by City Council on September 15, 1960, this situation has been improved since all parking can now be concentrated in one area.

R2 regulations allow for the erection of a four-apartment building on a lot with a frontage of 60 feet and a total area of not less than 6,000 square feet. The applicant proposes to erect a building with only five apartments and the area of the lot is 1,200 square feet in excess of what would be required for a four-apartment building under R2 regulations. I consider that the proposal would not be out of character with the adjoining R2 development and the scheme submitted by the applicants and shown on Drawing No. P200/207-211 is satisfactory.

Connected with the above and forming part of the same application is the zoning of a small jib of land created in the alteration to a subdivision approved by City Council on September 15, 1960, and referred to above. This piece of property shown as lot "B" on Drawing No. P200/194 was formerly a portion of Dartmouth Avenue before it was closed and consequently is not zoned. This land is now incorporated in the larger lot presently under consideration and if the rezoning of this larger lot is approved it will be necessary to zone this smaller section in conformity with the remainder of the lot.

I RECOMMEND, therefore, that this Board refer a report of approval to City Council on the rezoning of a property on the northwest corner of Rector Street and Lynch Street as shown on Drawing No. P200/194 from R2 to R3 for development for no more than five apartment units in accordance with Drawing Nos. P20/207-211 submitted by the applicant. I recommend further that the portion of land shown on Drawing No. P200/194 and marked lot "B" be zoned R3 residential and that a public hearing be held on the rezoning.

K. M. MUNNICH,
DIRECTOR OF PLANNING.

MOVED by Alderman Greenwood, seconded by Alderman Wyman, that Council fix Thursday, January 12, 1961, at 8:00 P. M. in the Council Chamber, City Hall, Halifax, Nova Scotia, as the time and place for a Public Hearing into this matter. Motion passed.

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

The matter of a Capital Borrowing to provide funds for the Robie Street Widening, including tree removing from Cunard Street to South Street had been deferred at a previous meeting of City Council.

MOVED by Alderman O'Brien, seconded by Alderman Fox, that this matter be referred to the Committee on Works for further consideration and report. Motion passed.

Council,
December 1, 1960.

TRAFFIC SURVEY - SACKVILLE STREET, SOUTH PARK STREET AND
BELL ROAD INTERSECTION

The following report from the Chief of Police was submitted in response to a question by Alderman Macdonald at a previous meeting.

His Worship the Mayor,
Members of City Council.

November 25, 1960.

At the October 27th meeting of City Council the undersigned was directed to make a survey and submit a report with respect to traffic congestion at the intersection of Sackville Street, South Park Street and Bell Road.

A traffic count was taken at this intersection on November 4th between 7 a. m. and 7 p. m. and the total count was found to be 17,412 vehicles.

On November 15, 1960 a further count was taken between 8 a. m. and 9 a. m. with this count broken down to 15 minute intervals, as this was the only period of the day when traffic was backing up on Bell Road westerly from Sackville Street.

Timing of the lights at this intersection is as follows: South Park Street and Bell Road -- 23 seconds green, 4 seconds amber; Sackville Street-- 19 seconds green, 4 seconds amber. All of this is based on a 50 second cycle.

This installation is of the "traffic actuated" type but information received from the City Electrician's Office is that the underground leads are in such a state that these lights had to be adjusted to fixed time and could not be used on an actuated basis unless substantial sums were spent for renewal of underground wiring.

In any event the total traffic volume at this intersection has long since negated any benefits that are derived from a traffic actuated installation for when there is a large volume of traffic, the lights are on fixed time -- in effect.

Based on the information obtained from our traffic counts as noted above, we would have several choices before us:

1. Changing the timing cycle from 50 to 60 seconds and allowing a greater time lapse for north and south bound traffic, i.e. Bell Road and South Park Street.
2. Banning left turns for north and south bound traffic.
3. A delayed green light for northbound traffic which would give the southbound traffic on Bell Road turning into Sackville Street a priority on a predetermined time basis.
4. Instituting a three-phase system.

With respect to Proposal #2, it is felt that while this approach would solve the problem for the intersection of Sackville Street and Bell Road from a congestion point of view, it would throw the left turns on surrounding intersections and streets where congestion is already high, i. e. Summer Street and Bell Road, Summer and Sackville, Summer and Jubilee, and/or South Park and Spring Garden Road.

With respect to Proposal #3 we are informed that to initiate this type of light phase would require a new control at a cost of approximately

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\$1,200.00, and with this type of installation there would still be periods during the timing cycle when there would be opposing lines of traffic, i. e. northbound on South Park as opposed to southbound on Bell Road turning into Sackville Street.

With respect to Proposal #4, the cost of such an installation would again be approximately \$1,200.00, plus the fact that the timing cycle would be greatly increased and hence would result in a general delay of all traffic.

With these thoughts in mind, Proposal #1 was instituted on a trial basis and the timing cycle was changed from 50 to 60 seconds, which is broken down as follows: Bell Road-South Park Street--28 seconds green, 4 seconds amber; Sackville Street--24 seconds green, 4 seconds amber.

Spot checks since this change of timing cycle have been carried out and it is felt there has been some improvement in congestion at this intersection.

A continuing surveillance will be carried out with a view to evaluating this change over a longer period of time.

Yours very truly,

V. W. MITCHELL,
CHIEF OF POLICE.

FILED

Meeting adjourned

9:30 P. M.

HEADLINES

Presentation of Trophies to the Winners of the Natal Day Marathon Swimming Contest	1265
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Capital Borrowing - Robie Street Widening - Including the Removal of Trees from Quinpool Road to South Street	1279
Traffic Survey - Sackville Street, South Park Street and Bell Road Intersection	1280

City Council attending, led by the City Clerk, joined in repeating the Lord's Prayer.

There were present His Worship the Mayor, Chairman: Aldermen DeWolf, Abbott, Bruen, Lane, Macdonald, Justice, Fox, Trainor, Realy, Wyman, Connolly, O'Brien, Ferguson and Greenwood.

Also present were Messrs. E. H. Stoddard, W. J. Glancey, F. G. Doyle, L. H. Rankin, K. W. Munich, J. E. Postson, J. L. Leitch, G. F. West, and Dr. W. H. Page.

WATERFRONT REDEVELOPMENT AREA

The City Clerk advised that the matter had been advertised.

CITY OF HALIFAX

PLANNING OFFICE

Mr. H. H. Stoddard and Messrs. and Members of Redevelopment Committee

WATERFRONT REDEVELOPMENT
J. E. LLOYD,
MAYOR AND CHAIRMAN.

GENERAL REPORT

A proposal for the development of the waterfront area between George Street and Southwater Street, illustrated by drawing No. P856/2, was submitted to the Redevelopment Committee on March 21, 1959, and approved in principle. The details of the development contained in that report is as follows:

R. H. STODDARD,
CITY CLERK.

The proposed service station at 1 - 3 George Street and the premises of the Scotia Club and Food Store on Upper Water Street and the premises of the Scotia Club and Food Store should be acquired by the City for the improvement of Upper Water Street, and approved development in accordance with the overall plan for the area.

The area bounded by the northern boundary of the Bay Depot, Upper Water Street, City Street and the Harbour should be declared a redevelopment area.

3. A detailed plan should be prepared to show the comprehensive redevelopment proposals for the area including:

(a) Public promenade along the waterfront from George Street to the Central Market Extension.

(b) New street lines for the adequate alignment and widening of Upper Water Street.

CITY COUNCIL
MINUTES

Dr. Fogo

Council Chamber,
City Hall,
Halifax, Nova Scotia,
December 15, 1960
8:00 p.m.

A meeting of the City Council was held on the above date.

After the meeting was called to order by the Chairman, the members of City Council attending, led by the City Clerk, joined in repeating the Lord's Prayer.

There were present His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Breen, Lane, Macdonald, Butler, Fox, Trainor, Healy, Wyman, Connolly, O'Brien, ~~Ferguson~~ and Greenwood.

Also present were Messrs. R. H. Stoddard, W. J. Clancey, T. C. Doyle, L. M. Romkey, K. M. Munnich, J. F. Thomson, J. L. Leitch, G. F. West, and Dr. E. M. Fogo.

PUBLIC HEARING RE: WATERFRONT REDEVELOPMENT AREA

The City Clerk advised that the matter had been advertised.

CITY OF HALIFAX

PLANNING OFFICE

TO: His Worship the Mayor and Members of Redevelopment Committee

WATERFRONT REDEVELOPMENT AREA
FERRY PLAZA - PHASE 1

OVERALL SCHEME

A proposal for the development of the waterfront area between George Street and Buckingham Street illustrated by drawing No. P856/2, was submitted to the Redevelopment Committee on March 31, 1959, and approved in principle. The summary of recommendations contained in that report is as follows:

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

(c) Phased commercial redevelopment by private enterprise.

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

These recommendations were accepted in principle by the City Council on March 31, 1960.

FIRST PHASE

The Ferry Plaza proposal which is the subject of this report constitutes the first phase of redevelopment of the waterfront which was approved in principle by the Council and is shown on drawing No.P856/5.

The proposal takes in the properties at the north-east corner of Water Street and George Street whose acquisition was recommended as the first step in the original redevelopment proposals. However, in order to allow for satisfactory and workable initial scheme it was necessary to enlarge the first phase area to include additional properties for immediate acquisition and clearance.

The reasons for selecting this particular area for immediate redevelopment are as follows:

1. The section of the waterfront at the foot of George Street is of extreme importance to the whole of the downtown area. It will provide much needed access for the general public to the Harbour, an amenity which is now completely lacking. It will also terminate the important vista of George Street round which are centered the principal business and administrative activities of the City. The new Plaza should provide rest and recreation areas for downtown workers and also an attraction to the tourists who will be able to enjoy the view of harbour activities from an attractive observation point.
2. The Federal Government have commenced the construction of the Post Office extension between Bedford Row and Lower Water Street. They have already completed the R.C.M.P. garage on that street and there is also a proposal for a new Department of Fisheries Laboratory north of the existing Fisheries Experimental Station at the foot of Prince Street. All the Federal buildings on the eastern side of the Street are set back to allow for street widening. These buildings, and especially the Post Office will generate a heavy volume of traffic and this, together with the existing traffic conditions, make it essential that the improvement of Water Street should be implemented as soon as possible. This improvement forms part of the redevelopment proposal for Ferry Plaza, and extends south of Ferry Plaza to the foot of Prince Street taking advantage of building setbacks.
3. The properties within the area of the proposed Ferry Plaza are in poor condition and their clearance need not be delayed because of the nature of their present use. Some of these properties have been condemned by the Building Inspector and are, in part, vacant.
4. A large portion of the area is already in the City's ownership and with comparatively small amount of addition acquisition the whole section can be made available for comprehensive redevelopment.

The land area of the Ferry Plaza proposal measures some 65,900 square feet, of which 39,400 square feet are already owned by the City, with an additional area of 12,000 square feet needed for improvement of Lower Water Street southward to the foot of Prince Street of which 2,500 square feet are

owned by the City. The area is at present occupied by the following:
(Drawing No.P856/6 refers)

1. Old Tavern Building, Civic Nos.11, 13 Upper Water Street, largely vacant, upper floors condemned by the Building Inspector.
2. Vacant lot at the back of 11, 13 Upper Water Street.
3. Vacant lot, Civic Nos.1, 5, 3, 7 $\frac{1}{2}$ Upper Water Street, the site of the proposed service station.
4. Scotia Flour and Feed Building, Civic No.1 George Street.
5. Fisherman's Market and apartments above, Civic No.2 George Street.
6. Chick's Restaurant and apartments above, Civic No.4 George Street.
7. John Martin's Grocery Store and apartments above, Civic No.229, Lower Water Street. Upper floors vacant.
8. Warehouse, Civic Nos.223, 225 Lower Water Street.

In addition there is the Ferry Building, consisting of a waiting room with partly vacant office accommodation above, located on the land leased by the City to the Dartmouth Ferry Commission.

All the aforementioned buildings with the exception of the Fisherman's Market and the warehouse on Lower Water Street are mainly of timber construction.

REDEVELOPMENT PROPOSALS

The redevelopment proposal for the Ferry Plaza consists of the following main components shown on drawing No. P856/5.

1. Improvements of Water Street to overall width of 70 feet with a 48 foot pavement with modifications to the area at the junction with George Street to improve traffic circulation allowing also for some planting and car parking.
2. The Waterfront Plaza itself with decorative paving, planting, landscaping and facilities for rest and recreation. These will include the provision of garden benches and fishing and observation pier using the improved existing ferry jetty. This jetty could also serve for harbour excursion boats. It is proposed that the Ferry Building be made more presentable with the removal of the upper storey which in any case is not used for ferry purposes and obstructs the view of the harbour.
3. Vehicular access to the Ferry Building with parking space for 20 cars.
4. An office building on Lower Water Street forward of the Western Union Cable Building which would be available for development by private enterprise or land sold or leased by the City in accordance with the overall scheme. This building could include a restaurant facing the Ferry Plaza. Floor area would be approximately 15,000 square feet on three floors only to allow view of the harbour from George Street.

August 24, 1960.