

In accordance with Section 119-F of the City Charter, the following accounts are submitted for Council's approval. These accounts have been certified and audited.

<u>DEPARTMENT</u>	<u>VENDOR</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Finance	H.R. Doane & Company	Financial Statement & audit of books	\$ 4,840.00
	R.K. Kelley & Company	Insurance - premium auto schedule	7,881.40
	W.R. MacInnes & Co.	General Insurance - City property	11,657.12
	Payne-Ross Limited	Consulting Services	1,583.33
	Provincial Treasurer	Serial Debentures	1,088.50
	Dartmouth Iron Foundry	Manhole frames & covers	768.00
	N.S. Tractors & Equip.	Works Equipment	561.96
	Seaboard Distributors	" "	944.48
Works	Recordak of Canada	Tracing table & projector	1,296.59
Fire	LaFrance Fire Engine & Foamite Limited	Fire equipment	4,652.00
	Northern Life Assurance	General Insurance	7,337.77
Health	Parke, Davis Co. Ltd.	Hospital equipment	1,292.34
Industrial	Commission King Edward Sheraton Hotel	Expenses	1,030.83
			\$ 44,934.32

Respectfully submitted,

P. F. C. BYARS,
CITY MANAGER.

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

HOUSING AUTHORITY SUPPLEMENTARY BUDGET - BAYERS ROAD HOUSING PROJECT

June 15, 1961

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

At a meeting of the Finance and Executive Committee held on June 6, 1961, a report was submitted from the City Manager advising that Council, on June 16, 1960, approved a supplementary budget for the Bayers Road Housing Project amounting to \$2,500.00 for a catch basin and line to storm sewer - Romans Avenue, but the Housing Authority failed to commit the 1960 budget for this amount.

As the work is in progress, the Housing Authority requires a supplementary budget for this amount for the year 1961 which needs the approval of City Council, the Province of Nova Scotia and Central Mortgage and Housing Corporation.

Your Committee recommends that the supplementary budget for this amount

be approved.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

TENDERS FOR CHLORINATOR

To: His Worship the Mayor and Members of the City Council
From: Committee on Works
Date: June 6, 1961
Subject: Tenders - Chlorinator

The Committee on Works at a meeting held on the above date considered a tabulation of tenders as submitted by the City Manager and Commissioner of Works for a chlorinator for the North West Arm Sewerage Chlorination Plant.

Acceptance of the following tender was recommended:

Atlantic Bridge Co. Ltd. - \$2,143.25 (lowest tender)

On motion of Alderman Trainor, seconded by Alderman Macdonald, the Committee approved the report and recommended to City Council that the lowest tender, that of Atlantic Bridge Co. Ltd., in the amount of \$2,143.25, be accepted.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

TENDERS FOR LAUNDRY EQUIPMENT - BASINVIEW HOME

This matter was deferred in Committee for further information.

TENDERS FOR SODDING EXERCISE YARD - HALIFAX MENTAL HOSPITAL

June 15, 1961

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

At a meeting of the Public Health and Welfare Committee held on June 6, 1961, tenders were submitted and opened for the sodding of an exercise yard at the Halifax Mental Hospital as follows:

Dean's Nursery Limited	-----	\$500.00
Walker and Hall Limited	-----	500.00
Charles Marriott	-----	530.00
Watkinson Limited	-----	726.30

Your Committee recommends that the tender of Dean's Nursery Limited, in the amount of \$500.00, be accepted.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

City Council,
June 15, 1961

Subject: MOVED by Alderman Lane, seconded by Alderman Breen, that the report be approved. Motion passed.

REZONING NORTHWEST CORNER OF RECTOR AND ACADIA STREETS FROM R-2 ZONE TO R-3 ZONE
HEARING - JULY 27th

To: His Worship the Mayor and Members of City Council
From: Town Planning Board
Date: June 6, 1961
Subject: Rezoning - No. 49 Rector Street from R-2 Zone to R-3 Zone

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 of 49 Rector Street from R-2 zone to R-3 zone, as shown on drawing no. P/200-322, subject to the applicant's undertaking to build not more than six apartments on this land.

On motion of Alderman O'Brien, seconded by Alderman Trainor the Board approved the rezoning at 49 Rector Street from R-2 zone to R-3 zone and recommended to 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 Trainor, that the report be approved and a Public Hearing be held by Council on July 27th at 8:00 P. M. Motion passed.

MODIFICATION OF SIDEYARD - #253 ALMON STREET

To: His Worship the Mayor and Members of City Council
From: Town Planning Board
Date: June 6, 1961
Subject: Modification of Sideyard - #253 Almon 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 #253 Almon Street as shown on drawing no. P200/324.

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

MODIFICATION OF SIDEYARD - 43 ACADIA STREET

To: His Worship the Mayor and Members of City Council
From: Town Planning Board
Date: June 6, 1961

City Council,
June 15, 1961

Subject: Modification of Sideyard - No. 43 Acadia 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 a modification of sideyard at #43 Acadia Street.

It was moved by Alderman Trainor, seconded by Alderman Connolly, that the Board approve the application for sideyard modification at 43 Acadia Street and recommend it to City Council, subject to a full report on basement apartments being submitted by the City Manager to City Council.

The motion was passed with Aldermen O'Brien and Macdonald recorded as being against. His Worship the Mayor stated he was in favour of the motion.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

From: P. F. C. Byars, City Manager

Date: June 15, 1961

Subject: Items #12 & 13 - Council Agenda - Modification of Sideyard to
Legalize Basement Apartments

At the meeting of the Town Planning Board held on June 13th, 1961, certain applications were considered for modification of sideyard requirements in order to permit the continued use of already existing basement apartments. The owners of these properties have already been prosecuted in court for failing to obtain an occupancy permit. The question was raised as to whether the present owners had purchased their properties with the basement apartments already constructed or not.

Based on information received from the City Assessor, the following properties already contained illegal basement apartments when purchased by the present owner:

1. 43 Acadia Street owned by Chester F. Digdon.
2. 12 Glebe Street owned by Robert A. Rose.

Again, based on the assessment records, the following properties were owned by the present owners when the illegal apartments were constructed:

1. 10 Glebe Street owned by James D. Mahoney.
2. 14 Glebe Street under Agreement of Sale by Juliana Biron.
3. 5349 Duffus Street owned by Hugh Cooke.

Respectfully submitted,

P. F. C. BYARS,
CITY MANAGER.

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

At this time Alderman O'Brien read the following excerpt from a report of the Director of Planning dated June 6th, as follows:

"In previous cases of similar nature I have stressed the importance of restricting the development of basement apartments to the building which fulfill completely all the requirements of the Zoning By-law. In any circumstances, basement apartments are not desirable and the City may, in the future, consider stopping all basement apartment construction. In the meantime, I consider that where modifications to the present modest space standards are

necessary, apartments in basements should not be permitted or encouraged."

Alderman O'Brien felt that if Council is to vary from its past policy of rejecting sideyard modifications to permit basement apartments, the decision has to be on the basis of staff consideration of whether basement apartments in buildings with sideyards that are less than required by the present Zoning By-law, are satisfactory living accommodations, and meet the required standards of health and safety.

He said that if after receipt of sufficient information from the staff, Council agrees on the principles, they could be applied to individual cases; or it has to be decided whether Council policy should be based on the Planning Director's views that basement apartments are not desirable under the present definition in the Zoning By-law. But, he felt that before changing the By-law, the information from staff was necessary.

His Worship the Mayor then read Section F, Part XV, of the Zoning By-law which stated that the Council may make a modification of the sideyard, lot area or such regulations as may be necessary to secure appropriate development of the lot where such lot was separately owned at the time of the passing of the Zoning By-law. He questioned if the Council were restricted in its modifications to which the City Solicitor replied in the affirmative.

At this time it was agreed to hear Mr. W. C. Dunlop, Q. C., Solicitor for the applicant, who addressed Council in support of the modification and advised that the owner purchased the building in 1960 with a basement apartment which he (the owner) thought was legal; and the City records show that the apartment had been constructed several years before as it had been assessed by the City Assessor.

Council was advised that this house had been constructed in the year 1945 which was approximately 5 years before the passing of the Zoning By-law.

The City Manager reported that there are two different types of basement apartments; one where there is only three feet underground with the rest above ground, and the other, what is known as a cellar apartment where more than three feet is below ground level. He referred to apartment houses throughout Canada where there is an entrance from ground level which goes down two or three steps, which is the lower floor, with two stories above ground which are occupied as apartments. He also reported that this was not the case in the older countries where these types of apartments are not permitted and it may

be that the City should be looking to Canadian standards rather than European standards. There had been some discussion regarding this matter but the staff was not ready to report as yet due to other pressing commitments.

Alderman Macdonald also suggested that some policy be suggested or submitted to Council by the Planning Staff so there would be better judgment exercised with respect to the whole matter.

His Worship the Mayor advised that there is permission to erect basement and cellar apartments under certain conditions, which conditions are definitely described; but under the powers of Council, which are contained in the Zoning By-law, the modification is permitted to secure an appropriate development and that development must be one which is permitted under the Building Codes; and until such time as the Building Code is amended and Minimum Standards are amended prohibiting the construction of basement and cellar apartments, the Council cannot unreasonably withhold slight modifications of the sideyards. He suggested that the proper thing to do if Council were against basement apartments, would be to recommend that Council change the By-laws.

In reply to a question from Alderman Macdonald, the Commissioner of Works advised that the basement apartment in question violated the Minimum Standards and the Building Code and that if the owner applied for a permit to construct a basement apartment, it would be rejected because of the sideyard requirements and insufficient light area.

The motion was put and passed with Aldermen Macdonald and O'Brien wishing to be recorded against.

MOVED by Alderman Macdonald
following items be referred to the Planning Staff for consideration: Modification of sideyard at

<u>MODIFICATION OF SIDEYARD</u>	-	#10 Glebe Street
"	"	"
"	"	"
"	"	"
"	"	"

- #12 Glebe Street
- #14 Glebe Street
- #5349 Duffus Street

To: His Worship the Mayor and Members of City Council

From: Town Planning Board

Date: June 13, 1961

Subject: Modification of Sideyard - #10 Glebe Street, #12 Glebe Street, #14 Glebe Street and #5349 Duffus Street

The Town Planning Board at a meeting held on the above date considered reports from the Director of Planning recommending against requests for modification of sideyard at #10, 12 and 14 Glebe Street and #5349 Duffus Street in

City Council,
June 15, 1961

order to permit the continuation of basement apartments.

On motion of Alderman Connolly, seconded by Alderman Healy, the Board sent the above items to City Council without any recommendation because City Council (June 15, 1961) have before them on the same agenda a test case, that is, Item #12--Modification of Sideyard, #43 Acadia Street.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

From: P. F. C. Byars, City Manager

Date: June 15, 1961

Subject: Items #12 & 13 - Council Agenda - Modification of Sideyard to
Legalize Basement Apartments

At the meeting of the Town Planning Board held on June 13th, 1961, certain applications were considered for modification of sideyard requirements in order to permit the continued use of already existing basement apartments. The owners of these properties have already been prosecuted in court for failing to obtain an occupancy permit. The question was raised as to whether the present owners had purchased their properties with the basement apartments already constructed or not.

Based on information received from the City Assessor, the following properties already contained illegal basement apartments when purchased by the present owner:

1. 43 Acadia Street owned by Chester F. Digdon.
2. 12 Glebe Street owned by Robert A. Rose.

Again, based on the assessment records, the following properties were owned by the present owners when the illegal apartments were constructed:

1. 10 Glebe Street owned by James D. Mahoney.
2. 14 Glebe Street under Agreement of Sale by Juliana Biron.
3. 5349 Duffus Street owned by Hugh Cooke.

Respectfully submitted,

P. F. C. BYARS,
CITY MANAGER.

MOVED by Alderman Trainor, seconded by Alderman Ferguson, that the following items be referred back to the Town Planning Board for further

consideration: Modification of Sideyard - #10 Glebe Street;
" " " " - #12 Glebe Street;
" " " " - #14 Glebe Street;
" " " " - #5349 Duffus Street;
" " " " - #5213 Duffus Street; and that

(1) a report be submitted from the City Manager giving information as to whether or not applications for permits had been made and if any had been refused; (2) also that a report be submitted from staff through the City Manager advising if there is any conflict between the present Zoning By-law and Ordinance No. 50, and how they apply.

City Council,
June 15, 1961

Alderman O'Brien also requested a report from the City Solicitor to the Town Planning Board giving the following information: "Is it not possible to maintain that an appropriate development in terms of Part XV, Section 1(f), is a single family dwelling on a lot of the size concerned here, and, therefore, it is strictly a matter of judgment which appropriate development we consider to be in harmony with the general purpose and intent. Therefore, this direction towards one is a matter of our judgment as individuals on this Council."

The motion was then put and passed.

SERVICE STATION - SOUTHWEST CORNER OF HOWE AVENUE AND DUTCH VILLAGE ROAD

To: His Worship the Mayor and Members of City Council
From: Town Planning Board
Date: June 6, 1961
Subject: Service Station - #140 Howe Avenue at Dutch Village Road

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 application for the erection of a service station at #140 Howe Avenue at Dutch Village Road as shown on drawing No. P202/21, in accordance with Section 797 of the City Charter and subject to a detailed agreement on layout.

On motion of Alderman Connolly, seconded by Alderman O'Brien, the Board approved the report and recommended it to City Council. Alderman Trainor was recorded as being "against".

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

Alderman Trainor referred to the fact that there has been experience in the New England States during the last two or three years where a lot of service stations have been forced to close and they have been turned into junk yards, trucking centres, used car lots and welding shops.

He asked if the City Manager could advise the Council whether the City has sufficient strength in its law to force closing of these stations if they close through lack of business, to which the Manager replied that he was not satisfied that the City did have sufficient control in its by-laws at the present time.

MOVED by Alderman Trainor that the following applications for service stations be deferred: (1) Southwest Corner of Howe Avenue and Dutch Village Road; (2) Barrington Street (Between Young Street and Hanover Street); (3) Corner of Barrington and Russell Streets; (4) Northeast Corner of Agricola

City Council,
June 15, 1961

and Cunard Streets, until such time as the City Manager has the opportunity to submit a complete report on the procedure followed with respect to the erection of service stations in East Kildonan, and also has the opportunity to look into the matter of whether the City's laws are strong enough to enforce control of service stations if they fail to function as such.

There was no seconder to the motion to defer.

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

The Director of Planning advised that the Planning Staff is now working on service station regulations and the report with recommendations should be ready in about two or three weeks.

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

The City Manager was directed to report to Council, at some future date, on the information requested above by Alderman Trainor as well as the experience of other cities in Canada concerning the granting of service station permits.

SERVICE STATION - BARRINGTON STREET (BETWEEN YOUNG STREET AND HANOVER STREET)

To: His Worship the Mayor and Members of City Council

From: Town Planning Board

Date: June 6, 1961

Subject: Service Station - 1294 Barrington 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 erection of a service station at 1294 Barrington Street as shown on drawing no. P202/33, in accordance with Section 797 of the City Charter and subject to a reduction of the proposal to confine it to C-2 Commercial zone and a detailed agreement on layout.

It was moved by Alderman Fox, seconded by Alderman Connolly, that the report be approved and recommended to City Council. Motion passed with Alderman Trainor being recorded against.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

MOVED by Alderman Fox, seconded by Alderman Connolly, that the report be approved. Motion passed with Alderman Trainor wishing to be recorded against.

Council,
June 15, 1961.

USE OF COUNCIL - ALL MATTERS

To: His Worship the Mayor and Members of City Council,
June 15, 1961
From: Committee on Works.

SERVICE STATION - #1194-1200 BARRINGTON STREET (CORNER BARRINGTON AND RUSSELL)

To: His Worship the Mayor and Members of City Council
From: Town Planning Board
Date: June 6, 1961
Subject: Service Station - #1194-1200 Barrington 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 to erect a service station at #1194-1200 Barrington Street.

It was moved by Alderman Connelly, seconded by Alderman Macdonald, that the report be approved and recommended to City Council. Motion passed.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

Mr. J. D. Moore appeared before Council and requested that the application for this service station be deferred until such time as an application to rezone No. 2 Russell Street has been processed.

On approved recommended to City Council
MOVED by Alderman Butler, seconded by Alderman Fox, that the request be granted. Motion passed.

The matter was then deferred.

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

ENCROACHMENT - SOUTHEAST CORNER OF SPRING GARDEN ROAD AND RUSSELL STREET

To: His Worship the Mayor and Members of City Council
From: Committee on Works.
Date: June 6, 1961.
Subject: Encroachment - Southeast Corner Spring Garden Road and Russell Street.

Council,
June 15, 1961.

USE OF COMMON - BILL LYNCH SHOWS

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

From: Committee on Works.

Date: June 6, 1961.

Subject: Use of Common - Bill Lynch Shows (Change of Date)

The Committee on Works at a meeting on the above date considered a request from Bill Lynch Shows Limited for a postponement by one week of the period already granted to Mr. Lynch and the new dates to read from June 17 to July 1, inclusive.

It was moved by Alderman Fox and seconded by Alderman Trainor that the request be granted and the same was recommended to City Council.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

REQUEST FOR PARKING SPACE - BUCKINGHAM STREET PARKING LOT -
NOVA RUG CLEANERS

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

From: Committee on Works.

Date: June 6, 1961.

Subject: Request for One Parking Space - Buckingham Street Parking Lot.

The Committee on Works at a meeting held on the above date considered a request from Nova Rug Cleaners for one parking space by the month in the Buckingham Street Parking Lot.

On motion of Alderman Trainor, seconded by Alderman Connolly, the Committee approved the application under the usual terms and conditions, and the same was recommended to City Council.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

ENCROACHMENT - SOUTHEAST CORNER OF SPRING GARDEN ROAD AND ROBIE STREET

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

From: Committee on Works.

Date: June 6, 1961.

Subject: Encroachment - Southeast Corner Spring Garden Road and Robie Street.

Council,
June 15, 1961.

The Committee on Works at a meeting held on the above date considered a request for permission for a building at the southeast corner of Spring Garden Road and Robie Street to encroach over the street line approximately three inches.

It was moved by Alderman Trainor, seconded by Alderman Connolly that the Committee recommend to City Council that the request be granted subject to the submission of a report to Council at the same time by the City Manager on the appropriate encroachment fee.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

FEE FOR ENCROACHMENTS

The City Manager observed that with respect to the granting of encroachment rights the normal trend has been to charge a nominal fee of \$1.00 per year which had been the fee charged by the other corporations, such as the Canadian National Railway, for crossing rights, but recently the railways have increased the fee to \$10.00 per year and he recommended that the City follow the lead of the railways and increase its fee to \$10.00 per year.

It was agreed to refer the matter to the Finance and Executive Committee for consideration.

APPLICATION TO ERECT A SERVICE STATION - NORTHEAST CORNER OF
AGRICOLA AND CUNARD STREETS

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

From: Town Planning Board.

Date: June 6, 1961.

Subject: Service Station - Northeast Corner - Cunard and Agricola Streets.

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 erect a service station at the northeast corner of Cunard and Agricola Streets.

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

Council,
June 15, 1961.

TENDERS - SEWER TRENCHING

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

From: Committee on Works.

Date: June 6, 1961.

Subject: Tender - Sewer Trenching.

The Committee on Works at a meeting held on the above date considered a report from the City Manager recommending that the tender for sewer trenching work on Lady Hammond Road be awarded to Tidewater Construction Co. Ltd. (lowest tender) and that the sewer trenching work on Aikens Avenue be allocated to City Forces.

It was moved by Alderman Macdonald, seconded by Alderman O'Brien, that the report be approved and recommended to City Council. The motion was passed with Alderman Trainor being recorded against. His Worship the Mayor stated that he was in favour of the action proposed in the report.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

USE OF CITY LANDING, QUINPOOL ROAD - BOAT TOURS

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

From: Committee on Works.

Date: June 6, 1961.

Subject: Use of City Landing, Quinpool Road, for Boating Tours.

The Committee on Works at a meeting held on the above date considered a report from the Chairman of the Tourist and Convention Committee regarding the use of the City Landing at Quinpool Road for water sight-seeing purposes. The Tourist Committee recommended that the Halifax Water Sight-Seeing Service be given permission to use the landing at the Armdale Ferry Wharf with the proviso that another site be secured for the second applicant, Mrs. Baker, and that the same fee as charged last year, that is ten dollars, be charged to each applicant. If no site can be located, the Tourist Committee recommends that both parties be granted permission to use the wharf provided that they can get together and come up with a plan of staggered hours.

On motion of Alderman Fox, seconded by Alderman Trainor, the Committee approved the recommendation of the Tourist and Convention Committee, and recommended the same to City Council.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

Council,
June 15, 1961.

REZONING LAND - FENWICK STREET - R-3 Zone to C-2 Zone - SETTING
DATE FOR A PUBLIC HEARING

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Rezoning - Fenwick Street Land - R-3 to C-2.

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 of land shown on drawing no. P200/231, OO-9-15124 from R-3 to C-2 and that a date be set for public hearing.

On motion of Alderman Connolly, seconded by Alderman Healy, the Board approved the rezoning of land on Fenwick Street as shown on drawing no. P200/331, OO-9-15124 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 Connolly, seconded by Alderman Healy, that the report be approved and Council fix July 27, 1961, at 8:00 P. M. in the Council Chamber as the time and place for a public hearing in this matter. Motion passed.

ALTERATION TO A SUBDIVISION - FENWICK STREET LAND

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Alteration to a Subdivision - Fenwick Street Land.

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 - Fenwick Street Land (32, 34, 36 and 38 Queen Street) as shown on drawing no. P200/331, OO-9-15124.

On motion of Alderman Connolly, 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 Connolly, seconded by Alderman Healy, that the report be approved. Motion passed.

Council,
June 15, 1961.

ALTERATION TO A SUBDIVISION - EXHIBITION GROUNDS - OLAND'S PROPERTY

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Alteration to a subdivision - Exhibition Grounds - (Olands Property)

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 the Exhibition Grounds (Olands Property) as shown on drawing no. P500/15, 00-9-15116, in accordance with Section 727 (c) of the City Charter, and that no public hearing be held.

On motion of Alderman Fox, 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 Connolly, seconded by Alderman Fox, that the report be approved. Motion passed.

ALTERATION TO A SUBDIVISION - NO. 110-112 QUINPOOL ROAD

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Alteration to a Subdivision - No. 110-112 Quinpool Road.

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. 110-112 Quinpool Road, as shown on drawing no. P200/308, 00-9-15112, in accordance with Section 727 (c) of the City Charter and that no public hearing be held.

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

Council,
June 15, 1961.

ATTENDANCE OF A POLICE CONSTABLE AT THE IDENTIFICATION SEMINAR
AT OTTAWA

June 15, 1961.

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

At a meeting of the Safety Committee held on June 6, 1961, a report was submitted from the Chief of Police recommending that Constable Wilfred Conrod be permitted to attend an Identification Seminar at the R. C. M. Police Barracks in Ottawa for one week beginning September 11th, and that the approximate sum of \$200.00 be provided from Account 9-61.

Your Committee concurs in this recommendation.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

ALTERATION TO A SUBDIVISION - NO. 29 KAYE STREET

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Alteration to A Subdivision - No. 29 Kaye 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 an alteration to a subdivision at No. 29 Kaye Street, as shown on drawing no. P200/328, 00-9-15122 in accordance with Section 727(c) of the City Charter and that no public hearing be held.

On motion of Alderman Connolly, seconded by Alderman Trainor, 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 Connolly, that the report be approved. Motion passed.

ALTERATION TO A SUBDIVISION - NO. 74-78 CONNAUGHT AVENUE

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Alteration to A Subdivision - No. 74-78 Connaught Avenue.

Council,
June 15, 1961.

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 number 74-78 Connaught Avenue as shown on drawing no. P200/307 in accordance with Section 727(c) of the City Charter and that no public hearing be held.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

MODIFICATION OF SIDEYARD - NO. 74-78 CONNAUGHT AVENUE

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Modification of Sideyard - No. 74-78 Connaught Avenue.

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favour of a modification of sideyard at no. 74-78 Connaught Avenue.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

MODIFICATION OF LOT FRONTAGE - NO. 118 RALSTON AVENUE

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Modification of Lot Frontage - No. 118 Ralston Avenue.

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favour of a modification of lot frontage at No. 118 Ralston Avenue as shown on drawing no. P200/316.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

Council,
June 15, 1961.

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

ALTERATION TO OFFICIAL STREET LINES - MUMFORD ROAD FROM CHEBUCTO ROAD TO DUTCH VILLAGE ROAD - SETTING DATE FOR A PUBLIC HEARING

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Alteration to Official Street Lines - Mumford Road (Chebucto Road to Dutch Village Road)

The Town Planning Board at a meeting held on the above date considered a report from the City Engineer recommending that the official street lines on Mumford Road from Chebucto Road to Dutch Village Road be altered to a new official width varying from 70 feet to 84 feet to 63 feet.

On motion of Alderman Trainor, seconded by Alderman O'Brien, the Board approved the report and recommended to City Council that July 27, 1961, be set as a date for a public hearing on this matter.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

ALTERATION TO OFFICIAL STREET LINES - MORRIS STREET FROM WATER STREET TO SOUTH PARK STREET - SETTING DATE FOR A PUBLIC HEARING

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Alteration to Official Street Lines - Morris Street - (Water Street to South Park 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 northern official street lines of Morris Street from Water Street to South Park Street to an 80 foot width.

On motion of Alderman Trainor, seconded by Alderman Connolly, the Board approved the report and recommended to City Council that July 27, 1961, be set as a date for a public hearing on this matter.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

MOVED by Alderman Trainor, seconded by Alderman Connolly, that the report

Council,
June 15, 1961.

be approved and Council fix July 27, 1961 at 8:00 P. M. in the Council Chamber as the time and place for a public hearing in this matter. Motion passed.

ALTERATION TO OFFICIAL STREET LINES - PORTLAND PLACE FROM BRUNSWICK STREET TO
MAITLAND STREET - SETTING DATE FOR A PUBLIC HEARING
ALTERATION TO OFFICIAL STREET LINES - PORTLAND PLACE FROM MAITLAND STREET TO
GOTTINGEN STREET - SETTING DATE FOR A PUBLIC HEARING
ALTERATION TO OFFICIAL EASTERN STREET LINE OF MAITLAND STREET FROM
PORTLAND PLACE TO FALKLAND STREET - SETTING DATE FOR A PUBLIC HEARING

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: (a) Alteration to Official Street Lines - Portland Place -
Brunswick Street to Maitland Street.
(b) Extension to Official Street Lines - Portland Place -
Maitland Street to Gottingen Street.
(c) Alteration to Official Eastern Street Line of Maitland
Street - Portland Place to Falkland Street.

The Town Planning Board at a meeting held on the above date considered a report from the City Engineer recommending in favour of (a) altering the official street lines of Portland Place from Brunswick Street to Maitland Street to a width of 60 feet; (b) the extension of the official street lines of Portland Place from Maitland Street to Gottingen Street to a total width of 60 feet; and (c) the alteration to the eastern street line of Maitland Street from Portland Place to Falkland Street to a total width of 60 feet.

On motion of Alderman Trainor, seconded by Alderman O'Brien, the Board approved the report and recommended to City Council that July 27, 1961, be set as the date for a public hearing on this matter.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

MOVED by Alderman Trainor, seconded by Alderman O'Brien, that in accordance with the recommendations of the Town Planning Board Council set Thursday, July 27, 1961 at 8:00 P. M. in the Council Chamber, City Hall, Halifax, N. S. as the time and place for a Public Hearing respecting the following matters:

- (a) Alteration to the Official Street Lines - Portland Place from Brunswick Street to Maitland Street;
- (b) Alteration to the Official Street Lines - Portland Place from Maitland Street to Gottingen Street;
- (c) Alteration to the Official Eastern Street Line of Maitland Street from Portland Place to Falkland Street.

The motion was put and passed.

Council,
June 15, 1961.

MODIFICATION OF SIDEYARD - NO. 495 CONNAUGHT AVENUE

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

From: Town Planning Board.

Date: June 13, 1961.

Subject: Modification of Sideyard - No. 495 Connaught Avenue.

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending against the modification of sideyard at No. 495 Connaught Avenue in order to permit the continuation of a basement apartment.

On motion of Alderman Trainor, seconded by Alderman Fox, 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 Fox, that the report be approved. Motion passed.

STORM SEWER EASEMENTS - DEAL STREET

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

From: Committee on Works.

Date: June 13, 1961.

Subject: Storm Sewer Easements - Deal Street Storm Sewer.

The Committee on Works at a meeting held on the above date considered a report from the City Engineer recommending that the City obtain two storm sewer easements in the Deal Street area. The first easement is over the property of Mr. S. Butler and has an area of 947 square feet. The amount of compensation for this easement would be \$118.38 or 12½ cents per square foot. The second easement is over the property of Mr. T. Wrixon and has an area of 1,571 square feet. The amount of compensation would be \$235.65 or 15 cents per square foot.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

MOVED by Alderman Trainor, seconded by Alderman O'Brien, that the report be approved. Motion passed with Alderman Butler, abstaining from voting.

INSTALLATION OF TRAFFIC LIGHTS

June 15, 1961.

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

At a meeting of the Safety Committee held on June 6, 1961, a report was

Council,
June 15, 1961.

submitted from the Chief of Police recommending installation of traffic lights at the following intersections:

- (1) Windsor and Young Streets;
- (2) Morris and South Park Streets;
- (3) Coburg Road and Oxford Street.

He also recommended traffic lights for the intersection of Sackville and Brunswick Streets as well as a traffic island if funds were available.

Your Committee recommends:

(1) that tenders be called for the purchase of traffic lights for installation at the three intersections mentioned above and that a progress report be submitted from the Traffic Engineer, through the City Manager, respecting the need for lights and a traffic island at the intersection of Sackville and Brunswick Streets;

(2) that the Traffic Engineer, through the City Manager, submit a report listing the projects for study on a priority basis for the guidance of this Committee.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

REDRAFT - ORDINANCE NO. 50 - MINIMUM STANDARDS - FIRST READING

June 15, 1961.

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

At a meeting of the Finance and Executive Committee held on June 6, 1961, a redraft of Ordinance Number 50 respecting "Minimum Standards for Housing Accommodation", as submitted by the City Solicitor's Department, was considered.

Your Committee recommends that the Ordinance as submitted be read and passed a first time.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

Deferred for redrafting.

REQUEST FOR CHAIN-OF-DIMES

June 15, 1961.

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

At a meeting of the Finance and Executive Committee held on June 6, 1961, an application was submitted from the Beta Hi-Y Chapter requesting permission to operate a Chain-of-Dimes on October 20, 1961 for the purpose of providing help for underprivileged parents and children in other parts of the world.

Your Committee recommends that the permission requested be granted.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

Council,
June 15, 1961.

MOVED by Alderman Breen, seconded by Alderman Greenwood, that the report be approved and that permission be granted to use persons under the age of eighteen years as taggers. Motion passed.

TAG DAY - SILVER CROSS WOMEN

June 15, 1961.

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

At a meeting of the Finance and Executive Committee held on June 6, 1961, an application was submitted from the Silver Cross Women of Canada requesting permission to hold a Tag Day on October 21, 1961.

Your Committee recommends that the permission requested be granted.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

MOVED by Alderman Lane, seconded by Alderman Butler, that the report be approved and that permission be granted to use persons under the age of eighteen years as taggers. Motion passed.

ADJUSTMENT OF RENTIS - NO. 136-138 ARGYLE STREET

June 15, 1961.

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

At a meeting of the Finance and Executive Committee held on June 6, 1961, a report was submitted from the City Solicitor advising that the property, No. 136-138 Argyle Street, was purchased by the City and all adjustments were made as of March 31, 1961.

Prior to this date, the City was paid the sum of \$86.00 by tenants residing in the building and City Council authorization is requested to apply this sum as a credit to the rental account of W. A. Maling and Company Limited.

Your Committee recommends that the authorization requested be granted. Alderman Breen abstained from voting.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

MOVED by Alderman Abbott, seconded by Alderman O'Brien, that the report be approved. Motion passed with Alderman Breen abstaining from voting.

THEATRE AND ARTS CENTRE TO BE LOCATED IN HALIFAX - GIFT OF LADY DUNN

His Worship the Mayor: "You have been informed through the Press of the Premier's announcement regarding the gift of Lady Dunn. This took place at the

Council,
June 15, 1961.

Province's Dinner at the Convention of the Canadian Federation of Mayors and Municipalities and you have read that this evoked comment from myself. I have had an opportunity to discuss this with you individually and I have heard your comments of approval. Knowing it was your wish I telephoned Lady Dunn and expressed to her the appreciations of the City Council of her decision in association with Lord Beaverbrook to establish this concert hall and theatre building which will provide an auditorium with stage facilities for concerts, drama, lectures and meetings. I think Lady Dunn was quite pleased to hear from us. She indicated that she would be coming to Halifax shortly and on that occasion she would be happy to have a discussion with me and the Premier on certain further details. Until those details are known, I can do no more."

Alderman Lane: "I understand the gift is to the Province and is to be located in Halifax."

His Worship the Mayor: "I believe the original gift was described in that fashion. The Premier assured me by telephone that if it were necessary to move the City Field that any of his previous commitments to co-operate with the City on the matter of a site would continue to hold and it was so expressed. The details of that I have not before me. I thought it best for us to await the further information that would be forthcoming in due course from Lady Dunn and Lord Beaverbrook before making a further report and seeking your advice and consideration."

LETTER - REGIONAL LIBRARY BOARD RE: BRANCH LIBRARY - BAYERS ROAD SHOPPING CENTRE

June 9, 1961

Mr. Ralph Stoddard,
City Clerk,
City Hall,
Halifax, N. S.

Dear Mr. Stoddard:

At its meeting on June 6 the Halifax Regional Library Board instructed me to write to City Council re the possibility of locating a library branch in the Industrial Building as had been noted in the minutes of City Council dated April 20, 1961.

The Forum Commission was approached and the area examined. The 12,500 square feet on the ground floor is more than sufficient, but the fact that it will not be available before January, 1963 was considered to be very much against it. Therefore, the Board, following considerable discussion, unanimously agreed to re-affirm its request of \$30,000 Capital Funds to proceed with the establish-

City Council,
June 15, 1961

ment of a library branch in the Shopping Center.

report be approved. Motion passed.

Very sincerely yours,

Mary Cameron, Secretary,
Halifax Regional Library Board.

MOVED by Alderman Ferguson, seconded by Alderman Trainor, that the matter be referred to the Finance and Executive Committee for consideration.

The motion was put and passed.

DEED - HILLCREST MOTORS LIMITED - RESTRICTIVE COVENANTS

R. A. Kanigsberg, Q. C.

June 12, 1961

Mr. Peter Byars,
City Manager,
City Hall,
Halifax, Nova Scotia

Dear Mr. Byars:

Re: Lots 1 to 7 - Young Street Subdivision
Purchased from City of Halifax by
Hillcrest Motors Limited

On behalf of my clients, Hillcrest Motors Limited, I wish to advise you that they have now abandoned their intention of building a plant on the Young Street land recently purchased from the City and which sale contains a clause therein that they are bound to reconvey to the City at their original purchase price.

Yours very truly,

R. A. Kanigsberg.

MOVED by Alderman Ferguson, seconded by Alderman Trainor, that the notice of intention to abandon and the matter of the completion of the transfer be confirmed by the City Solicitor. Motion passed.

ACQUISITION OF PROPERTY - 2 CUNARD COURT

June 15, 1961

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

At a meeting of the Redevelopment Committee held on June 14, 1961, a report was submitted from the Compensation Officer recommending acceptance of the offer of Mr. Ernest Pottie to sell his property at No. 2 Cunard Court for the sum of six thousand three hundred dollars (\$6,300.00) which offer is made on the condition that Mr. Pottie receives sixty days' rent-free use of the property after receipt of the cheque from the City.

Your Committee recommends that the recommendation of the Compensation Officer be approved, provided that the transaction can be completed and the cheque issued to Mr. Pottie by June 30, 1961; and subject to formal approval by the Central Mortgage and Housing Corporation.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

City Council,
June 15, 1961

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

SETTLEMENT OF CLAIM - #172-174 ARGYLE STREET

June 15, 1961

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

At a meeting of the Redevelopment Committee held on June 14, 1961, a letter was submitted from the Regional Supervisor of Central Mortgage and Housing Corporation advising that Head Office approval had been given by his Corporation to the payment of \$17,900.00 covering all claims resulting from the expropriation of the property, #172-174 Argyle Street, formerly owned by Mr. H. Velemirovich.

Your Committee recommends that this transaction be now completed.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

WESTWOOD PARK HOUSING PROJECT - APPROVAL OF PLANS, SPECIFICATIONS AND COST ESTIMATES - PHASE 1

June 15, 1961

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

At a meeting of the Redevelopment Committee held on June 14, 1961, the following letter was submitted from the Regional Supervisor of Central Mortgage and Housing Corporation:

File: 119-3-H1-4 Tender
May 4, 1961

Mayor John E. Lloyd,
City Hall,
Halifax, N. S.

Dear Sir: Re: Westwood Park Project

I have received from the City Clerk an extract of the minutes of a meeting of City Council held April 27th indicating approval of the plans, specifications and cost estimates of Phase 1 of the above project, subject to certain conditions.

The first of these relating to underground wiring is easy to resolve. The Corporation is prepared to include the additional cost as a Partnership expense and revised cost estimates will be submitted for signature.

The second condition requires that the policy with respect to the supplying of electric stoves and refrigerators be reviewed by C.M.H.C. with the Redevelopment Committee, and submitted to City Council before installations are made. In Phase 1, it is intended that only the 8 units intended for elderly citizens will be supplied with electric stoves and refrigerators. In Phase 11 we propose all 65 units in the 6 storey apartment building will be supplied.

Reference was made to the experience with stoves and refrigerators in the Mulgrave Park Project, and I believe this has to do with the service charge over and above shelter rent. It has been stated by some tenants or would-be tenants that they cannot pay the rents including the service charge. It is pointed out that the shelter rent is approximately 20% of the family income in accordance with the Carver-Hopgood Scale. The service charge is 38% of the rent and covers the provision of heat, domestic hot water and electric stove and refrigerator. The charge, therefore, for fully serviced accommodation is 27.6% of family income.

As a matter of fact, the charge for stoves and refrigerators averages about \$2.50 per month, which is much less than the tenant would have to pay for similar equipment provided out of his own resources. It is submitted, therefore, that the provision of electric stoves and refrigerators contributes very little to the so-called high service charge. In Mulgrave Park it was originally intended to supply stoves and refrigerators only to the apartments, but on the recommendation of the Housing Authority, the City and Province, because heat and domestic hot water were being supplied to all units, C.M.H.C. agreed to include the row housing units.

At Westwood Park, heat and domestic hot water will only be supplied to the elderly citizens' units and the high-rise building. Therefore, it was the C.M.H.C. recommendation that electric stoves and refrigerators would be restricted to the same units, and a suitable service charge will be added to the shelter rent.

I would also point out that it is difficult to provide chimney facilities in the apartment building to provide for stoves burning solid or liquid fuel, and the use of ice-refrigerators might well contribute to a heavy maintenance expenditure. It is, therefore, recommended that the Redevelopment Committee and City Council will approve of the provision of stoves and refrigerators as proposed. I would appreciate your advice in order that the design of the apartment building may proceed.

It is noted that the minute of Council gives approval only to the estimates of Phase I. It is, therefore, requested that approval to the cost estimates of Phase II and the combined estimates for the project be given including underground wiring for a total of \$2,461,191. Tenders will be called for Phase I as soon as possible after the receipt of Provincial approval. Plans and specifications for Phase II will be presented for approval prior to the tender call.

Yours very truly,

Homer Borland,
Regional Supervisor.

HB/hjr

c.c. Mr. T.P. Lusby

Your Committee approved of the recommendation and request contained in the letter, and recommends same to City Council.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

Mr. Borland of Central Mortgage and Housing Corporation advised that the Province of Nova Scotia had approved of the stoves, refrigerators and underground wiring and revised estimates had gone forward to the Minister of Public Works, and that his approval would be forthcoming shortly.

His Worship the Mayor submitted a letter from the Minister dated June 9th referring to an item concerning \$19,000.00 for excavation in connection with the retaining wall and approval, by the City, of certain extras.

The letter was referred to the City Manager and Mr. Borland to process.

DOWNTOWN PARKING GARAGE

June 15, 1961

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

At a meeting of the Redevelopment Committee held on June 14, 1961, a report was submitted from the sub-committee appointed to study proposals for the erection of a downtown parking garage, in which it was recommended that the proposal of Tex Park Limited be accepted under the following terms and conditions:

(a) The Company be granted a 20-year lease at \$18,000.00 per annum or 15% of the gross revenue earned from parking, whichever is the higher.

(b) The Company be granted 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.

(c) City property and business taxes with respect to the downtown parking garage to be fixed at \$18,000.00 per annum during the rental periods, with the exception that the tenants shall be required to pay normal business occupancy taxes on office space. (Tex Park Limited has abandoned its original intention to operate a supermarket on the Hollis Street level and proposes to confine that space to occupancy for office purposes only.)

(d) The Company be granted an 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 within the 10-year period, the ownership of the building will revert to the City of Halifax at the termination of the final rental period, that is after the renewable extensions of rental have been completed (40 years).

(e) The rates for short term parking shall be as follows:

For the first hour or part thereof.....	25¢
For each additional hour or part thereof.....	20¢
For monthly parking.....	\$25.00

The sub-committee also concurs that the aforementioned parking rates should remain in effect for a period of five years and any increase in parking rates shall be based upon an increase in Canadian cost-of-living index, and to be confirmed by agreement between the City of Halifax and Tex Park Limited.

(f) The Company shall provide accommodation for 302 cars, composed of 275 short term hourly parking spaces and 27 monthly stalls, and any increase in space allocated to long term parking would only be permitted when short term parking falls below 75% occupancy, as determined by the previous month's tabulation.

In addition to the aforementioned provisions proposed by the Company, the sub-committee recommends that the following further provisions be incorporated in an agreement to be drafted by the City Solicitor. They received the concurrence of Mr. K. C. Scott, the Company's local representative, who will recommend their acceptance to his principals.

(1) Provision be made at the main entrance, at the northwestern corner of the building, for two lanes of in-flowing traffic to the facility.

(2) The Company undertake to have the flow of traffic into and from

the garage and around its pumps conform with the directions of the City's traffic authority.

(3) The Company enlarge the proposed stairway, washroom and elevator area, increase the size of the elevator and make such other provisions therein that will avoid the possibility of congestion.

(4) The Company be required to provide an additional set of stairs to those provided in the plans submitted, at a location and design satisfactory to the fire authority of the City.

(5) The Company undertake to confine its lease of space on Hollis Street to office use only.

(6) The sub-committee concurs with the proposal of the Company that parking meters at the following locations be removed:

(a) on Sackville Street, both sides, from Barrington Street to Hollis Street;

(b) on Granville Street, both sides, from Sackville Street to Salter Street.

(7) The City agree to review its agreement with the Company with respect to the siting of parking meters in the area of the garage one year after its opening.

(8) The Company undertake to finance its project, whether by mortgage loan or otherwise, without prejudicing or impairing the City's free title to the leased site.

(9) That the Agreement with the Company be binding on its Successors and Assigns at law, so as to ensure to the City that the building will be continued as a parking garage facility during the life of the agreement.

Your Committee approves the recommendation of the sub-committee and further recommends that His Worship the Mayor and the City Clerk be authorized to execute an agreement, which is to be prepared by the City Solicitor, containing the above terms and conditions, with Tex Park Limited.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

MOVED by Alderman Ferguson, seconded by Alderman Trainor, that the recommendation contained in the report be approved and that the lease be submitted to the Minister of Municipal Affairs for his approval. Motion passed unanimously.

SETTLEMENT - PROPERTIES 46-46½; 48 AND 50 CORNWALLIS STREET

June 15, 1961

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

At a meeting of the Redevelopment Committee held on the above date, a letter was submitted from Mr. R. L. Rooney, Q. C., Solicitor for Susan and Joseph Younes, advising that the sum of \$24,500.00 is acceptable as full settlement and without prejudice to the owners of the properties, Nos. 46-46½; 48 and 50 Cornwallis Street, which were expropriated by the City on April 27, 1961.

Your Committee recommends that the claim be settled in the amount of

City Council,
June 15, 1961

\$24,500.00 which is acceptable to Central Mortgage and Housing Corporation.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

APPLICATION TO REZONE #2 RUSSELL STREET FROM R-1 ZONE TO C-2 COMMERCIAL ZONE

Application referred to the Town Planning Board for consideration and report.

10:25 P. M. Council adjourned to the Mayor's Office.

11:55 P. M. Council re-convened, the following members being present: His Worship the Mayor, Chairman; Aldermen Breen, Lane, Macdonald, Butler, Fox, Ferguson, Trainor, Healy, Connolly, O'Brien and Greenwood.

REDEVELOPMENT - CENTRAL DOWNTOWN AREA

June 15, 1961

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

At a meeting of the Redevelopment Committee held on June 14, 1961, the following letter from His Worship the Mayor was considered:

To: The Redevelopment Committee
From: His Worship the Mayor
Date: June 14, 1961
Subject: Redevelopment - Central Downtown Area

From time to time the members of City Council and private citizens have expressed concern over the timing and nature of the redevelopment of the Jacob Street clearance area.

We have received several enquiries from major developers in Canada who have expressed their interest in our redevelopment plans in the City.

Following the Industrial Commission's visit to Toronto, articles appeared in the Financial Post outlining the redevelopment projects that were being undertaken in the City. From this publicity of our efforts we received enquiries from the Toronto General Trusts Corporation. They informed us that one of their clients, a U.K. organization affiliated with Anglin Norcross Limited, were particularly interested in this type of major development. The English group has completed some 90 million dollars worth of redevelopment in the U. K. over the past couple of years and are presently involved in the Davisville project in Toronto approximating an expenditure of 15 million dollars. The combined group is also interested in a major project in Montreal.

In due course we were notified by Mr. Critchley Waring, of Toronto General Trusts Corporation, that he wished to bring to Halifax a Mr. J.L. Godfrey, Managing Director of Property and General Investments of England, for an appraisal with us of our redevelopment prospects. The aforementioned gentlemen arrived in Halifax last Monday evening, accompanied by Mr. Dean of Toronto General Trusts Corporation and Mr. Eric Harrington, President of Anglin Norcross Limited.

The City Manager and the Commissioner of Works were detailed to assist me in the preliminary conferences. We have been engaged in this appraisal of our position in the past three days. We were later joined by the Members of the Redevelopment Committee and the President and Vice-President of the Board of Trade.

It was apparent to all members at the conferences that a very much enlarged conception of the redevelopment of the entire downtown area must be designed and completed and not confined solely to a call for proposals for a redevelopment of Jacob Street only. It is a matter of great urgency that we expedite as rapidly as possible a development concept of the entire downtown area, with which the Jacob Street Area is appropriately integrated.

To date it has been our policy to leave in the hands of our town planners the preparation of a development plan for the entire City, with the exception of the Jacob Street area. Because of the time required to produce a development plan which includes major redevelopment schemes, it would be a costly delay to defer a Master Development Plan of the downtown area until a development plan of the entire City was completed.

In order to advance to an earlier date a working program of redevelopment of the central downtown area, it is recommended that we endeavour to produce in a period of four weeks, if possible, and not more than six weeks, a general conception of the form and design to which the redevelopment of downtown Halifax should conform. To accomplish this purpose Mr. J. L. Godfrey has agreed to prepare a conception which he would consider feasible to place before developers for the redevelopment of downtown Halifax concurrently with the redevelopment of the Jacob Street Area.

Mr. Godfrey undertakes to engage qualified architectural services to produce the general plan required in accordance with the terms of reference submitted to them by Mr. Godfrey. Mr. Godfrey has agreed to undertake this responsibility and produce the required plan within a maximum period of six weeks on the condition only that he be reimbursed the out-of-pocket expenses for this undertaking and in any event not to exceed the sum of \$10,000.00.

In view of the demonstrated experience and ability of Mr. Godfrey in this field, I recommend to the Committee that they recommend to City Council the immediate engagement of Mr. Godfrey to perform the services outlined herein; and it is further recommended that the members of the Redevelopment, the City Manager and the City Solicitor be authorized to execute an agreement to accomplish the foregoing purposes.

Yours very truly,

(Sgd.) John E. Lloyd,
M A Y O R.

Your Committee recommends that the recommendation of His Worship the Mayor be approved and that the sum of \$10,000.00 be provided under the authority of Section 316 "C" of the City Charter for this purpose.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

His Worship the Mayor, addressing the Council, stated that under no circumstances would this undertaking bind or obligate the City to Mr. Godfrey or any of his associated companies in any manner whatsoever and does not commit

the City to any scheme of redevelopment of downtown Halifax at this time. He further stated that the Council would invite other developers to contact the Development Officer, himself or the City Manager and they would receive the same courtesies and opportunities to express their views on the City's development proposals as has been expressed to Mr. Godfrey. The City does not propose to engage upon a complete redevelopment of the downtown areas until the Council is thoroughly and in detail fully acquainted with all the economical implications of such a proposal and is acceptable to the citizens of Halifax.

The City Manager advised that he sat in on the discussions with Mr. Godfrey and he was convinced that the expenditure of \$10,000.00 for this purpose is a wise spending of civic money at this time. It would bring to the City something which may have taken up to 5 years to achieve. He recommended acceptance of the proposal.

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

#57 DRESDEN ROW - OPERATION OF BUSINESS

Alderman Lane stated she received a copy of a letter addressed to the City Clerk from Smith and Coles concerning the operation of a business at the above address by Mr. J. G. Henricks. She asked if any action had been taken or advice sent to him in connection with this operation.

His Worship the Mayor stated that everything would be done to satisfy Mr. Henrick's legitimate claim for consideration and that the legal position on the matter would have to be clarified by staff.

The matter was referred to the City Manager for consideration and report.

PAVING - DUTCH VILLAGE ROAD

Alderman O'Brien requested information with respect to the matter of paving Dutch Village Road.

His Worship the Mayor replied that it would be advisable to discuss the matter further with the Minister of Highways as there are some technicalities involved.

DUST NUISANCE - DUTCH VILLAGE ROAD

Alderman Greenwood requested the Commissioner of Works to look into the matter of controlling the dust nuisance on Dutch Village Road.