

Council,
February 27, 1961.

	ADD	DELETE	
20-90			
21	(Out Door Skating Rink	400.00	
	Canadian Track & Field	1,000.00	
21-47	Public Service Pool	200.00	
22-1	Assistant Superintendent		3,488.00
22-1	One Employee	3,000.00	
14-66	V. G. Hospital	6,000.00	
14-67	Truants		6,000.00
16-69	Food	2,000.00	
32-81	Current Special	1,000.00	
34-243	Halifax Natal Day	1,000.00	
9-21	Police Radio Rentals	288.00	
	School Rebate	2,000.00	
28	Army Museum	750.00	
17-42	Light & Power Unit	1,200.00	
17-175	Sanitary Supplies	500.00	
34-188	Assessment Appeal Court		3,000.00
	Reduction for 6 months		
	Superannuation Legislations		4,865.44
	Public Health Unfilled positions		1,293.43
			9,308.87
			\$14,948,661.20

His Worship the Mayor and the Acting City Manager reviewed the 1961 Current Budget over the week-end and recommend the following changes:

SCHOOL BOARD		DELETE
	$\frac{1}{2}$ of 1% of teachers Salaries	18,500.00
	Fuel	1,500.00
1-1	Mayor Casual Help	50.00
1-7	Miscellaneous	75.00
	Professional Fees	3,666.50
2-1	Office Furniture and Equipment	50.00
3-16	Advertising	100.00
4-2	Postage	1,000.00
4-7	Miscellaneous	100.00
4-16	Advertising	50.00
4-81	New Equipment City Collectors Office	11,780.00 *
5-3	Office Supplies	400.00
6-1-6	Overtime	100.00
6-2	Postage	300.00
7-7	Miscellaneous	25.00
9-1	Allowance for Unfilled Positions	2,000.00
9-2	Postage	100.00
9-2	Office Supplies	400.00
9-7	Miscellaneous	200.00
9-13	Clothing	600.00
9-20	Motor Equipment	1,000.00
9-21	Radio Rentals	250.00
9-23	Motorcycles	500.00

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	ADD	DELETE
9-44 Gasoline		500.00
9-230 Stable Repairs		100.00
9-253 Patrol Equipment		100.00
10-7 Miscellaneous		50.00
10-13 Uniform Clothing		300.00
10-35 Fuel		1,000.00
10-36 Building Repairs		200.00
10-43 Laundry		150.00
10-44 Gasoline		500.00
11-58 Sundries		50.00
12-19 3 Bulk Salt Spreaders		9,000.00 *
Garbage Van		20,000.00 *
Asphalt Heating Unit		9,000.00 *
Truck Tractor Trailer		14,000.00 *
Chlorinator		3,000.00 *
<u>Salary</u> Additional Charge to Capital		50,000.00 *
12-1-1 Allowance for Unfilled Position		144.96
12-1-2 Wages		7,000.00
12-1-3 Holidays		770.00
12-1-4 Sick Leave		220.00
12-1-6 Unemployment Insurance		110.00
12-35 Fuel		200.00
12-42 Electric Service		3,000.00
12-47 Water Service		1,000.00
12-52 Workmen's Compensation		125.00
12-105 Truck Rental		1,000.00
12-140 Machines Rental		500.00
12-142 Stone		500.00
12-143 Road Oils		500.00
12-147 Sand & Gravel		200.00
12-149 Ready Mix Concrete		200.00
12-151 Lumber & Wood Supplies		200.00
12-152 Paint & Paint Supplies		100.00
12-162 Motor Equipment Repairs		1,000.00
12-164 Tires & Tubes		500.00
12-166 Tools and Shovels		500.00
12-232 Asphalt Patching		500.00
12-317 New Street Signs		5,000.00 *
13-3 Office Supplies		200.00
13-13 Nurses Uniforms		100.00
13-58 Sundries		50.00
13-59 V. D. Control		100.00
15-1 Unfilled Positions		265.01
15-3 Office Supplies		50.00
15-58 Sundries		50.00
15-69 Food		1,000.00
15-70 Drugs		200.00
15-76 X-Ray Films and Supplies		500.00
20-1-1 Unfilled Positions		1,000.00
20-1 Postage		300.00
20-3 Office & Library Supplies		100.00
20-11 Advertising		50.00
20-35 Fuel		300.00
20-90 Books		3,000.00
20-93 Binding		300.00
20-357 Library Development		100.00
Maintenance to Grounds		200.00

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		ADD	DELETE
21-1	Unfilled Positions		741.71
21-2	Postage		20.00
21-3	Office Supplies		50.00
21-7	Miscellaneous		50.00
21-12	Telephones		50.00
21-16	Printing & Advertising		100.00
21-19	Travel Allowance		100.00
21-20	Equipment		200.00
21-61	Car Allowance		50.00
21-105	Trucking		100.00
21-108	Grading & Levelling		100.00
21-111	Ice Rental		200.00
21-114	Rental School Gym		100.00
21-116	Public Baths		50.00
22-1	Salaries & Wages		500.00
22-14	Gasoline & Oil		100.00
22-105	Maintenance of Roads		50.00
22-235	Bus Service		50.00
	Improvement Young Ave. Ext.		50.00
23-1	Allowance for Unfilled Positions		100.00
23-7	Miscellaneous		50.00
23	Care, Up-Keep & Maintenance		100.00
23-35	Heating		100.00
23-36	Repairs		50.00
23-105	Trucking		100.00
25-1	Temporary		200.00
25-12	Telephone & Telegraph		50.00
25-19	Travelling		500.00
25-61	Transportation		80.00
25-134	Business Promotion		300.00
33-1	Summer Employees		100.00
33-12	Telephone & Telegraph		50.00
33-16	Advertising		500.00
	Special Advertising		100.00
33-134	Convention Business Promotion		500.00
34-184	Contingent		200.00
107-3	Bank Charges	2,000.00	\$189,923.18
	REVISED TOTAL EXPENDITURES		\$14,759,088.02
	REVENUE OTHER THAN TAXES		5,328,514.75
111-95	T. B. Control	3,000.00	
111-21	Grant Provincial Government	1,000.00	
111-71	Bayers Road Housing Authority	2,000.00	
111-43	Mar. Tel. & Tel. Co., Limited	1,000.00	
107-1	Interest	20,000.00	
111-3	Library Fines	1,000.00	
111-31	Halifax Health Centre	9,964.50	
111-117	Convalescent Hospital	60,000.00	
111-83	Civic Defence	1,000.00	

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	ADD	DELETE	
111-95 Athletic Commission		2,000.00	
111-5 License		1,500.00	
111-82 Permits		2,000.00	93,464.50
REVISED REVENUE OTHER THAN TAXES			5,421,979.25
REVISED EXPENDITURES			14,759,088.02
REVISED REVENUE OTHER THAN TAXES			5,421,979.25
			9,337,108.77
SUGGESTED AMOUNT FROM CURRENT SURPLUS			346,946.25
AMOUNT TO BE RAISED BY TAXES			8,990,162.52
ASSESSMENT:			
RESIDENTIAL REALTY	179,879,610.00		
ASSESSMENT UNDER			
SECTION 409B	327,935.00		
	180,207,545.00	@ 2.06	3,712,275.42
BUSINESS REALTY	77,550,290.00		
BUSINESS TAX	31,048,210.00		
	108,598,500.00	@ 4.86	5,277,887.10
			8,990,162.52

* Transferable to Capital Budget

Respectfully submitted,

L. M. ROMKEY,
ACTING CITY MANAGER.

MOVED By Alderman Wyman, seconded by Alderman Greenwood, that the report be approved and recommended to the City Council.

Alderman DeWolf suggested that legislation be secured to use the interest of the Prefab Account in an effort to reduce future Budgets as much as possible.

His Worship the Mayor replied that he felt the Council might want to review its policy with respect to the use of the following funds:

1. Prefabricated Housing Surplus.
2. Sinking Fund Surplus, if any.
3. \$1,600,000.00 invested in the Public Service Commission.

He suggested that these funds might all be consolidated into one fund and take a proportion of it each year to reduce debt service charges on Capital items.

The motion was then put and passed.

INFORMATION BUREAU

Alderman Macdonald suggested the possibility of the establishing of an information bureau on the main floor of the City Hall by cutting a wicket through the wall into one of the offices. He also suggested that the additional

person to be engaged would perform a dual role; part-time on the information desk as required by the public as well as general office work and that the necessary funds for such a person would not be too great.

MOVED by Alderman Macdonald, seconded by Alderman DeWolf, that the Committee on Works discuss with the City Manager the matter of establishing an information wicket and service on the ground floor of the City Hall where the person to be employed may be available for other office routine as well and that prominent signs be erected indicating the location of the wicket.

Motion passed.

3:15 p.m. Council reconvened the following members being present:
His Worship the Mayor, Chairman; Aldermen, DeWolf, Abbott, Macdonald, Butler, Fox, Ferguson, Trainor, Healy, Wyman, Connolly, O'Brien and Greenwood.

RECOMMENDATION RE: 1961 BUDGET

The Committee of the Whole recommends to Council that the report from His Worship the Mayor and the Acting City Manager respecting the 1961 Budget be approved.

MOVED by Alderman Wyman, seconded by Alderman Greenwood, that the recommendation be approved. Motion passed.

RESOLUTION RE: 1961 ESTIMATES

The following Resolution was submitted:

RESOLVED that the recommendation of the Committee of the Whole Council be approved, viz: that the estimates for the Civic Year 1961 be set at a total amount of \$14,759,088.02; that the Residential Tax Rate be determined at \$2.06 per \$100.00 of assessment and that the Commissioner of Finance be authorized to withdraw from the Current Surplus Account a sum to produce a Business Tax Rate of \$4.86 per \$100.00 of assessment.

MOVED by Alderman Wyman, seconded by Alderman Greenwood, that the Resolution as submitted be approved. Motion passed.

RESOLUTION RE: SCHOOL BOARD ESTIMATES

The following Resolution was submitted:

RESOLVED that the estimates as submitted by the Board of School Commissioners for the Civic Year 1961 amounting to \$5,464,405.50 be amended as follows:

	<u>INCREASE</u>	<u>DECREASE</u>
Salary Research		\$10,000.00
$\frac{1}{2}$ of 1% - Teachers' Salaries		\$18,500.00
Fuel		\$ 1,500.00

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AND BE IT FURTHER RESOLVED that a copy of the estimates as so amended be forwarded to the Board of School Commissioners for its information.

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

RESOLUTION RE: INTEREST RATES

The following Resolution was submitted:

" W H E R E A S by subsection (2) of Section 425 of the City Charter of the City of Halifax, as that Section is enacted by Section 7 of Chapter 63 of the Acts of 1957, the Council may by resolution passed on or before the first day of March in any year, provide that on all rates and taxes remaining unpaid on the day to be named therein, interest shall be payable thereon until the same are paid at such rate as Council from time to time may by resolution determine, and such rate so determined shall continue in effect to such time as Council shall otherwise determine.

" BE IT THEREFORE RESOLVED that, excepting as otherwise provided in the Charter, on all rates and taxes unpaid to the Collector on or before the first day of June in the year in respect of which such rates and taxes were assessed, interest at the rate of seven per centum per annum shall be payable."

MOVED by Alderman Abbott, seconded by Alderman Macdonald, that the Resolution as submitted be approved. Motion passed.

ENCROACHMENT - FENCE, EAST SIDE OF GOTTINGEN STREET - R. C. N. PROPERTY

The Commissioner of Works advised Council that a fence belonging to the Royal Canadian Navy on the East side of Gottingen Street encroaches on City property by about two feet. The Naval Authorities wish to renew this fence and in order to do so, they would have to put the new fence back by the same number of feet. If, as and when the improvements to the Angus L. Macdonald Bridge are carried out, the City will require some of the Navy property. He felt it would not be necessary to request them to move the fence back two feet now and then possible ten feet in a few months time. He recommended that the encroachment be approved.

MOVED by Alderman Connolly, seconded by Alderman O'Brien, that the recommendation of the Commissioner of Works be approved. Motion passed.

WITHHOLDING BUILDING PERMIT FOR PARKING LOT - SOUTH STREET & BEAUFORT AVE.

The Commissioner of Works requested that the Council order that a Building Permit for a Parking Lot at the above location be withheld for a period of two months as provided in the Town Planning Act.

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MOVED by Alderman Greenwood, seconded by Alderman Connolly, that the request of the Commissioner of Works be granted. Motion passed.

Alderman DeWolf referred to the fact that Mr. Fletcher Smith had commenced work on the parking lot and contended that he should be compensated for any loss which may accrue to him as a result of the City's action in withholding the Building Permit.

His Worship the Mayor stated that the matter should be referred to the Committee on Works for determination when further action on the permit is taken.

Meeting adjourned

3:30 p.m.

HEADLINES

1961 Legislation	129
Motion by Alderman O'Brien to Rescind Resolution of Council dated October 13, 1960, Respecting the Payment of Professional Fees	129
Payment of Professional Fees	130
1961 Budget	130
Information Bureau	134
Recommendation Re: 1961 Budget	135
Resolution Re: 1961 Estimates	135
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Resolution Re: Interest Rates	136
Encroachment - Fence, East Side of Gottingen Street - R.C.N. Property	136
Withholding Building Permit for Parking Lot - South Street and Beaufort Avenue	136

Street from R-3 Zone to G-2 Zone was held.

His Worship the Mayor and members of the Council considered a report from the Director of Planning and Development regarding the properties at Sixty No. 204 Windsor Street.

FROM: Town Planning Board

DATE: January 3, 1961

SUBJECT: Rezoning - #202-204 Windsor Street - R-3 Zone to G-2 Zone

JOHN E. LLOYD,
MAYOR AND CHAIRMAN.

R. H. STODDARD,
CITY CLERK.

The Town Planning Board at a meeting held on January 3, 1961, considered a report from the Director of Planning and Development regarding the properties at Sixty No. 204 Windsor Street.

It was moved by Alderman Fox, seconded by Alderman Connolly, that the Board approve the request to rezone No. 202-204 Windsor Street from R-3 to G-2 and recommended the same to City Council, and that City Council set a date for a Public Hearing in regard to this matter.

The vote on the motion was 4 - 1 in favor.

- | | |
|-------------------|--------------------|
| FOR | AGAINST |
| Alderman Connolly | Alderman Greenwood |
| Alderman Fox | Alderman O'Brien |
| Alderman Realy | Alderman Trainer |
| Alderman Wyman | |

Motion carried.

Respectfully submitted,
E. C. MARTIN,
CLERK OF WORKS.

CITY COUNCIL
MINUTES

Council Chamber,
City Hall,
Halifax, N. S.,
March 2, 1961,
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, Breen, Lane, Macdonald, Butler, Fox, Ferguson, Trainor, Healy, Wyman, Connolly, O'Brien and Greenwood.

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

MINUTES

MOVED by Alderman Trainor, seconded by Alderman Ferguson that the minutes of December 15, 1960, be approved. Motion passed.

PUBLIC HEARING - REZONING #202-204 WINDSOR STREET FROM R-3 ZONE TO C-2 ZONE

A Public Hearing into the matter of the rezoning of #202-204 Windsor Street from R-3 Zone to C-2 Zone was held at this time.

TO: His Worship the Mayor and Members of City Council

FROM: Town Planning Board

DATE: January 3, 1961

SUBJECT: Rezoning - #202-204 Windsor Street - R-3 Zone to C-2 Zone

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending against an application to rezone the properties at Civic No. 202-204 Windsor Street from R-3 to C-2.

It was moved by Alderman Fox, seconded by Alderman Connolly, that the Board approve the request to rezone No. 202-204 Windsor Street from R-3 to C-2 and recommended the same to City Council, and that City Council set a date for a Public Hearing in regard to this matter.

The vote on the motion was 4 - 3 in favor.

FOR

Alderman Connolly
Alderman Fox
Alderman Healy
Alderman Wyman

AGAINST

Alderman Macdonald
Alderman O'Brien
Alderman Trainor

Motion carried.

Respectfully submitted,
K. C. MANTIN,
CLERK OF WORKS.

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TO: His Worship the Mayor and Members of the Town Planning Board
FROM: K. M. Munnich, Director of Planning
DATE: January 3, 1961
SUBJECT: Rezoning 202-204 Windsor Street

The matter of rezoning the two properties at the southwest corner of Windsor and Young Streets was referred back to this Board by City Council at a meeting on December 1, 1960. These two properties measure 100 feet on Windsor Street and 109 feet on Young Street or a total area of 10,900 square feet and are presently zoned R-3 residential. It is proposed by the owners to rezone this land to C-2 commercial and erect a service station thereon. Drawing No. P200/215 is a plot plan of the proposed service station. The remaining portion of the block is zoned R-2 residential.

Items No. 8 and 9 on the Committee on Works agenda for today's meeting also refer to service station applications for the intersection of Windsor and Young Streets. These two proposed sites are on the northwest corner and southeast corner respectively. The zoning of both these sites allows service stations and I consider rezoning of residential property to commercial use at this location to be unnecessary and certainly not in the best interests of planning. Concentration of service stations at this street intersection would also be undesirable on traffic grounds.

I RECOMMEND, therefore, that this Board refer a report recommending refusal of an application to rezone the properties at Civic Nos. 202-204 Windsor Street from R-3 to C-2 commercial to City Council and that no public hearing be held.

Respectfully submitted,

K. M. MUNNICH,
DIRECTOR OF PLANNING.

The Director of Planning outlined the proposed rezoning for the benefit of the members of Council and displayed a plan showing the area concerned as the southwest corner of Young and Windsor Streets.

The City Clerk advised that he had received written objections from the following:

- (1) Mr. A. L. Murray - 194 Windsor Street;
- (2) Mr. Lewis F. Nash - owner of apartment building - corner of Windsor and Cork Streets;
- (3) Mr. W. J. Hannon - 344 Young Street.

Mr. L. A. Kitz, representing Murphy and Wharton Limited, addressed Council opposing the application and requested that it be rejected.

Mr. William Mattsson, owner of 202-204 Windsor Street, addressed Council in favour of the application and pointed out the commercial uses of land on three corners of the intersection of Young and Windsor Streets such as two car lots and the Army workshops which resulted, in his opinion, as a devaluation of his property.

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MOVED by Alderman Trainor, seconded by Alderman O'Brien, that the application to rezone Nos. 202-204 Windsor Street be denied. Motion passed with Aldermen Wyman and Connolly wishing to be recorded against.

PUBLIC HEARING - REZONING CITY-OWNED LAND AT #213 BAYERS ROAD FROM R-2 ZONE TO R-3 ZONE

A Public Hearing into the matter of the rezoning of City-owned land at #213 Bayers Road from R-2 Zone to R-3 Zone was held at this time.

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: January 17, 1961
SUBJECT: Rezoning - #213 Bayers Road - R-2 to R-3 - City-owned land.

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favor of rezoning the piece of City-owned land shown on Drawing No. P200/223, from R-2 Zone to R-3 Zone.

On motion of Alderman O'Brien, seconded by Alderman Fox, the Board recommended the rezoning of #213 Bayers Road (City-owned land) from R-2 Zone to R-3 Zone, and recommended to City Council that a date be set for a Public Hearing.

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: January 3, 1961
SUBJECT: Alteration to a Subdivision and Rezoning - #213 Bayers Road

An application to acquire a piece of land adjoining No. 213 Bayers Road to the west was made to the Finance and Executive Committee on December 6, 1960 and was referred by that Committee to the Town Planning Board for recommendations on the proposed scheme and the disposal of land.

The proposed purchase of land is intended for an addition to the area zoned R-3 at No. 213 Bayers Road shown on Drawing No. P200/223. The area of land requested measures 2,499 square feet; the original land area of 213 Bayers Road measures approximately 15,000 square feet. The applicant who wishes to purchase the City land proposes to erect on the combined area a multiple dwelling unit containing sixteen apartments.

The lot at 213 Bayers Road was rezoned to R-3 density on July 30, 1959, but this rezoning was agreed subject to a limitation of the number of apartments to be erected to eight units. The original applicant agreed to this limitation in writing but did not proceed with the development allowed, maintaining that the limitation of the number of units made the proposal uneconomical.

I had several discussions with the original owner of the property where I explained that any change in the number of units stipulated at the time of rezoning could only be recommended on the basis of some change in the

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The City Clerk advised that the circumstances such as an increase in the area of land available for development or special design considerations of the building itself. However, no formal submission was made by the original owner indicating any change which would merit reconsideration of the number of units and the land in question was sold to the present applicant.

The proposal now before the Committee has two factors which would merit reconsideration of the number of units originally stipulated.

1. The area of land to be used for apartments is to be increased by the addition of land now owned by the City. This increase would be sufficient to accommodate four cars and also provide additional open space.

2. The design indicates parking under the building for eight cars thus freeing a considerable portion of the lot, permitting a larger building without reduction of the landscaped and playground area. This type of parking arrangement should be encouraged in the higher density residential development.

The design of the building as shown on the sketch perspective, is very attractive and would certainly enhance the appearance of the neighbourhood. The planning of the site leaves the maximum area for landscaping and recreation

In view of the above factors, I consider that an increase in the number of units permitted on the combined area could be allowed. However, I feel that this number should be limited to fourteen units maximum. This reduction would allow for right of way through the land now owned by the City which the applicants wish to purchase. This right of way would, I consider, be most useful in providing public access to the open space adjoining Bayers Road Housing scheme. The applicant should also undertake to develop this land in accordance with the drawings now before the Committee.

To enable this development to proceed it will be necessary to:

(a) alter the subdivision to include the City-owned land with the land now at 213 Bayers Road;

(b) rezone the City land to be sold, from R-2 to R-3 density;

(c) sell the additional land to the applicant subject to a right of way connecting Bayers Road to the playing fields.

I understand that the Commissioner of Works, while recognizing the desirability of the proposal submitted by the applicants on the architectural and planning grounds, is not in favour of the increase in the number of units in view of the previous ruling which limited the number to eight units.

I RECOMMEND, that the application to alter the subdivision at No. 213 Bayers Road to add the piece of City-owned land shown on Drawing No. P200/223 to be recommended for approval by the City Council, and that the land to be sold by the City subject of this alteration be rezoned from R-2 to R-3 density. This alteration to the subdivision and rezoning only if an agreement is reached on the disposal of land by the City, and should be subject to an undertaking by the applicant to use the combined area for not more than fourteen apartments to be erected in accordance with drawings submitted to this Committee.

Respectfully submitted,

K. M. MUNNICH,
DIRECTOR OF PLANNING.

The Director of Planning outlined the proposed rezoning for the benefit of the members of Council and displayed a plan showing the area concerned.

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The City Clerk advised that he had received written objections from the following:

- (1) Mr. Earl E. Burgess - 197 Bayers Road;
- (2) Mr. Douglas J. Newcombe - 20 Huron Street;
- (3) Mr. James H. Burke - 8 Huron Street;
- (4) Mr. K. C. Zwicker - 11 Huron Street.

A sketch showing the proposed apartment building was also displayed. No other objections were received and no persons appeared at the meeting in favour of the proposed rezoning.

A formal by-law as prepared by the City Solicitor was submitted.

MOVED by Alderman Connolly, seconded by Alderman Trainor, that the application to rezone City-owned land at #213 Bayers Road from R-2 Zone to R-3 Zone be denied.

After discussion as to the number of units to be constructed, it was MOVED by Alderman Trainor that the matter be referred back to the Town Planning Board for further consideration of the application and study a report from staff pertaining to the history of the matter, and then report back to Council.

There was no seconder to the amendment.

The motion was put and lost, two voting for the same and eleven against it as follows:

FOR THE MOTION - Aldermen Trainor and Connolly. -2-

AGAINST IT - Aldermen DeWolf, Breen, Lane, Macdonald, Butler, Fox, Ferguson, Healy, Wyman, O'Brien and Greenwood. -11-

MOVED by Alderman O'Brien, seconded by Alderman Lane, that the application to rezone City-owned land at #213 Bayers Road from R-2 Zone to R-3 Zone be approved. Motion passed with Aldermen Trainor and Connolly wishing to be recorded against.

PUBLIC HEARING - ZONING LAND DESIGNATED AS "ARMED FORCES AND RAILWAY CUTTINGS"
ON THE ZONING MAP REVISED IN AUGUST, 1953

A Public Hearing into the matter of the zoning of the following parcels of land to Park and Institutional Zone was held at this time:

1. ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE WESTERN PORTION OF THE CITY OF HALIFAX BETWEEN YOUNG AVENUE AND CHEBUCTO ROAD AS SHOWN BORDERED IN RED ON A PLAN ENTITLED "CANADIAN NATIONAL RAILWAYS, ATLANTIC REGION, HALIFAX DIVISION, BEDFORD SUBDIVISION, MILE 0 TO 4.9 HALIFAX, N. S., PLAN SHOWING THE BOUNDARIES OF H.O.T. RAILWAY", DATED AUGUST 11, 1925 AND BEING ON FILE IN THE OFFICE OF THE COMMISSIONER OF WORKS FOR THE CITY OF HALIFAX AT CITY HALL AS PLAN NO. FF-3-10326

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2. ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE WESTERN PORTION OF THE CITY OF HALIFAX BETWEEN MUMFORD ROAD AND BAYERS ROAD AS SHOWN BORDERED IN RED ON A PLAN ENTITLED "CANADIAN NATIONAL RAILWAYS, ATLANTIC REGION, HALIFAX DIVISION, BEDFORD SUBDIVISION, MILE 0 TO 4.9 HALIFAX, N. S., PLAN SHOWING THE BOUNDARIES OF H.O.T. RAILWAY", DATED AUGUST 11, 1925 AND BEING ON FILE IN THE OFFICE OF THE COMMISSIONER OF WORKS FOR THE CITY OF HALIFAX AT CITY HALL AS PLAN NO. FF-3-10326

3. ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE NORTHWESTERN PORTION OF THE CITY OF HALIFAX BETWEEN HOWE AVENUE AND DUTCH VILLAGE ROAD IN THE CITY OF HALIFAX AS SHOWN ON A PLAN ENTITLED "CANADIAN NATIONAL RAILWAYS ATLANTIC REGION, HALIFAX DIVISION MILE 0.33-0.92 CHESTER SUBDIVISION HALIFAX AND SOUTH WESTERN RAILWAY, HALIFAX, N. S." - DATED MARCH 22, 1948, AND BEING ON FILE IN THE OFFICE OF THE COMMISSIONER OF WORKS OF THE CITY OF HALIFAX AT CITY HALL AS PLAN NO. SS-6-15010.

4. ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, SITUATE LYING AND BEING IN THE WESTERN PORTION OF THE CITY OF HALIFAX BETWEEN CHEBUCTO ROAD AND MUMFORD ROAD AS SHOWN BORDERED IN RED ON A PLAN ENTITLED "CANADIAN NATIONAL RAILWAYS, ATLANTIC REGION, HALIFAX DIVISION, BEDFORD SUBDIVISION, MILE 0 TO 4.9 HALIFAX, N. S., PLAN SHOWING THE BOUNDARIES OF H.O.T. RAILWAY" - DATED AUGUST 11, 1925 AND BEING ON FILE IN THE OFFICE OF THE COMMISSIONER OF WORKS FOR THE CITY OF HALIFAX AT CITY HALL AS PLAN NO. FF-3-10326

The following reports were submitted:

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 C-3" and the part to the east of the railway track between Chebucto Road and Mumford Road which should be zoned "Commercial C-2", 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 Connolly, that the Board approved 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 Irainor being recorded as "against".

On motion of Alderman O'Brien, seconded by Alderman Connolly, 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. Munnich, Director of Planning
DATE: December 1, 1960
SUBJECT: Zoning Land Designated as "Railway Cuttings" and "Armed Forces"

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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:

"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 R-1 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 C-3" and the part to the east of the railway track between Chebucto Road and Mumford Road which should be zoned "Commercial C-2", 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.

The Director of Planning outlined the proposed zones for the benefit of the members of Council and displayed a plan showing the areas concerned.

The City Clerk advised that he had received written objections from the following:

- (1) Parkdale Realities Limited - (Mr. Fletcher Smith);
- (2) Stewart, Smith and MacKeen - on behalf of Nova Scotia Light and Power Company Limited.

The zonings were considered item by item.

ITEM NO. 1

Mr. Fletcher Smith of Parkdale Realities Limited addressed Council and objected to the proposed zoning. He also submitted a written brief on the subject. He requested that the area of land at the corner of Beaufort Avenue and South Street be not zoned. He then went into the past history of events concerning his desired construction of a parking lot at this location.

Alderman Lane rose to a point of order and suggested that Council was holding a public hearing on the matter of zoning and not the establishment of a parking lot.

His Worship the Mayor then requested Mr. Smith to confine his remarks to the zoning proposal and suggested that his objection to it was because it would prevent the usage of land for a parking lot for which he had previously applied.

Mr. J. T. MacQuarrie appeared on behalf of Parkdale Realities Limited and stated that the City had no legal right or constitutional jurisdiction to exercise control and any zoning law approved by Council would neither be upheld nor recognized by the Courts.

The City Solicitor advised that he was well aware of the fact that the City could not interfere with any proposal or project of Her Majesty the Queen but certainly could control a private individual. It was his opinion that the City could have a legal zoning by-law and the only person who could challenge it, would be Her Majesty the Queen.

Mr. Gordon S. Cowan, Q.C. addressed Council on behalf of the Nova Scotia Light and Power Company Limited requesting that Council consider certain exemptions on the grounds that the Company has an important part of its plant within the areas to be zoned. The Company felt that if it became necessary,

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as it did in 1953 and 1954, to reconstruct transmission lines or erect an additional plant in the area, that it would be difficult to obtain the necessary permission from the City Council. He referred specifically to the area between Bayers Road south to Young Avenue.

He pointed out that if the proposed zoning were approved, the present installations would become non-conforming uses but they could not be extended and there could be no reconstruction.

A Canadian National Railway spokesman stated that its legal and industrial representative was not able to be present at this hearing. He requested that action be deferred until the effects of the zoning with respect to the Canadian National Railway operations could be studied by its proper officials.

Mr. G. B. Robertson, Q.C. addressed Council on behalf of eighteen property owners in the immediate vicinity, in favour of the proposed zoning.

MOVED by Alderman Lane, seconded by Alderman Breen, that the land as described in Item No. 1 be zoned Park and Institutional and that the Town Planning Board be requested to consider the preparation of a modification of the Zoning By-law respecting usage by the Nova Scotia Light and Power Company Limited.

In answer to a question from Alderman Lane, the City Solicitor stated that the By-law could control individuals but not Her Majesty the Queen nor the Canadian National Railway.

Alderman Wyman felt that the matter should not be concluded until the owners of the land, the Canadian National Railway, had had an opportunity to present to Council their views on the matter.

As the notice of this hearing was sent to the Canadian National Railway on February 6th, it was felt that if there were any serious objections to the proposed zoning, they would have been forwarded to the City Clerk in writing quite some time ago.

A formal by-law was submitted from the City Solicitor.

The motion was put and passed unanimously.

ITEM NO. 2

Mr. Gordon S. Cowan, Q.C., representing the Nova Scotia Light and Power Company Limited, wished to be recorded as being against the proposed zoning for the same reasons given in Item No. 1.

A formal by-law was submitted from the City Solicitor.

MOVED by Alderman Trainor, seconded by Alderman Ferguson, that the land as described in Item No. 2 be zoned to Park and Institutional. Motion passed unanimously.

ITEM NO. 3

Mr. Gordon S. Cowan, Q.C., representing the Nova Scotia Light and Power Company Limited, wished to be recorded as being against the proposed zoning for the same reasons as given in Item No. 1.

A formal by-law was submitted from the City Solicitor.

MOVED by Alderman Trainor, seconded by Alderman Ferguson, that the land as described in Item No. 3 be zoned Park and Institutional. Motion passed unanimously.

ITEM NO. 4

Mr. Gordon S. Cowan, Q.C., representing the Nova Scotia Light and Power Company Limited, wished to be recorded as being against the proposed zoning for the same reasons as given in Item No. 1.

Mr. Ralph Medjuck appeared before Council and advised that it was proposed to erect an apartment building by Brentwood Sharp Investments Limited consisting of 240 suites with individual parking spaces for the same number of cars within the confines of their lot.

They entered into negotiations with the Canadian National Railway and obtained a lease of land, 20' by 410', adjacent to their parking lot. It is to be used for additional parking and initially to move the parking 20' further away from the building. (He displayed a sketch plan showing the proposed building and parking facilities). The original project was submitted to the Planning Director and, at that time, he was satisfied that there was sufficient space for the parking of cars. The leasing of this additional land was an after consideration on the part of the Company.

Opposite their proposed building it is proposed to zone the land to "Commercial" and they are adjacent to an "Industrial" Zone.

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He requested that this portion of the land be exempted on the grounds that it is opposite a commercially zoned area and that its present use, or suggested use, does not adversely affect. According to the Zoning By-law, the proposed parking on the additional piece of land would become a non-conforming use if it were zoned as Park and Institutional.

Mr. Medjuck was advised by the City Solicitor that he could apply for a non-conforming use with certain limitations.

The main purpose for Mr. Medjuck appearing before Council was to object to the proposed zoning on the grounds that it would prohibit the Company from using the land for the purpose outlined above.

Mr. Munnich felt, in this case, there would be very little effect in extending the parking area on the adjoining development. Possibly the zoning may not have the same strength or validity as in other locations.

Alderman Wyman wanted to know how this zoning would affect those industrial concerns which are on the western part of the railway right-of-way in this area and who have railway sidings.

The City Solicitor advised that if they have been there and are being used before the Zoning By-law goes through, then they will become non-conforming uses and that applies to any use.

Alderman Wyman suggested that there is a portion of land to the south which will become, if the proposed zoning is approved, a non-conforming use and immediately adjacent to that, is the piece of land referred to by Mr. Medjuck. In view of these points, he felt this proposed zoning should again be considered by the Town Planning Board.

MOVED by Alderman Wyman, seconded by Alderman Greenwood, that Item No. 4 be referred back to the Town Planning Board for further consideration. Motion passed.

PUBLIC HEARING -- ZONING LAND DESIGNATED AS "ARMED FORCES AND RAILWAY CUTTINGS"
ON THE ZONING MAP REVISED AUGUST, 1953

A Public Hearing into the matter of zoning all that certain lot, piece or parcel of land, situate lying and being in the western portion of the City of Halifax between Chebucto Road and Mumford Road as shown bordered in red on a plan entitled "Canadian National Railways, Atlantic Region, Halifax Division,

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Bedford Subdivision, Mile 0 to 4.9 Halifax, Nova Scotia, Plan Showing the Boundaries of H.O.T. Railway", dated August 11, 1925 and being on file in the Office of the Commissioner of Works for the City of Halifax at City Hall as Plan No. FF-3-10326 to Commercial Zone, was held at this time.

No written objections were received and no persons appeared against the proposed zoning.

A formal by-law was submitted from the City Solicitor.

MOVED by Alderman Greenwood, seconded by Alderman O'Brien, that the land as described in Paragraph 1 be zoned as "Commercial C-2". Motion passed unanimously.

PUBLIC HEARING -- ZONING LAND DESIGNATED AS "ARMED FORCES AND RAILWAY CUTTINGS"
ON ZONING MAP REVISED AUGUST, 1953

A Public Hearing into the matter of zoning all that certain lot, piece or parcel of land, situate lying and being in the western portion of the City of Halifax between Bayers Road and Howe Avenue and Kempt Road, as shown bordered in red on a plan entitled "Canadian National Railways, Atlantic Region, Halifax Division, Bedford Subdivision, Mile 0 to 4.9 Halifax, Nova Scotia, Plan Shwoing the Boundaries of H.O.T. Railway", dated August 11, 1925 and being on file in the Office of the Commissioner of Works for the City of Halifax at City Hall as Plan No. FF-3-10326, to Industrial Zone, was held at this time.

No written objections were received and no persons appeared against the proposed zoning.

A formal by-law was submitted from the City Solicitor.

MOVED by Alderman Connolly, seconded by Alderman O'Brien, that the land as described in Paragraph 1 be zoned as "Industrial C-3". Motion passed unanimously.

LEGISLATION RE: PHOTOGRAPHERS

TO: His Worship the Mayor and Members of City Council
FROM: I. C. Doyle, City Solicitor
DATE: March 2, 1961
SUBJECT: Photographers

The solicitor for the Halifax Professional Photographers Association have submitted to me an amended version of what they require for legislation this year.

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Mr. T. C. Doyle,
City Solicitor,
City of Halifax,
Attached herewith is their revised submission.

It is to be noted that any legislation is to be followed by an ordinance regulating the fees and requiring the photographer to have a place of business in Halifax. Also the license fee for transient photographers is reduced from \$100.00 to \$50.00 per day and the penalty for violation is reduced from \$1,000.00 to \$500.00.

This association is very anxious to have enabling legislation passed this year and in view of possibly a short session of the House, they have asked me to present this to you tonight.

T. C. DOYLE,
CITY SOLICITOR.

(1) Subsection (2) of Section 489B is amended by striking out the words "Province of Nova Scotia" in the third line thereof and substituting therefor the word "City" and by striking out the word "Province" in the sixth line thereof and substituting therefor the word "City".

(2) Subsection (3) of said Section 489B is amended by striking out the symbol and figures "\$100.00" in the ninth line thereof and substituting therefor the symbol, figures and words "\$50.00 per day", and by striking out the symbol and figures "\$200.00" in the eleventh line thereof and substituting therefor the symbol and figures "\$500.00".

(3) Section 489B is amended by adding thereto immediately following subsection (4) the following subsection:

(5) The Council may require such photographer to have a place of business in the City of Halifax other than his normal place of residence.

Mr. Angus L. Macdonald appeared before Council on behalf of the Halifax Professional Photographers' Association in support of the proposed legislation.

MOVED by Alderman Wyman, seconded by Alderman Butler, that the proposed legislation be approved with the proviso that the following words be deleted: "other than his normal place of residence".

In answer to a question from Alderman Connolly, His Worship the Mayor read page 4 of the Zoning By-law which described a professional person and it was determined that a professional photographer is not permitted to operate a business from his home in a residential zone as it is not included in the By-law.

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

LEASE - DARTMOUTH FERRY COMMISSION

Office of
Town Clerk and Treasurer
and

To His Worship the Board of School Commissioners
Members of the City Council.

February 24, 1961

At a meeting of the Development Committee held on March 1, 1961, a report was submitted from the City Manager recommending a list of

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Mr. T. C. Doyle,
City Solicitor,
City of Halifax,
HALIFAX, N. S.

Dear Sir:

This will acknowledge receipt of your letter of January 12th regarding the lease with the Dartmouth Ferry Commission.

I have been requested by the Dartmouth Ferry Committee to advise that it is its wish to renew this lease for a further five-year period on the same terms and conditions as contained in the original lease.

If you would prepare the necessary lease and present it to me, I will have it executed by the Mayor and myself on behalf of the Town of Dartmouth.

Yours very truly,

C. A. Moir,
Clerk-Administrator.

Due to the fact that the continuance of the Dartmouth Ferry Service is indefinite, it was MOVED by Alderman Trainor, seconded by Alderman Healy, that the lease be renewed but that an additional clause be inserted to the effect that the lease expires in the event of the abandonment of the service being presently conducted by the Ferry Commission.

Alderman O'Brien suggested a shorter period in case the City proceeds with any changes in that area which would alter the boundaries of the land.

Alderman Wyman suggested a one-year automatically renewing lease.

The mover and seconder withdrew their motion and restated it as follows: "That the City enter into a yearly lease with the Dartmouth Ferry Commission, the City having the right to terminate the lease at the end of the first year on the giving of three months' notice, but in any event, if the Commission abandons the service, that the lease terminates." Motion passed.

It was agreed to propose the suggested lease to the Town of Dartmouth to ascertain if it is agreeable to ~~them~~, and, if not, the City Council be so advised.

10:30 P. M. Council adjourned for a short recess.

10:45 P. M. Council reconvened, with the same members being present.

APPOINTMENT OF OUTSIDE SOLICITORS - COURT CASES - REDEVELOPMENT PROGRAM

March 2, 1961

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

At a meeting of the Redevelopment Committee held on March 1, 1961, a report was submitted from the Acting City Manager recommending a list of

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law firms, as undernoted, from which individual solicitors may be selected to represent the partnership in court cases relating to the Redevelopment Program. Central Mortgage and Housing Corporation concur in the recommendation.

- (1) Burchell, Smith, Jost, Burchell and Chisholm;
- (2) Coffin, Blois and Hicks;
- (3) Daley, Black, Moreira and Piercey;
- (4) McInnes, Cooper and Robertson;
- (5) Rutledge, MacKeigan, Cragg and Downie;
- (6) Smith and Coles;
- (7) Stewart, Smith and MacKeen;
- (8) Walker, Dunlop and Black.

Your Committee approved the recommendation on condition that only members of the above firms acceptable to the Committee will be appointed to act.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

EXTENSION OF CENTRAL REDEVELOPMENT AREA (JACOB & COGSWELL STREET)

March 2, 1961

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

At a meeting of the Redevelopment Committee held on March 2, 1961, consideration was given to the attached submission as prepared by the City staff respecting the extension of the Central Redevelopment Area (Jacob and Cogswell Street Area).

Your Committee recommends that the proposal covering the Extension of the Central Redevelopment Area as submitted be approved; and referred to Central Mortgage and Housing Corporation for their approval.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

The Planning Director outlined the proposal for the information of Council and displayed a sketch of the same.

For the information of Council, His Worship the Mayor advised that the original proposal ended at the north side of Argyle Street and it was subsequently proposed that the Central Redevelopment Area should be extended below Argyle Street and through properties such as the City's own parking lot, the Wentzell building, the Pentagon building and also taking in part of an area owned by the Federal Government known as the Navy Victualing Depot, and on to Water Street. It has been proposed that the City widen the water side of Water Street which would mean taking off parts of certain buildings such as

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Pickford and Black, Simmond's, Keddy, Simon and the one occupied by Adam's Transportation.

It was pointed out to the owners that they would be entitled to receive compensatory damages under the proposal and there was reasonable agreement among the representative owners present at the Redevelopment Committee meeting that such damages would satisfy them generally under the operation of law, as has been experienced by the City with redevelopment acquisitions.

RESOLUTION

The following resolution was submitted:

Central Redevelopment Area Appendix C
(Cogswell-Jacob Street Area).

SUPPLEMENTARY RESOLUTION TO ORIGINAL
SUBMISSION DATED NOVEMBER 14, 1957

1. WHEREAS the City Council of the City of Halifax has already approved the acquisition and clearance of 8.8 acres of land in the Cogswell-Jacob Street Area as defined in the Submission to Council dated November 14, 1957, and also the collateral construction of the Mulgrave Park Housing Project and;
2. WHEREAS the said Council is desirous of extending the Central Redevelopment Area to include additional land shown on Drawing No. P850/61 attached to the Submission to Council dated March 1, 1961 in order to fully implement the Development Scheme shown on drawing No. P850/49 which forms part of that submission and;
3. WHEREAS under Section 28 of the Nova Scotia Housing Commission Act, subject to the approval of the Minister of Municipal Affairs, a municipality may enter into agreements for the joint undertaking of projects mentioned in Part III, Section 23 or Part VI, Section 36 of the National Housing Act, 1954 and;
4. WHEREAS under Part III of the National Housing Act the Minister of Public Works with the approval of the Governor-in-Council may enter into agreements with the municipality providing for payment of a grant to a municipality in order to assist in defraying the cost to the municipality of acquiring and clearing a blighted area and;
5. WHEREAS the proposed Development Scheme forming part of the Submission to Council is not contrary to the official Town Plan and forms part of a comprehensive redevelopment programme for the central business area of the City

NOW THEREFORE BE IT RESOLVED THAT

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1. (a) The City Council hereby approves the acquisition and clearance of additional land in the Central Redevelopment Area to fully implement the Development Scheme as set out in the submission dated March 1, 1961, subject to an agreement with the Federal Government for a contribution under Part III of the National Housing Act, 1954.

(b) The additional area involved in this submission is 4.28 acres of which 2.78 acres is in the City's ownership; the estimated cost of acquisition and clearance of the additional area is \$752,847 and of the whole of the Central Redevelopment Area covered by the Development Scheme is \$2,537,916; the estimated recovery of \$441,700 leaving an estimated net loss from direct sale of \$2,096,216; the costs and revenues from sale, lease or other disposition of the land to be shared equally by the Federal Government and the City.

2. The Council has already approved a Subsidized Rental Housing Project in Mulgrave Park and further approves the re-housing of the families displaced in the additional area defined in the submission in the Mulgrave Park Housing Project.

3. The Council hereby appoints the Mayor and the City Manager to undertake negotiations, subject to the Submission attached with:

(a) The Provincial Government for approval of the implementation of the Development Scheme shown on Drawing No. P850/59, requiring acquisition of additional properties shown on Drawing No. P850/61 and listed in Appendix A of the Submission of March 1, 1961.

(b) The Central Mortgage and Housing Corporation for a grant or grants for assistance in the acquisition, clearing and redevelopment of the Central Redevelopment Area as defined in the said Submission.

MOVED by Alderman O'Brien, seconded by Alderman Ferguson, that the report and resolution as submitted be approved.

It was further pointed out that acquisition of the additional land is needed primarily to open up a traffic artery to Water Street and to develop a piece of land between Argyle and Barrington Streets for commercial use; all additional land lying south of Jacob Street. The call for proposals had been held up pending this extension from Argyle Street to Water Street.

Alderman DeWolf requested that a plan showing what is proposed for the

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redevelopment area be furnished the members of Council for their information.

The Director of Planning advised that traffic now using Granville, Barrington and Hollis Streets would use the new Water Street and thereby relieve the pressure on these streets as at present.

The Commissioner of Works referred to a resolution previously approved by Council dealing with "Scheme C" which was the extension of Cogswell Street. Professor Stephenson submitted a modified scheme which included a rotary at the bottom and that took in all properties including that of the Navy. The matter did not go to Ottawa because the Naval Authorities did not want to give up any of their property. He did not remember the date the resolution was approved but he was sure it was on the record. He wondered if such resolution should be rescinded.

Council was advised by His Worship the Mayor that the matter had gone to Central Mortgage and Housing Corporation but they requested the Council to re-confirm its position in the area and amend it wherever necessary, in their opinion, after they have re-appraised the values involved.

The Commissioner of Works felt that capital "Scheme C", which was an amendment to the original submission, should be wiped out and the resolution before Council tonight substituted therefor.

The City Solicitor advised that the resolution was not the important factor but rather the entering into an agreement with the City.

His Worship the Mayor contended that when the negotiated document is submitted to Council, if anything stands in the way, a notice of motion would then be given to rescind any resolution which might be contrary to this proposal.

The motion was put and passed unanimously.

CALL FOR DEVELOPMENT PROPOSALS IN THE JACOB STREET REDEVELOPMENT AREA

March 2, 1961

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

Consideration was given at meetings of the Redevelopment Committee held on February 15th and March 1st to the draft submission of a Call for Development Proposals, Central Redevelopment Area, as prepared by staff.

After reviewing the contents of the Proposal and the Form of Tender, clause by clause, and making a number of amendments and additions, your Committee recommends that the Proposal be approved.

Respectfully submitted,
R. H. STODDARD,
CITY CLERK.

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MOVED by Alderman Wyman, seconded by Alderman Trainor, that the report be approved and the call for proposals as amended be submitted to Central Mortgage and Housing Corporation for its approval also. Motion passed unanimously.

DEVELOPMENT SCHEME -- CENTRAL REDEVELOPMENT AREA

March 2, 1961

To His Worship the Mayor
and Members of City Council.

At a meeting of the Redevelopment Committee held on March 2, 1961, consideration was given to a proposed Development Scheme (as attached) for the Central Redevelopment Area as prepared by the City staff.

Your Committee recommends that the Development Scheme, as submitted, be approved and referred to Central Mortgage and Housing Corporation for their approval.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

TENDERS -- DOWNTOWN PARKING GARAGE

March 2, 1961

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

At an adjourned meeting of the Redevelopment Committee held March 2, 1961, tenders for the development of a Downtown Parking Garage were considered as follows:

(1) Pigeon Hole Parking (Eastern Canada) Inc. of Montreal who offer to purchase the land from the City over a 50-year period and pay the City interest charges on a 5½% basis returning the land and building to the City free and clear of all indebtedness at the end of the 50-year period, the condition of the contract being that no real estate taxes will be levied against the property and that business taxes shall not exceed \$10,000.00 per annum.

They propose to provide approximately 250 spaces for short-term transient parking and approximately 50 spaces for monthly tenants. The parking charge will be at the rate of 20¢ per hour or part thereof, with a maximum daily charge not to exceed \$1.20. The monthly charge will range between \$22.00 and \$25.00 depending on the length of the contract.

They propose to erect a building costing approximately \$550,000.00 with a portion of the building rented for bowling facilities and Avis Rent-A-Car Operations.

(2) Tex-Park Limited who request a 20-year park lease at \$18,000.00 per annum, or 15% of the gross revenue earned from parking, whichever is the higher, with two 10-year renewal option periods at a rental rate of \$25,000.00 per annum, or 15% of the gross revenue earned from parking, whichever is the higher.

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Their proposal is also based upon property and business taxes not to exceed \$18,000.00 per annum during the rental periods requested above.

Tex-Park Limited, or its nominee, to have the option to purchase the land at any time during the first 10 years of the rental period for an amount of \$350,000.00.

In the event that the option to purchase the land has not been exercised, the ownership of the building will revert to the City of Halifax on the termination of the rental period.

Short term parking -- \$0.25 for 1st hour (or part thereof)
\$0.20 for each additional hour (or part thereof)

Monthly parking rate -- \$25.00.

If the City of Halifax would accept a land rental rate of \$1.00 per annum in lieu of the land rental rates mentioned above or provide equivalent tax relief, they would be prepared to reduce the first hourly charge from \$0.25 to \$0.20.

Parking rate increases to be reviewed every 5 years and any increase in parking rates to be based upon the increase in the Canadian Cost of Living Index, any other changes in the rate structure to be mutually agreed to between the City of Halifax and Tex-Park Limited.

Total accommodation of the proposed ramp garage is 302 cars, composed of 275 short-term hourly parking spaces and 27 monthly stalls. Increase in space allocated to long-term parking will be permissible when short-term parking falls below 75% occupancy as determined by the previous month's tabulation.

The space allocation in the entire building is as follows:

Service Station & Retail Supermarket area -- 10,000 sq. ft. approximately.
Parking Area -- 122,000 sq. ft. approximately.

The estimated cost of the building is \$475,000.00.

Your Committee requests authorization to negotiate further with Tex-Park Limited with respect to financing, taxation and planning controls.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

Before adopting the recommendation contained in the report, Alderman Ferguson, for the information of the members of Council, outlined the reasons for such recommendation from the Committee.

The Acting City Manager expressed his views on the matter and concurred in the recommendation.

MOVED by Alderman Ferguson, seconded by Alderman O'Brien, that the report be approved and any legislation necessary to negotiate a tax agreement for this particular operation be approved. Motion passed unanimously.

The Redevelopment Committee was directed to consider the following matters in connection with the tenders for the parking garage:

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(1) The position of the City financially should the option be taken up at \$350,000.00;

(2) Inquire into and report on the position of the operators with the building and land site in the event they acquire their option and decide to convert to some other use, what restrictions, if any, exists in that field and how they operate.

MODIFICATION OF SIDEYARD - #27 YORK STREET

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: February 21, 1961
SUBJECT: Modification of Sideyard - #27 York Street

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending in favor of a modification of sideyard at #27 York Street for conversion of a single family dwelling to a duplex, under Part XV, Para. 1 (f) of the Zoning By-Law.

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

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

MODIFICATION OF SIDEYARD - #4 WARREN STREET

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: February 21, 1961
SUBJECT: Modification of Sideyard - #4 Warren Street

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending against an application for modification of sideyard at #4 Warren Street, for the construction of a basement apartment.

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

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

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MODIFICATION OF SIDEYARD, FRONTYARD, LOT FRONTAGE AND LOT
AREA - #110-112 CEDAR STREET

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: February 21, 1961
SUBJECT: Modification of Sideyard, Frontyard, Lot Frontage and Lot
Area - #110-112 Cedar Street

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending in favor of a modification of sideyard, frontyard, lot frontage and lot area at #110-112 Cedar Street, for the conversion to a three apartment building, in accordance with Part XV, Para 1 (f) of the Zoning By-Law.

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

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

ALTERATION TO A SUBDIVISION - EXHIBITION GROUNDS - YOUNG STREET

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: February 21, 1961
SUBJECT: Alteration to a Subdivision - Exhibition Grounds - Young Street

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending in favor of an alteration to a subdivision at the Exhibition Grounds, as shown on Drawing No. P500/12, 00-9-14877, and that no public hearing be held in accordance with Section 727C (1) of the City Charter.

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

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

ALTERATION TO A SUBDIVISION - #76 SOUTH STREET

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: February 21, 1961
SUBJECT: Alteration to a Subdivision - #76 South Street

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The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending in favor of an alteration to a subdivision at #76 South Street, as shown on Drawing No. P200/241, 00-9-15027, in accordance with Part III, Para 27 (4) of the Town Planning Act, and that no public hearing be held in accordance with Section 727C (1) of the City Charter.

On motion of Alderman O'Brien, seconded by Alderman Healy, the Board approved the report and recommended it to City Council.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

ALTERATION TO A SUBDIVISION -- CORNER OF BARRINGTON AND GRAY STREETS

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: February 21, 1961
SUBJECT: Alteration to a Subdivision -- Corner of Barrington and Gray Streets

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending in favor of an alteration to a subdivision at the corner of Barrington and Gray Streets, as shown on Drawing No. P200/239, 00-9-15026, and that no public hearing be held in accordance with Section 727C (1) of the City Charter.

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

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

REZONING -- #200-200 $\frac{1}{2}$ ATLANTIC STREET -- R-1 ZONE TO PARK AND INSTITUTIONAL ZONE
DATE FOR PUBLIC HEARING -- MARCH 30th

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: February 21, 1961
SUBJECT: Rezoning -- #200-200 $\frac{1}{2}$ Atlantic Street -- R-1 Zone to Park and Institutional Zone

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending that the land at Civic No. 200-200 $\frac{1}{2}$ Atlantic Street be rezoned from R-1 Residential to Park and Institutional and that a public hearing be held, with the applicant submitting at that time layout and outline building proposals for the school agreed with City staff.

On motion of Alderman Wyman, seconded by Alderman Trainor, the Board

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recommended to City Council the rezoning of Civic No. 200-200 $\frac{1}{2}$ Atlantic Street, as shown on Drawing No. P200/238, from R-1 Residential to Park and Institutional, and also recommended that a date be set for a public hearing.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

MOVED by Alderman Wyman, seconded by Alderman Trainor, that the report be approved and Council fix March 30, 1961 at 8:00 P. M. in the Council Chamber as the time and place for a Public Hearing into this matter. Motion passed.

PROGRESS PAYMENT NO. 6 (FINAL) - SIDEWALKS - 1960

TO: His Worship the Mayor and Members of City Council
FROM: Committee on Works
DATE: February 21, 1961
SUBJECT: Progress Payment #6 (Final) - Sidewalks - 1960

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works recommending in favor of Progress Payment #6 (final), re for the construction of new sidewalks in the City of Halifax, for the year 1960.

On motion of Alderman Trainor, seconded by Alderman Fox, the Committee recommended to City Council payment of Certificate #6 (final), re for the construction of new sidewalks in the City of Halifax, for the year 1960, in the amount of \$19,692.49, to Walker and Hall Limited.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

USE OF COMMONS - JULY 9-23, 1961 - FULL GOSPEL CHURCH

TO: His Worship the Mayor and Members of City Council
FROM: Committee on Works
DATE: February 21, 1961
SUBJECT: Use of Commons - July 9-23, 1961 - Full Gospel Church

The Committee on Works at a meeting held on the above date, considered a request from the Full Gospel Church for use of the Commons from July 9-23, 1961, for a tent crusade.

On motion of Alderman Trainor, seconded by Alderman Macdonald, the Committee recommended to City Council that permission be granted to the Full Gospel Church for the use of the Commons from July 9-23, 1961, subject to staff approval.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.