

Council,  
March 16, 1961.

The Acting City Manager was requested to look into the matter with Mr. Russell Ward.

ANNUAL REPORT - HOUSING AUTHORITY OF HALIFAX

The Annual Report of the Housing Authority of Halifax was submitted.

The City Clerk was directed to forward a copy to the Finance and Executive Committee for examination and comment.

LETTER - E. L. RUDDY RE: HIGHWAY SAFETY PROGRAM

481 Barrington Street,  
Halifax, Nova Scotia,  
March 13, 1961.

Mayor John E. Lloyd, and  
Members of the City Council.  
City Hall,  
Halifax, Nova Scotia.

SUBJECT: Safety Program

Your Worship the Mayor and Members of City Council.

Attached are three miniatures of our 10 ft. x 25 ft. Safety Posters.

The E. L. Ruddy Company Limited has been displaying these posters along with several other outstanding designs throughout the Halifax - Dartmouth area during the winter months of January, February and March. Some of the other designs used were "Angry Motorist" and "Kids Around - Slow Down". We do this periodically in the cities and towns in which we do business in an effort to play our part in the Provincial and Municipal Highway Safety Programs.

A total of ten different locations featured the above designs for a period of one month.

We thought you would be interested in this public service, which we take pride in doing. We trust that this Safety Campaign has assisted your Municipality in traffic control.

Yours very truly,

H. B. Matthews,  
Nova Scotia Manager,  
E. L. RUDDY CO. LIMITED.

MOVED by Alderman Wyman, seconded by Alderman Connolly, that the City Clerk write the Company expressing the appreciation of Council for the interest and efforts shown in this connection. Motion passed.

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JACOB STREET REDEVELOPMENT AREA

Alderman Breen asked if the Redevelopment Committee have any plan for the redevelopment of the area North of Jacob Street, that is, the area which is included in the so-called Jacob Street Redevelopment Area.

His Worship the Mayor: "Yes, North of Jacob Street to Proctor Street. In the call for proposals we laid down the ground rules that would govern the redevelopment of that area."

Alderman Breen: "The phrase, 'low cost housing', is often used. I was wondering if any consideration is likely to be given for a type of apartment in that area which will accommodate a type of person who has been dislodged from the main area but is not in a position to meet the rents in the Mulgrave Park Area."

His Worship the Mayor: "No consideration was given to that particular matter, Alderman Breen."

Alderman Breen: "For that development or any other? I have felt that we have that class of citizen and we are always going to have them, the ones that are in the low-earning category."

His Worship the Mayor said that it had been hoped when the Housing Authority was formed, that there would come, as a by-product of their work, a comprehensive reporting and statistics which would indicate what was happening from their demands for housing. This, combined with the information which Council obtains from the School Board, Health and Welfare people and other agencies, would give the members of Council the kind of information that would help in solving housing problems.

Their report would thus be helpful to Council in determining why people who are being displaced in Redevelopment Areas are not disposed, or not eligible to accept accommodation in housing projects such as the Mulgrave Park Project.

Alderman Breen: "I think, Your Worship, they just more or less moved from the frying pan into the fire."



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His Worship the Mayor: "Well, in some cases I think you are right and this is a social-welfare problem of great concern to us and which we can overtake as we carry on our program of more housing in Westwood Park, and we hope we can advance into the School for the Deaf operation, but this requires a comprehensive survey of the conditions that have arisen."

Alderman Breen: "Surely, Your Worship, from the number of surveys we have made, we must have sufficient."

His Worship the Mayor: "Not when people have shifted."

Alderman Breen: "How long is a survey good for? Any survey that is made as of today, what value has it twelve months from now?"

His Worship the Mayor: "You have answered your own question, Alderman, and under these circumstances it doesn't have much validity and you have to keep on top of this constantly. This is the kind of administration we do not have at the moment in any particular branch of the service."

Alderman O'Brien: "Your Worship, might it be said that this problem, according to Professor Stephenson, wouldn't be fully solved on a City basis alone and that we are now paying part of the cost of a survey of housing needs in the whole of the Metropolitan Area and when that report is completed with the support of Central Mortgage and Housing Corporation, the Province and the three Municipalities, we should then know where the cheapest place we can build public housing for those who can't afford. The only way you can get cheaper rents in Mulgrave Park would be if you have land which was cheaper than that land turned out to build on, it seems to me; and this isn't too likely within the City's boundaries."

His Worship the Mayor: "The housing for the kind of people that I think the Alderman is talking about is almost a special kind of housing facility."

Alderman Breen: "I have often wondered why a type of apartment, less expensive than any other housing development we have, could not be given consideration -- I would think a type of apartment less elaborate, absolutely fire-proof, and having all concrete or some other fire-proof material. On the other hand we would be saving some population for the downtown merchants."

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His Worship the Mayor: "I think the merchants downtown, Alderman, have conveyed to the City the thought that in our redevelopment of the area that we see to it that we don't overlook the value of some housing in the Northern part of this project; and in the development plan, some provision has been made for that. Now, there is the larger question of those families who present a social-welfare problem. These are people who it is hard to convince that they should go into Mulgrave Park because of the rental geared to income. It is not a question in most cases of high rent because it is geared to their income. Every family in the Jacob Street Area must be provided with accommodation, at a percentage of their income, in Mulgrave Park."

Alderman Breen: "In the Mulgrave Park Area, I doubt very much whether you are going to have a larger percentage of that type of person."

His Worship the Mayor: "If it happens, we are required under the law to provide space. We are required under our agreement with Central Mortgage and Housing Corporation, as I understand it, to provide a sufficient number of units to take care of them and we have done so."

Alderman Breen: "Well, can you tell me, Your Worship, how many of the lower priced apartments are left available or are occupied, or are they the ones that have been taken up?"

His Worship the Mayor: "It doesn't operate that way. Supposing everybody in that area happens to be in a very low income level, they all have to be taken care of and sufficient units will be provided for the income bracket of the people in the Jacob Street Area."

Alderman Breen: "I suppose I should know what the lowest cost apartment is, but I don't recall it."

His Worship the Mayor: "The lowest, with all services, would be \$53.00."



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Alderman Breen: "Some of the people who have contacted me feel as though they can provide their own services for less."

His Worship the Mayor: "I think probably they are getting less."

Alderman Breen: "I would just ask if the Redevelopment Committee would keep this particular type of citizen to the fore."

His Worship the Mayor: "This is what we are trying to do. We have inherited the housing conditions existing in this City from owners of real estate whom we allowed, in prior administrations, to maintain dwellings far below a decent standard and now we are reaping the difficulties from such a policy; and as we advance into this problem we are going to hear a lot of complaints as we deal with it, until it is finally done with."

Alderman Breen: "This may not be a fair question to ask but in your opinion, who do you figure are the most deserving, the type of person who is in the \$40.00 to \$50.00-a-week earning capacity and will never arrive beyond that, against provision being made for the people who are probably earning \$3,000.00 to \$4,000.00 a year?"

His Worship the Mayor: "Well this is precisely what this project, to any reasonable-minded person with any sense of responsibility to his family, this is what this project provides in Mulgrave Park, and it is a lower rental than he can find, I suggest to you, from his income level, than he can find elsewhere in the City of Halifax -- much more than he can find."

Alderman Breen: "That is comparable."

His Worship the Mayor: "Not even using the word comparable, I think I'll go out on a limb and say that, judging from the rental charges we have seen from some of the buildings we ordered demolished just the other day, I think that Mulgrave Park compares very favorably."

Alderman Breen: "I don't doubt that at all but probably he has to be satisfied with less than what Mulgrave Park provides, that is the point I'm trying to make, as long as it is sanitary and fire-proof."

Alderman O'Brien: "It has to meet the requirements of Ordinance No. 50 also. The City, you wonder, if given an opportunity to go in Mulgrave Park under their entitlement as residents of Jacob Street, they say very well

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His Worship the Mayor: "This is a matter that does concern me greatly, and as Alderman O'Brien says, 'To come to grips with this problem for the future, the long range plan is the matter of the housing survey in the entire area'. In the meantime, this summer, Mr. Munnich, your Staff people, involved in surveys for your purposes, will be adding and supplementing our information on this matter of the condition of housing in the City as well, will you not, when you undertake surveys required for your Planning Department?"

Director of Planning: "In the form of survey that we have adopted, these items are covered."

His Worship the Mayor: "Then, in the meantime, we try to carry the problem as best we can in the Works Committee, where we are dealing with orders for demolition of properties and we are trying to improve the conditions of houses that exist at below standard by compelling them to come up to Ordinance No.50. So, you are attacking on several fronts on this matter. The Welfare Council has indicated much that you have said; they were a little concerned that we were not trying to fully explain to some of these people who were entitled to go into Mulgrave Park just what is meant for them. They had misunderstandings about it, like many people had, for example, about taking properties at assessment plus 5%; and they opposed certain operations we proposed to the City and when they found they were getting a fair market value for the properties much of that opposition disappeared, especially some of

"The one reason I directed the attention of the several Committees of Council to the report of the Housing Authority was to bring forward your suggestions, through the Committee stages, of the significance of this operation. Through the Redevelopment Committee we have \$45,000.00 in rental arrears in the Jacob Street Area."

"Then we have the problem of reconciling the views of the Housing Authority, who say that persons who are in rental arrears may not qualify for accommodation in Mulgrave Park. This needs to be examined very closely to make sure certain conditions may be such that the families that may be in arrears to the City, you wonder, if given an opportunity to go in Mulgrave Park under their entitlement as residence of Jacob Street, they may very well



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be able to meet this obligation. It may very well be in the long run more prudent for us to assist them to get on their feet. If we lose track of them and they go elsewhere, we may not collect the rental arrears. Some compromise may be, eventually, necessary; but I think, unfortunately, that some of them, (this doesn't apply to all), but I can enlighten you this way, that a shop-keeper in the area brought to my attention before I became the Mayor, the cases of persons who immediately the City took possession, whatever rent they had been paying before, they stopped paying because it became a City or Government project. Their sense of responsibility to the landlord is different from their sense of responsibility to the City. These are employed people."

Alderman Breen observed that the City could not have been as good rent collectors as the former owners.

His Worship the Mayor: "We certainly were not as good collectors as the former owners and we want to get out of the need to collect the rentals that the former owners were collecting, as rapidly as we can get out of it. We only inherited them for an interim period until we have Mulgrave Park Project organized; but there is a very serious problem, Aldermen, and you have put your finger on it. These, I would say are very substantially bordering on social welfare problems. Now the person who has a full sense of responsibility and who fully understands the operation of Mulgrave Park can get himself established from the Jacob Street Area in the Mulgrave Park as a matter of rights under our agreement with the Federal Government. I only hope that any person who is in doubt about their rights should immediately communicate with the Housing Authority and re-examine their position. Some of them may find that they are abandoning a right which it might be wise for them to undertake."

Alderman Breen: "I have a number of people in the area approach me who have been misplaced and the question I put to them is, 'Why don't you apply to go to Mulgrave Park?' They reply, 'We just can't afford \$50.00.' Many of these people have been housed for anything from \$18.00 to \$25.00 per month."



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Alderman O'Brien: "How much extra for the services?"

Alderman Breen: "Well there were no extras---that's the point. They provided their own heat."

Alderman O'Brien: "Exactly, but they need to add that on to make a comparative figure."

Alderman Breen: "Yes, probably a kitchen stove to heat a two or three room apartment with a bottle of oil which wouldn't come to the amount charged for the central heating charges in the project."

His Worship the Mayor: "General evidence that we have, Alderman, (and I'll be very much surprised if this is not so) indicates that the rental levels in the Jacob Street Area were much higher than \$18.00 per month."

Alderman Breen: "I know some that were and I can prove it."

His Worship the Mayor: "Well there may be a few. Now, if they can not pay \$18.00 per month---

Alderman Breen: "But, they did pay \$18.00."

His Worship the Mayor: "Yes, but what kind of jobs would a person be working at?"

Alderman Breen: "Probably a part-time employment. There is the elderly person. In some instances, they are living on the old age pension."

His Worship the Mayor: "In other words, these are persons who want to pay only \$18.00 per month."

Alderman Breen: "That is all they can afford to pay, or something less than \$50.00. I don't think the argument is that they are not going to be better housed. That's not the argument at all. It is just that it is beyond their means."

His Worship the Mayor: "There is an area in which that would apply."

Alderman Breen: "Well those are the people for whom I am speaking."

His Worship the Mayor: "Although, all of the housing provisions that I know of were generally designed to meet persons with the kind of incomes we would find in the lower income brackets that could provide themselves with housing at an economic rent in Mulgrave Park. You say, 'What value is a

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survey?' Maybe, we need to verify the existence of this kind of rental or the degree to which it existed in the Jacob Street Area."

Alderman Breen: "Well if you are going to have a survey, I suppose that would be very important information to have. I think the fact still remains, Your Worship, that we have a lot of people in Halifax whose earning capacity comes within those figures, \$40.00 to \$50.00 a week, and in some instances, less."

His Worship the Mayor: "Well let us say they were getting \$40.00 a week. That would be \$160.00 a month plus. Twenty-five percent of \$160.00 would be \$40.00 per month for rent. Now that is a reasonable rent. They would have to provide themselves with fuel, ranges, electricity and heat."

Alderman Breen: "Of course, Your Worship, among those people there are many when they are earning, probably that is their top earning capacity, but they do not work twelve full months."

His Worship the Mayor: "Well this is where the operation of your Welfare Department comes in, where people are in need of temporary assistance. Even if they are persons who are under circumstances where they are doing everything they can to help themselves, but circumstances will not permit the kind of incomes that are warranted, but you would expect on an average basis there still is provision for them."

Alderman Breen: "The type of person who does everything to help themselves is the last person to contact the Welfare Department."

His Worship the Mayor: "We have found in our Welfare Department that the persons who are anxious to rehabilitate themselves and value highly any public assistance are the ones who never complain."

Alderman Breen: "They suffer none the less."

His Worship the Mayor: "That is right, but I think there is a great deal of misunderstanding on the part of many people of just what the Mulgrave Park Housing provides by way of accommodation, that we must provide at an economic rental. I don't know where they will get accommodation like that at any lower rent even if you did cut down on any of your costs of construction."



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Alderman Breen: "It will be very interesting, a year from now to see what your rent arrears are going to be in the Mulgrave Park Housing."

His Worship the Mayor: "I would expect, Alderman, that even if there is rent arrears, it is a public responsibility to do it that way and to continue to do it that way until social case work overtakes, at least to some degree, a percentage of the social welfare problems in this City; and, even then the poor will always be with us. This has been the time-honored responsibility of City Government, even in its beginning, and I see no end to that responsibility in the foreseeable future at least."

"We will have to continue, Alderman, as you have pointed out, to enlighten ourselves more and more on these questions of the rental scales which are given to us, generally, by the Federal Government's experience in this field; and it is my hope that as we proceed along with our involvement in redevelopment and in housing that the kind of thing you are pointing out is an area of difficulty we might be able to answer better when we have more information."

Alderman Breen: "Well, Your Worship, I don't want to prolong the matter any further and I don't expect you to give me any impossible answers, but I would like to repeat and I would like to pass on to the Redevelopment Committee and all concerned, that special attention be given to the type of person which I have mentioned."

His Worship the Mayor: "We will see to it that a report will be given to you, Alderman, as best we can on this matter. I am not so sure that it is the Redevelopment Committee's responsibility as it is the Health and Welfare Committee's responsibility. This is the thing that bothers me in the setup that we have inherited in this administration----the kind of organization that we have got. I found it extremely difficult to get members on the Redevelopment Committee because it is combined with other activities and we have so divided the work and responsibility as best we can. I would think that a study of the Housing Authority's report in the Health and Welfare Committee should stimulate this kind of attention in that Committee, too as



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well as from the Council level."

Alderman Breen: "Your Worship, for the time being, I am quite satisfied to leave it in your capable hands and will just ask that you keep it to the front and, when the opportunity presents itself, to plead the cause of these particular types of people."

His Worship the Mayor: "We will plead a cause where the facts are fully supported as you have outlined them, Alderman."

(NOTE: A verbatim report of this item has been recorded especially for the guidance of the members of the Housing Policy Committee.)

#### SMOKE AND FLY-ASH NUISANCE - NEW INCINERATOR

Alderman Wyman stated that City Council had been assured by the consultants engaged in connection with the construction of the new incinerator that no atmospheric pollution would result from its operation.

However, recently he had received complaints from residents in the neighborhood that excessive black smoke and large pieces of fly-ash had been emitted from the chimney which were the source of considerable annoyance to the residents of the area.

He asked why the plant is not functioning as Council was assured it would and, also, what steps are being taken to improve the operation.

The Commissioner of Works stated that the consultant had addressed Council at one meeting and said that equipment could be installed to eliminate the fly-ash nuisance for an additional \$50,000.00 but Council had decided against making this expenditure.

The Commissioner of Works was directed to take whatever steps are necessary to eliminate the nuisance, and to render a report to Council.

#### SNOW REMOVAL - BELLE AIRE TERRACE

Alderman Wyman referred to the snow and ice conditions on Belle Aire Terrace and asked that the rutted condition of the street be given attention to make it reasonably passable for cars.

The Commissioner of Works was directed to take the necessary action to make the street passable, and to advise Alderman Wyman when this has been done.

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REPORT - SMOKE ABATEMENT ADVISORY BOARD RE: PROSECUTION OF VIOLATORS

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

The Finance and Executive Committee, at a meeting held on April 4, 1961, considered a report from the Smoke Abatement Advisory Board recommending a procedure to be followed in dealing with violators of Ordinance No.51 who take no remedial action to lessen smoke nuisance which they are causing.

Your Committee concurs in the recommendations of the Smoke Abatement Advisory Board as follows:

1. After the first offence is reported or noted, a letter is to be sent advising the violator of the time and date of each offence, and requesting remedial action by him.
2. If no reply is received to the first letter and a subsequent violation occurs, a second letter is sent.
3. If no reply is received and a further violation occurs, a third letter is sent requesting the violator to appear before the Board.
4. If no reply is received, or if the direction of the Board is not followed, a request will be made to the Committee on Works for permission to prosecute a violator in accordance with the provisions of Section 17 of Ordinance No.51.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

MOVED by Alderman Wyman, seconded by Alderman Connolly, that the matter be referred to the Finance and Executive Committee for consideration and report. Motion passed.

REPORT - SMOKE ABATEMENT ADVISORY BOARD RE: SERVICES OF COMBUSTION ENGINEER

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

A meeting of the Smoke Abatement Advisory Board was held on February 8, 1961, at which time the Board re-affirmed its recommendation to City Council of January 14, 1960, to engage the services of a Combustion Engineer to investigate the cause of excessive smoke being produced in the heating plants of City-owned buildings and recommend remedial action; as no action was taken by the former City Manager to implement the original recommendation.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

The Acting City Manager was directed to render a report to the next meeting of City Council giving the reason why the former resolution of Council



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was not acted upon, and giving any reasons why it should not be done.

REPORT - SMOKE ABATEMENT ADVISORY BOARD RE: SMOKE NUISANCE-  
NOVA SCOTIA LIGHT AND POWER COMPANY LIMITED

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

At a meeting of the Smoke Abatement Advisory Board held on February 8, 1961, consideration was given to the matter of the smoke problem at the Nova Scotia Light and Power Company Plant.

Mr. A. R. Harrington, General Manager of the Company, was present and advised the meeting that the Company had installed control equipment to the value of approximately \$1,000,000.00 in their new thermal plant in an effort to overcome the problem.

He further advised that the Company is prepared to co-operate to the fullest extent with the Board and the Staff to achieve this end. Arrangements were made for the members of the Board to inspect the plant and it is hoped by maintaining close liaison with the Company officials to eventually eliminate the nuisance.

This report is for the information of Council.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

Alderman Wyman, Chairman of the Smoke Abatement Advisory Board, advised the meeting that the Board had visited the Nova Scotia Light and Power Company Plant in a body and the members were very much impressed with the efforts being made by the Company to deal with an extremely difficult problem.

He said that it was learned that the Company burns approximately 1,000 tons of Nova Scotian Coal per day, coal which by analysis varies in ash content from  $8\frac{1}{2}\%$  to 30%. The burning process is efficient which is evidenced by the fact that the smoke produced is white; but the fact that the coal is burned in a pulverized form and the ash is generated in the form of a fine powder does present a problem in fly-ash control. The Company has done a great deal to improve the situation and the officials feel they are on their way to a solution of the problem.

TAX RATES FOR 1961

A report was submitted from the Commissioner of Finance advising that he had fixed the rate of taxation on business assessments and on business realty for the Civic Year 1961 at \$4.86 per hundred, based on the undernoted



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estimates of expenditures and income:

Estimated Expenditures approved by City Council, February 23, 1961 .....	\$ 14,757,088.02
Add School Rebate .....	2,000.00
	<u>\$ 14,759,088.02</u>
Income .....	\$ 5,096,979.25
Poll Tax Estimated for 1961 .....	<u>325,000.00</u>
	<u>5,421,979.25</u>
	\$ 9,337,108.77
LESS: Appropriation from Current Surplus .....	346,946.25
	<u>\$ 8,990,162.52</u>
LESS: Residential Realty and Household Assessments \$180,207,545.00 @ 2.06 Per Hundred .....	<u>3,712,275.42</u>
	\$ 5,277,887.10
Business Realty and Business Assessments \$108,598,500.00 @4.86 Per Hundred .....	<u>\$ 5,277,887.10</u>

He further advised that in accordance with the Resolution of Council passed on February 23, 1961, he has declared the current business rate of taxation to be Four Dollars and Eighty-Six Cents (\$4.86) Per Hundred.

Meeting Adjourned:

11:00 p.m.

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Also present were Messrs. L. M. Boulogny, E. G. ...  
 W. J. Clansy, H. K. Randall, J. F. Thomson, G. F. West, E. ...  
 Mitchell and Dr. E. M. Fogo.

PUBLIC HEARING RE: REZONING #120 LYNCH STREET FROM R-2 ZONE TO R-3 ZONE

A Public Hearing into the matter of rezoning

JOHN E. LLOYD,  
MAYOR AND CHAIRMAN.

R. H. STODDARD,  
CITY CLERK.

TO: His Worship the Mayor and Members of City Council  
 FROM: Town Planning Board  
 DATE: February 7, 1961  
 SUBJECT: Rezoning - Civic #120 Lynch Street - R-2 - R-3

The Town Planning Board at a meeting held on ...  
 a report from the Director of Planning recommending ...  
 of Civic #120 Lynch Street from R-2 to R-3, in accordance with ...

On motion of Alderman O'Brien, seconded by ...  
 recommended to City Council against the rezoning ...  
 R-2 to R-3, and also recommended that no public hearing be held.

Respectfully submitted,  
 A. E. ...  
 CHIEF OF WORKS.

TO: His Worship the Mayor and Members of the Town Planning Board  
 FROM: K. M. Munnich, Director of Planning  
 DATE: February 7, 1961  
 SUBJECT: Rezoning Civic No. 120 Lynch Street

An application has been ...  
 building at the above address to ... his property from R-2 to R-3 residential.



CITY COUNCIL  
M I N U T E S

Council Chamber,  
City Hall,  
Halifax, N. S.,  
March 30, 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, Abbott, Breen, Lane, Macdonald, Butler, Trainor, Healy, Wyman, O'Brien and Greenwood.

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

PUBLIC HEARING RE: REZONING #120 LYNCH STREET FROM R-2 ZONE - R-3 ZONE

A Public Hearing into the matter of rezoning No. 120 Lynch Street from R-2 Zone to R-3 Zone, was held at this time.

The following reports were submitted and read:

TO: His Worship the Mayor and Members of City Council  
FROM: Town Planning Board  
DATE: February 7, 1961  
SUBJECT: Rezoning - Civic #120 Lynch Street - R-2 - R-3

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 rezoning of Civic #120 Lynch Street from R-2 to R-3, in accordance with Drawing No. P/200/92.

On motion of Alderman O'Brien, seconded by Alderman Connolly, the Board recommended to City Council against the rezoning at #120 Lynch Street from R-2 to R-3, and also recommended that no public hearing be held.

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: February 7, 1961  
SUBJECT: Rezoning Civic No. 120 Lynch Street

An application has been received on behalf of the owner of the apartment building at the above address to rezone his property from R-2 to R-3 residential.

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This rezoning would allow the applicant to establish two additional apartments in the basement of the building making a total of six apartments.

The property in question is shown on drawing no. P200/92 and the lot measures 8,498 square feet. The applicant can provide adequate car parking facilities for six cars in accordance with the Bylaw requirements and the proposal does not involve any increase in the size of the building.

A similar application for rezoning of this property was considered by the Town Planning Board on February 1, 1960. The application at that time was made jointly with the owners of properties fronting Gottingen Street adjoining Civic No. 120 Lynch Street at the back and was refused as a whole by the Board. While at the time of the original application I disagreed with the rezoning of the properties on Gottingen Street on the basis of building proposals submitted, I did not object to the rezoning of number 120 Lynch Street and my recommendation was as follows:

"Although I consider basement apartments undesirable, especially in high density development, this type of accommodation is permissible under the present Bylaws. Furthermore the rezoning of this property may encourage speculative provision of basement apartments in other new buildings in R-2 zones. However, if these factors are accepted the layout for lot 17 shown on drawing no. P200/92 would be acceptable from the planning point of view and I would be prepared to recommend to the Board that it recommends for approval the rezoning of lot #17 from R-2 to R-3 subject to the development being carried out in accordance with the plan approved and that no occupancy permit be issued for the additional basement apartments unless the lot is laid out in accordance with drawing no. P200/92."

If the Board accepts this recommendation, the Council should be asked to set a date for a public hearing on the rezoning.

Respectfully submitted,

K. M. MUNNICH,  
DIRECTOR OF PLANNING.

A petition signed by 18 property owners in favour of the rezoning was also submitted as well as several individual letters.

One written objection was received from Mr. W. Milsom who also addressed Council on the matter.

Mr. W. W. Moore also addressed Council opposing the application.

8:15 P. M. Alderman Connolly arrives.

Mr. R. L. Rooney, Q. C. addressed Council on behalf of Mr. D. P. Hamshaw, the applicant.

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

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

MOVED by Alderman Butler, seconded by Alderman Healy, that the rezoning application be approved.



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The motion was put and resulted in a tie vote as follows:

FOR THE MOTION - Aldermen DeWolf, Macdonald, Butler, Trainor, Healy  
and Wyman -6-

AGAINST IT - Aldermen Abbott, Breen, Lane, Connolly, O'Brien and  
Greenwood -6-

His Worship the Mayor cast his vote against the motion and declared  
the same lost.

PUBLIC HEARING RE: REZONING #200-200 $\frac{1}{2}$  ATLANTIC STREET FROM R-1 ZONE TO PARK AND  
INSTITUTIONAL ZONE

A Public Hearing into the matter of rezoning No. 200-200 $\frac{1}{2}$  Atlantic  
Street from R-1 Zone to Park and Institutional Zone, was held at this time.

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  
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.

TO: His Worship the Mayor and Members of the Town Planning Board  
FROM: K. M. Munnich, Director of Planning  
DATE: February 21, 1961  
SUBJECT: Rezoning #200 Atlantic Street - R-1 to Park and Institutional

A request has been received on behalf of the Halifax Grammar School  
to rezone land at civic no. 200 Atlantic Street shown on drawing no. P200/238  
from R-1 Residential to Park and Institutional use. This rezoning will allow  
the School to move into a new building at the above address from their present  
location on Tower Road which is not adequate for their activities. The land  
subject of this application has a frontage of 120 feet to Atlantic Street and  
is 762 feet deep measuring approximately 1.9 acres. It has located on it a house,  
two sheds and a garage. If this land is rezoned these buildings would become  
non-conforming unless they were made accessory to the future school buildings.

Economical development of the area in question for any R-1 uses would  
be very difficult because of the size and shape of the lot. At the same time  
the proposed use for a school would leave most of the area open without sub-  
stantially changing its existing character. However, it is important that the

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location of the school buildings and the layout of the proposed development be carefully considered in relation to the adjoining properties and I feel that the applicants should submit this information before the rezoning is formally agreed. I have discussed this matter with the solicitor acting for the applicants and he agrees that this course of action is acceptable. However, his clients would not want to go into the expense of preparing a scheme without having at least the initial tentative acceptance of the proposed rezoning by the Board.

I RECOMMEND, therefore, that the Board recommends to Council that land at civic no. 200 Atlantic Street as shown on drawing no. P200/238 be rezoned from R-1 Residential to Park and Institutional and that a public hearing be held with the applicants submitting at that time layout and outline building proposals for the school agreed with the City staff.

Respectfully submitted,

K. M. MUNNICH,  
DIRECTOR OF PLANNING.

Written objections to the proposed rezoning were submitted from Mrs. Muriel L. Gibson and Mrs. Harry A. L. Stephen.

Letters were also submitted from Dr. H. L. Scammell, Mr. J. B. Dunbar, Mr. and Mrs. Norman Anderson and Mr. Henry P. Mazier in connection with the proposed rezoning.

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

Mr. G. B. Robertson, Q. C. addressed Council on behalf of Mrs. Gibson opposing the application.

Messrs. L. A. Kitz, Q. C. and H. B. Rhude, representing the Halifax Grammar School, addressed Council in support of the rezoning application.

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

MOVED by Alderman Greenwood, seconded by Alderman O'Brien, that the rezoning application be approved.

Alderman Lane expressed herself as opposing the rezoning application as she felt that the purpose behind it was not necessary and that she would vote against the motion.

Alderman DeWolf expressed himself as opposing the rezoning as well. He suggested the trustees of the Grammar School look into the matter of securing a lot of land on Lundy's Lane as well as purchasing a parcel from the City. He felt the school would not crowd the area and it would tend toward better planning.

9:15 P. M. Alderman Wyman retires from the meeting.

Alderman O'Brien expressed himself in support of the proposed school



and felt that the citizens who wish to send their children to a private school should have that right and should be encouraged in that direction if they are willing to do it on a high standard.

Alderman Butler expressed himself in favour of the establishment of the school.

Alderman Macdonald expressed himself as being in full sympathy with the trustees of the school in trying to establish itself on a suitable site.

Reference was made to the matter of possible damage to adjacent properties because of proposed blasting operations and the Commissioner of Works advised that there are regulations covering this matter as well as any particular job. The size of the charge can also be controlled and the City may require the trustees of the school to take out more than adequate insurance.

Alderman Butler also referred to the Lundy's Lane location but Mr. Kitz advised that the School Board, Recreation Commission and the Health Board were opposed.

Alderman Lane suggested that the Conrose Playgrounds be considered as a site as it is used very sparingly as such.

The Director of Planning expressed himself as not encouraging that site for such a use as part of the area may be required for traffic planning in the extension of Connaught Avenue.

The motion was then put and passed, seven voting for the same and four against it as follows:

FOR THE MOTION - Aldermen Abbott, Macdonald, Butler, Trainor, Healy, O'Brien and Greenwood

AGAINST IT - Aldermen DeWolf, Breen, Lane and Connolly

9:30 P. M. Council adjourned for a five-minute recess.

9:45 P. M. Council reconvened, the following members being present:

His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Breen, Lane, Macdonald, Butler, Trainor, Healy, Connolly, O'Brien and Greenwood.

T A G D A Y S

The City Clerk advised that at the last meeting of Council he was directed to contact the various organizations requesting Tag Days to ascertain if they specifically requested permission of Council to use taggers under the

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age of eighteen years. He also advised that all organizations requested such permission.

The following Tag Days were then submitted:

<u>ORGANIZATION</u>	<u>DATE FOR 1961</u>
Canadian Cancer Society	April 14
The Air Cadet League of Canada	April 29
Girl Guides' Association	May 6
I.O.D.E. - Edward Cornwallis Chapter	June 10
Halifax Colored Citizens' Improvement League	June 17
Halifax Little League Baseball Association	July 7
Halifax Minor Baseball Association	July 15
Halifax Symphony Society	August 18
Halifax Chapter of Hadassah - World Child's Day	August 25
Multiple Sclerosis Society	September 15
Callow Veterans' and Invalids' Welfare League	September 29
Kiwanis Club of Halifax	September 30
Poppy Week - Canadian Legion of the British Empire Service League	November 4 to 11, inclusive
Poppy Day - Canadian Legion of the British Empire Service League	November 4
N. S. Association for Retarded Children	November 18

MOVED by Alderman O'Brien, seconded by Alderman Butler, that the applications be approved. Motion passed.

#### EXTENSION OF RENTAL CONTROL

A report was submitted from His Worship the Mayor and the Acting City Manager recommending that rent control be extended to April 30, 1961 on the present basis.

MOVED by Alderman DeWolf, seconded by Alderman Butler, that the recommendation be approved. Motion passed.

A report was also submitted from the Rental Authority and same was referred to the Finance and Executive Committee for consideration.

#### REZONING #3339 DUTCH VILLAGE ROAD - R-2 ZONE TO R-3 ZONE

TO: His Worship the Mayor and Members of City Council

FROM: Town Planning Board

DATE: March 21, 1961

SUBJECT: Rezoning #3339 Dutch Village Road - R-2 Zone to R-3 Zone



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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 favour of the rezoning at number 3339 Dutch Village Road as shown on drawing no. P200/257 from R-2 Zone to R-3 Zone, subject to the applicant undertaking to build not more than twenty-five apartments in accordance with the plan approved by the Board.

On motion of Alderman Wyman, seconded by Alderman Macdonald, the Board approved the rezoning of No. 3339 Dutch Village Road 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.

MOVED by Alderman O'Brien, seconded by Alderman Macdonald, that the report be approved and Council fix April 27, 1961 at 8:00 P. M. in the Council Chamber as the time and place for a Public Hearing on this matter. Motion passed.

MODIFICATION OF SIDEYARD - NO. 45 GLEBE STREET

TO: His Worship the Mayor and Members of City Council  
FROM: Town Planning Board  
DATE: March 21, 1961  
SUBJECT: Modification of Sideyard - No. 45 Glebe Street

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending against a modification of sideyard at No. 45 Glebe Street.

It was moved by Alderman Wyman, seconded by Alderman Connolly that the Board approve a modification of sideyard at 45 Glebe Street, and recommend the same to City Council.

FOR

Alderman Wyman  
Alderman Connolly  
Alderman Fox

AGAINST

Alderman Healy  
Alderman Macdonald  
Alderman O'Brien  
His Worship the Mayor

Motion lost.

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: February 7, 1961  
SUBJECT: Modification of Sideyard - 45 Glebe Street

An application has been received from the owner of a property at civic no. 45 Glebe Street for modification of sideyard requirement to allow for the conversion of a single-family dwelling at this address to a duplex dwelling. Civic No. 45 Glebe Street is located on the north side of Glebe Street between

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Gottingen Street and Lynch Street and is in an R-2 residential zone. It is a "pre-fab" house with a floor area of 698 square feet.

Drawing No. P200/232 shows the location of the existing building on the lot. The lot measures 40 feet by 100 feet or 4,000 square feet and there is an 8.5 foot sideyard on the east side of the building. The sideyard on the west side, however, measures only 3 feet, which is 3 feet less than the 6 feet required. To make the conversion the owner proposes to construct a basement apartment under the existing building.

As I have stated in previous applications of a similar nature, present regulations allow basement apartments in Halifax but this feature is not generally considered as a desirable provision for housing and I consider that the minimum requirements which govern the construction of basement accommodation should be strictly observed. I have inspected the property subject of this application and I am of the opinion that there are no factors which would make an amendment to the existing requirements desirable in this case. Apart from the deficiency in the sideyard dimensions, the living accommodation provided could not be considered as desirable. This Board has in the past consistently refused applications of this nature.

I RECOMMEND, therefore, that this Board refer a report of refusal on the modification of sideyard at civic no. 45 Glebe Street to City Council in accordance with Part XV, para 1 (f) of the Zoning By-Law.

Respectfully submitted,

K. M. MUNNICH,  
DIRECTOR OF PLANNING.

TO: His Worship the Mayor and Members of the Town Planning Board  
FROM: G. F. West, Commissioner of Works and Buildings  
DATE: March 21, 1961  
SUBJECT: Modification of Sideyard - #45 Glebe Street  
Report - Basement Accommodation - Glebe Street Area

On the February 7, 1961 meeting of this Board the matter of an application for modification of sideyard at civic no. 45 Glebe Street was considered and deferred. At that time the Board requested that a survey of the Glebe Street area be made to determine the number of basement apartments in the area, with particular reference to those built without a permit.

The survey of this area has been made by our Building Inspection staff. The limits of this area are as follows: on the south by Duffus Street, on the east by Barrington Street, on the north by Glebe Street, on the west by Gottingen Street.

The results of this survey are tabulated hereunder.

1. Number of buildings surveyed	- 304
2. Number of basement apartments	- 54
3. Number of basement apartments built under building permit	- 43
4. Number of basement apartments built without a building permit	- 11

Of the 11 basement apartments built without a building permit, 6 violate Zoning By-law and Ordinance 50 regulations and 5 conform to Ordinance 50 but do not have proper sideyards as required under the Zoning By-Law. Detailed information on these infractions is being forwarded to the legal department for appropriate action.

Ten of the basement units constructed without a building permit would appear to have been built previous to 1954. A building permit was granted in



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the eleventh case in 1959 for the construction of a playroom, bedroom and bathroom, and these rooms have since been occupied by a family of two adults and two children.

G. F. WEST,  
COMMISSIONER OF WORKS AND  
BUILDINGS.

MOVED by Alderman O'Brien, seconded by Alderman

Macdonald, that the report be approved. Motion passed with Alderman Connolly wishing to be recorded against.

REPORT - REDEVELOPMENT COMMITTEE RE: CONTRACT CHANGES - MULGRAVE PARK HOUSING PROJECT

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

At a meeting of the Redevelopment Committee held on March 28, 1961, a report was submitted from the Acting City Manager advising that a request had been received from Central Mortgage and Housing Corporation to increase the contract of Eastern Woodworkers Limited, covering the Mulgrave Park Housing Project, in the amount of \$41,106.20. The extra expenditures are for Electrical Appliances, Site Works, Services, minor changes in design of the Housing Units and Street Lighting.

Your Committee recommends that the contract changes amounting to \$41,106.20 be approved.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

PROGRESS - MULGRAVE PARK HOUSING PROJECT

Alderman Lane asked if the Mulgrave Park Housing Project was on schedule to which the Acting City Manager advised that the work was about two months in arrears of the original schedule.

The Acting City Manager was requested to write Central Mortgage and Housing Corporation to supply information as to the completion date of the Project, the reasons for the delay and if anything could be done to put more tradesmen to work in view of the unemployment situation presently existing.

The Acting City Manager was also requested to arrange for a Council visit to the site and a tour and inspection of the buildings.

GARBAGE COLLECTION - MULGRAVE PARK HOUSING PROJECT

Alderman Breen questioned the collection of garbage at the Project and was advised by the Commissioner of Works that the City collect it but that he expected trouble when all the families are finally located therein.

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MODIFICATION OF SIDEYARD, LOT AREA AND LOT FRONTAGE - NO.25 VESTRY ST.

To: His Worship the Mayor and Members of City Council.  
From: Town Planning Board.  
Date: March 21, 1961.  
Subject: Modification of Sideyard, Lot Frontage and Lot Area -  
No. 25 Vestry 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 the modification of sideyard, lot area and lot frontage at Civic No. 25 Vestry Street.

On motion of Alderman O'Brien, 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 Greenwood, seconded by Alderman Abbott, that the report be approved. Motion passed.

MODIFICATION OF SIDEYARD - NO. 26 CHESTNUT STREET

To: His Worship the Mayor and Members of the City Council.  
From: Town Planning Board.  
Date: March 21, 1961.  
Subject: Modification of Sideyard - No.26 Chestnut 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 modification of sideyard at No.26 Chestnut Street as shown on drawing No.P200/260.

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.

ALTERATION TO A SUBDIVISION - NO.12 GREENWOOD AVE.

To: His Worship the Mayor and Members of the City Council.  
From: Town Planning Board.  
Date: March 21, 1961.  
Subject: Alteration to a Subdivision - No. 12 Greenwood Avenue.

The Town Planning Board at a meeting held on the above date considered



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a report from the Director of Planning recommending in favour of an alteration to a subdivision at No.12 Greenwood Avenue as shown on drawing No.P/200/254; 00-9-15051.

On motion of Alderman O'Brien, 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 O'Brien, seconded by Alderman Macdonald, that the report be approved. Motion passed.

ALTERATION TO A SUBDIVISION - NO.3-5 ARTILLERY PLACE

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

From: Town Planning Board.

Date: March 21, 1961.

Subject: Alteration to a subdivision - No.3-5 Artillery Place.

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favour of an alteration to a subdivision at No.3-5 Artillery Place as shown on drawing No.P200.258; 00-9-15074.

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

~~Respectfully submitted,~~

K. C. MANTIN,  
CLERK OF WORKS.

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

ALTERATION TO EASTERN OFFICIAL STREET LINE - WATER STREET -  
(PRINCE STREET TO 220 FEET NORTH OF DUKE STREET)

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

From: Town Planning Board.

Date: March 21, 1961.

Subject: Alteration to Eastern Official Street Line - Water Street  
(Prince Street to 220 Feet North of Duke Street)

The Town Planning Board at a meeting held on the above date considered a report from the City Engineer recommending in favour of the Alteration of the eastern official street line of Water Street - (Prince Street to 220 feet north of Duke Street).

On motion of Alderman Wyman, seconded by Alderman Macdonald, the Board recommended to City Council that April 27, 1961, be set as the date for

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a public hearing for the altering of the eastern official street line of Water Street from Prince Street to 220 feet north of Duke Street.

Respectfully submitted,

K. C. MANTIN,  
CLERK OF WORKS.

MOVED by Alderman Healy, seconded by Alderman Macdonald, that the Council fix May 11, 1961, at 8:00 p.m., in the Council Chamber as the time and place for a public hearing in this matter. Motion passed.

COMEAU MOTORS - FALKLAND STREET

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

From: Committee on Works.

Date: March 21, 1961.

Subject: Comeau Motors - Falkland Street.

The Committee on Works at a meeting held on the above date considered a report from the Deputy City Solicitor. The report stated that a mistake was discovered in the boundary line, which now means that the City will receive an additional 187 square feet, which Mr. Comeau has agreed to sell at the original price of seventy-five cents per square foot. The amount would be \$140.25.

On motion of Alderman O'Brien, seconded by Alderman Wyman, the Committee 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.

RE-LOCATION OF WATER MAIN - HOWE AVENUE

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

From: Committee on Works.

Date: March 21, 1961.

Subject: Re-location - Water Main - Howe Avenue.

The Committee on Works at a meeting held on the above date considered a report from the Commissioner of Works recommending the re-location of a 14 inch water main on Howe Avenue in order to permit the installation of the sewer on Howe Avenue on the line and grade specified. The estimated cost of the re-location is \$3,000.00 and sufficient money to cover the cost was provided in our original estimate.



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

Respectfully submitted,

K. C. MANTIN,  
CLERK OF WORKS.

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

STREET RE-NUMBERING LIST

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

From: Committee on Works.

Date: March 21, 1961.

Subject: Street Re-numbering List.

The Committee on Works at a meeting held on the above date considered a report from the Commissioner of Works, recommending the street re-numbering program starting on April 1, 1961, proceeding monthly until May 1, 1965, at which time all streets will have been re-numbered. (An original copy of the proposed street re-numbering schedule is attached.)

On motion of Alderman Wyman, seconded by Alderman Macdonald, the Committee approved the street re-numbering schedule as submitted by the Commissioner of Works and recommended the same to City Council.

Respectfully submitted,

K. C. MANTIN,  
CLERK OF WORKS.

MOVED by Alderman Healy, seconded by Alderman Macdonald, that the report be approved.

Alderman Lane stated that she had been asked a number of questions by citizens who were somewhat confused about the re-numbering program and she suggested that a little public relations on the part of a City Official who understands the system might be helpful.

Alderman DeWolf pointed out the fact that many business firms, and individuals, have stock piles of stationery which will be affected by the change and he asked if consideration had been given to that point.

The Commissioner of Works said that the program has been extended to 1965 and the Commercial Streets have been scheduled well in advance and sufficient notification will be given.

His Worship the Mayor requested the Commissioner of Works to arrange with the news agencies, T. V., Radio and the Press, a series of

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appearances and releases to keep the public fully informed.

He also informed the Council that the matter of a reminder-type notice to the householder of the street re-numbering would be reviewed by Staff and the Acting City Manager and they will report back to Council.

The motion was put and passed.

CONTRACT CHANGES - MULGRAVE PARK HOUSING PROJECT

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

At a meeting of the Redevelopment Committee held on March 28, 1961, a report was submitted from the Acting City Manager advising that a request had been received from the Deputy Minister of Public Works of the Province of Nova Scotia to amend the Mulgrave Park Housing Contract as follows:

- (1) \$510.00 for valve enclosures
- (2) \$177.00 for electric outlets

Your Committee recommends that the above noted contract changes be approved.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

ACQUISITION OF PROPERTY - NO. 75 BUCKINGHAM STREET

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

At a meeting of the Redevelopment Committee held on January 18, 1961, a report was submitted from the City Solicitor recommending that the property of Mrs. Margaret MacDonald, at No. 75 Buckingham Street, be acquired for the sum of \$22,820.00.

Your Committee approved the report subject to the concurrence of Central Mortgage and Housing Corporation, which approval has been received by letter dated February 28, 1961.

Council approval of the proposed settlement is now required.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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



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ACQUISITION OF PROPERTY - JACOB STREET REDEVELOPMENT COMMITTEE

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

At a meeting of the Redevelopment Committee held on January 18, 1961, a report was submitted from the City Solicitor recommending that the properties of Mr. Harry Arron, at Nos. 158-162 Argyle Street and No. 177 Grafton St., be acquired for the total sum of \$26,150.00, which sum is acceptable to the owner.

Your Committee approved the report subject to the concurrence of Central Mortgage and Housing Corporation, which approval has been received by letter dated February 28, 1961.

Council approval of the proposed settlement is now required.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

TENDERS - DEMOLITION OF BUILDINGS

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

At a meeting of the Redevelopment Committee held on March 28, 1961, a tabulation of tenders for the demolition of buildings in the Redevelopment Area was submitted from the Acting City Manager and Commissioner of Works.

Your Committee recommends that the undernoted tenders, being the lowest, be accepted:

<u>Property</u>	<u>Recommended Tenderer</u>	<u>Amount</u>
230 Argyle Street	Roy Judge Company, Limited	\$ 900.00
720 Barrington Street	George A. Redmond	163.00
119 Brunswick Street	Roy Judge Company, Limited	500.00
10-12 Starr Street	George A. Redmond	642.00
181-183 Gottingen Street (Rear)	George A. Redmond	295.00

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

AGREEMENT - ARCHITECTURAL DESIGN HI-RISE BUILDINGS -  
WESTWOOD PARK HOUSING PROJECT

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

At a meeting of the Redevelopment Committee held on March 28, 1961, consideration was given to the proposed agreement between Central Mortgage

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and Housing Corporation and the Architectural Firm of Duffus, Romans and Single covering preparation of the plans and specifications, and other architectural services required in connection with the hi-rise buildings at the Westwood Park Housing Project.

Also considered was a letter from the Deputy Minister of Public Works for the Province of Nova Scotia in which, after questioning the procedure followed by Central Mortgage and Housing Corporation in entering into the agreement, the Province gives its approval in order to avoid delays.

Your Committee concurs with the attitude of the Province respecting the procedure to be adopted in future agreements affecting the partnership, and recommends that the proposed agreement with the Architects be approved as to form.

Respectfully submitted,

R. H. STODDARD,  
CITY CLERK.

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

LETTER-- STEWART, SMITH & MACKEEN - RE: WIDENING UPPER WATER STREET

A letter was submitted from Mr. H. P. MacKeen, Q.C., of Stewart, Smith and MacKeen, advising that he was instructed that the representatives of James Simmonds Limited and Pickford and Black Limited, as well as other property owners, were opposed to the widening of Upper Water Street.

His Worship the Mayor suggested that if Council did not wish to make any change in the submission respecting the extension of the Jacob Street Redevelopment Area, that the firm of Stewart, Smith and MacKeen be so advised.

Council took no action to modify the redevelopment scheme for the area and instructed that the firm be so advised.

PROPERTY SETTLEMENTS - REDEVELOPMENT AREA

Alderman Lane asked if it would be in order to ask a question regarding Redevelopment at this point.

His Worship the Mayor stated it would be in order.

Alderman Lane said that she received a telephone call from a party whose property had been expropriated on the 29th of August, 1960. These people have relocated and are hard-pressed for funds because they have received no compensation as yet although the settlement was agreed upon and has been approved by this body and it has gone to Central Mortgage and Housing Corporation. Now, is there any way that these payments can be expedited?



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People who do not have large capital are having some difficulty.

His Worship the Mayor asked the Compensation Officer if he felt there was any undue delay.

The Compensation Officer stated that he thought it should have been approved a month or two ago.

Alderman Lane asked if Central Mortgage and Housing Corporation were holding up the payment and the Compensation Officer stated that it was in their hands and that we must obtain their approval before it could be submitted to the Redevelopment Committee.

His Worship the Mayor instructed the Acting City Manager to direct Alderman Lane's question to the Central Mortgage and Housing Corporation to ascertain the reason for the delay in approving the settlement.

His Worship the Mayor: "May I say this, Members of Council, I propose to recommend some Special Committee of Council, at the next meeting of Finance and Executive Committee, a sort of a general policy, at our involvement in housing and related matters, and I think that some of the questions you have directed at meetings and at private discussions and also the telephone calls and queries that you have received and conveyed to me and which I have received. I think it is very timely that we consider some special appraisal of our position. Particularly in the field of housing; and to that end I have been pursuing some general inquiries and discussions with such people as Mr. Jones, Mr. Coblenz of the Regional Housing Survey, with the Planning Staff and with the Acting City Manager, trying to frame up, generally, some very broad, simple terms of references for a special study and I will have such a recommendation for your next meeting of the Finance Committee. I think there is a need for us to take stock of our position in the housing field and I think this can best be accomplished if a substantial Committee of Council pursued these inquiries and then helped the Council to enunciate some definite and established policy with respect to housing."

Alderman DeWolf asked if consideration is being given to the thought of providing housing units in the northern end of the Jacob Street

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Area between Hurd and Proctor Streets.

His Worship the Mayor: "There was provision for some in the call for proposals."

Alderman DeWolf: "I think it would be good for the area, from the business end of it and the school end of it and also for the ones who want to stay downtown. There is a tremendous number of them who want to reside as closely as they can to this particular area."

His Worship the Mayor: "Well some housing is provided in the north end of the property, whether it is sufficient or not to meet the suggestions that have been made, Alderman, I don't know. I think that this survey on housing needs in the City of Halifax, the survey or appraisal of the function of our Housing Authority, the involvement of Central Mortgage and Housing Corporation with the City in the matter of projecting the housing needs, the operations of our Welfare Department, and, then, such things as the planned procedure with demolition, those that are urgent and must be done right away and those that might be deferred temporarily because of pressures, lack of housing to accommodate people and the like. This is the kind of thing that I think requires a taking stock, a re-appraisal of our position, and the procedure to accomplish it I am going to recommend to the Finance and Executive Committee. I sense this is the general wish of the Council. This will, of course, as you know, coincide with the report from the Housing Authority to the next meeting of the Finance and Executive Committee and there will be the opportunity to make this recommendation."

APPLICATION TO REZONE NO. 651 QUINPOOL ROAD FROM R2 ZONE TO R3 ZONE

Referred to Town Planning Board for a report.

Alderman Trainor: "Do we have to agree to allow that report to go to the Town Planning Board?"

City Solicitor: "The Town Planning Act say, 'Any person desiring to secure an amendment or repeal on a Zoning By-Law must make application to the Council who shall refer it to the Board'. So, you are obliged to do it."