

Council,
July 27, 1961.

MOVED by Alderman Trainor, seconded by Alderman O'Brien, that the request of the Commission be approved and the funds provided under the authority of Section 316 "C" of the City Charter. Motion passed.

TENDERS - WADING POOL

To: P. F. C. Byars, City Manager.
From: Abol H. Ziai, Director of Civic Recreation.
Date: July 26, 1961.
Subject: Tenders for two Wading Pools.

Only two tenders were received for the construction of two Wading Pools.

- A. Fundy Construction Company for an amount of \$16,146.00
- B. Standard Construction Company for an amount of \$17,920.00

At a meeting of the Recreation and Playgrounds Commission, held on July 10th, 1961, the Fundy Construction Company's tender for construction of two Wading Pools was accepted by the Recreation and Playgrounds Commission.

However, due to relocation of the Wading Pool at Fort Needham, an additional amount of \$1,035.00 has been requested by the Fundy Construction Company, bringing the total cost to \$17,181.00.

This additional amount was also approved by the Recreation Commission at their meeting of July 24th, 1961.

The City Council's approval is requested.

Yours very truly,

ABOL H. ZIAI,
DIRECTOR OF CIVIC RECREATION.

MOVED by Alderman Healy, seconded by Alderman Abbott, that the request of the Commission be approved and the contract with Fundy Construction Company Limited increased to \$17,181.00. Motion passed.

SCHOOL FOR THE DEAF PROPERTY

To: His Worship the Mayor and Members of City Council.
From: P. F. C. Byars, City Manager.
Date: July 27, 1961.
Subject: School for the Deaf.

We are advised by Mr. Stephen Pyke, Minister of Public Works for the Province of Nova Scotia, that the School for the Deaf building will be vacated on Tuesday, August 1, 1961, and it is the wish of the Provincial Government that the City assume responsibility for the building on that date.

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In order to avoid vandalism authority is requested to engage the services of the Canadian Corp of Commissionaires to act as Security Watchmen on an emergency 24 hour basis. Due to the size of the building we would recommend using two men per shift.

P. F. C. BYARS,
CITY MANAGER.

Minister of Public Works,
Province of Nova Scotia,
Halifax, Nova Scotia,
July 26, 1961.

His Worship,
Mayor John E. Lloyd,
City of Halifax,
Halifax, Nova Scotia.

Dear Mr. Mayor:

The School for the Deaf property at Halifax becomes the property of the Province on Tuesday, August 1st, 1961. Following our earlier agreement and your sale of part of the City Prison property to us, we will now make arrangements for the formal transfer of the property to the City at the agreed price of \$175,000.00.

The checking of the description of the property, preparation of deeds and obtaining of the order in council to finalize the sale may delay the transfer of title to you for several weeks.

As the Province have no use for the property pending final transfer of title, we are prepared to turn it over to the City effective August 1st, 1961, and have you assume the care of it from that time. In the meantime, the Province will arrange for insuring of the building until title is formally transferred to the City.

Certain obsolete furniture and material belonging to the School and which also becomes the property of the Province is now stored in the School and we would have to leave it there temporarily pending other disposal of it.

I will appreciate your arranging for the City to take over on the above basis effective August 1st, 1961. As I will be absent from the City for the remainder of the week, I will ask my Deputy Minister, Mr. Lusby, to work out the details with Mr. Byars on the assumption this proposal will meet with your approval.

Yours very truly,

STEPHEN T. PYKE.

Alderman Trainor felt that the building should be put to good use and suggested to the City Manager that consideration be given to the matter of centralizing such agencies as the Victorian Order of Nurses, Children's Aid Society and some of the Salvation Army Departments in the building with a view to cutting down the costs of operation such as rent, fuel, lighting, etc.

His Worship the Mayor referred to a report presently at hand which gives rise to some doubts about those uses.

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MOVED by Alderman Trainor, seconded by Alderman Healy, that the City proceed to take possession of this property under the terms and conditions outlined in the letter from the Minister of Public Works and the report from the City Manager. Motion passed.

BORROWING RESOLUTION

Alderman DeWolf requested if the money received from the Province of Nova Scotia for purchase of the land for the construction of the Trades School could be applied against the purchase by the City for the School for the Deaf Property.

The Commissioner of Finance advised that the money had been received and was deposited in the Land Sale Account.

The City Manager and Commissioner of Finance were requested to ascertain if the property could be paid for from the Land Sale Account to obviate a Borrowing Resolution and to report to the Finance and Executive Committee.

MOVED by Alderman Trainor, seconded by Alderman Healy, that Council authorize a Borrowing Resolution in the amount of \$175,000.00 in the event it is required for this purpose. Motion passed unanimously.

PASSING - MR. STANLEY LEE

On motion of Alderman Ferguson, seconded by Alderman Trainor, His Worship the Mayor was requested to forward a letter of sympathy to the family of the late Mr. Lee in recognition of his valuable services rendered as a member of the Port of Halifax Commission.

APPROPRIATION - WELFARE & POOR RELIEF

Alderman O'Brien referred to the Appropriation for Welfare and Poor Relief wherein almost two thirds has been expended for a 6 month period. He asked if the balance would cover the remaining 6 months.

The Commissioner of Health advised that the expenditures had been greatly increased because of payment of rents and groceries due to additional cases applying for assistance. He felt it would be quite likely that a request would be made to Council for a supplementary appropriation later on.

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COMPLETION - DUTCH VILLAGE ROAD

Alderman O'Brien questioned when the Dutch Village Road would be completed.

His Worship the Mayor replied that the matter had been brought to the attention of the Minister of Highways and he indicated that it was a matter of some calculations with respect to his budget appropriations but he thought it was possible to carry out the work. It was also arranged that calculations were to be made with respect to Bicentennial Drive and the City was to be notified to meet with him but some other matters had intervened.

The City Manager was requested to make some inquiries on the matter and report.

SUBDIVISION - LAND - FORT NEEDHAM PARK

Alderman Healy advised there was a piece of land owned by the Halifax Relief Commission adjacent to Fort Needham Park which is proposed to be subdivided by the Commission. He suggested the City might expropriate the land for its own purposes.

His Worship the Mayor requested the Alderman to convey full details of this matter to the City Manager who will discuss the matter with the Chairman of the Commission.

NEWS RELEASE - PUBLIC HEARING

At the suggestion of Alderman Trainor, Council instructed the City Manager to prepare a statement for the Press to dispel erroneous impressions with regard to rents being charged at Mulgrave Park explaining that the rents are scaled in accordance with the incomes of the tenants.

Meeting adjourned: 10.35 p.m.

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MOVED by Alderman Lane, seconded by Alderman O'Brien, that the
Manager be authorized to act as requested and that the Finance
Park Commission and the Recreation and Department be authorized
by them. Motion passed.

J. E. LLOYD,
MAYOR AND CHAIRMAN.

R. H. STODDARD,
CITY CLERK.

CITY COUNCIL
M I N U T E S

Council Chamber,
City Hall,
Halifax, N. S.,
August 17, 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 reciting the Lord's Prayer.

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

Also present were Messrs. P.F.C. Byars, R. H. Stoddard, W. J. Clancey, H. K. Randall, T. C. Doyle, J. L. Leitch, W. A. Gray, K. Munnich, V. W. Mitchell, G. F. West, A. P. Flynn and Doctor A. R. Morton.

AMENDMENT TO MINUTES - JULY 27th - BARGAINING AGENT FOR POINT PLEASANT PARK AND RECREATION AND PLAYGROUND COMMISSIONS

The City Clerk advised that an error had occurred in the wording of a motion recorded at a meeting of the Council held on July 27th which read as follows:

"MOVED by Alderman Lane, seconded by Alderman Breen, that the City Manager be authorized to act as Bargaining Agent for the employees of the Point Pleasant Park Commission and the Recreation and Playgrounds Commission if requested by them. Motion passed."

To correct the error, the Clerk recommended that the minutes be amended to read as follows:

"MOVED by Alderman Lane, seconded by Alderman Breen, that the City Manager be authorized to act as Bargaining Agent for the Point Pleasant Park Commission and the Recreation and Playgrounds Commission if requested by them. Motion passed."

MOVED by Alderman Abbott, seconded by Alderman O'Brien, that the recommendation of the City Clerk be approved and the minutes amended accordingly. Motion passed.

MINUTES

MOVED by Alderman Abbott, seconded by Alderman O'Brien, that the minutes under date of July 12, 13 and 27, 1961 be approved. Motion passed.

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PUBLIC HEARING TO ALTER A PORTION OF THE EASTERN OFFICIAL STREET LINE OF
DUTCH VILLAGE ROAD BETWEEN LEXINGTON AVENUE AND CHEBUCTO ROAD

A Public Hearing into the matter of altering a portion of the Eastern Official Street Line of Dutch Village Road between Lexington Avenue and Chebucto Road, was held at this time.

Messrs. G. C. Piercey, M. A. Proctor, A. Hartlen and Doctor F. D. Kemper addressed Council and were of the opinion that the proposed line was of a half-moon design rather than being straight and would take land from the abutters. They suggested that the necessary land be acquired on the west side of the road from the County of Halifax.

MOVED by Alderman Greenwood, seconded by Alderman O'Brien, that the matter be referred back to the Town Planning Board for further consideration; that a more complete plan be submitted by the Commissioner of Works showing the street line on the County side of the Dutch Village Road as well as the location of buildings and any trees which may have to be removed; also a plan showing a straight street line as suggested by property owners at this meeting.

The motion was put and passed.

PUBLIC HEARING TO LAY DOWN THE OFFICIAL STREET LINES OF THE EASTERN PORTION OF
SCOT STREET AND THE NORTHERN PORTION OF DESMOND AVENUE

A Public Hearing into the matter of laying down the Official Street Lines of the eastern portion of Scot Street and the northern portion of Desmond Avenue, was held at this time. (9-I)

No persons appeared for or against the proposal.

A formal resolution was submitted from the City Solicitor.

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

REZONING LAND CORNER OF MAYNARD AND GERRISH STREETS FROM R-3 ZONE TO C-1 ZONE
SETTING DATE FOR PUBLIC HEARING

MOVED by Alderman Trainor, seconded by Alderman Healy, that Council fix September 14, 1961 at 8:00 P. M. in the Council Chamber, City Hall, as the time and place for a Public Hearing into this matter. Motion passed.

MARITIME WINTER FAIR

A proposal was submitted by the Forum Commission to the Maritime Stock Breeders' Association setting forth the terms and conditions under

which the Commission would make available its land and buildings for the establishment of the Maritime Winter Fair in Halifax, as follows:

"Proposal to the Maritime Stock Breeders' Association by the Halifax Forum Commission regarding terms and conditions under which the Halifax Forum Commission would make available its land and buildings for the housing of the Maritime Winter Fair."

August 15, 1961

PREAMBLE The Halifax Forum Commission is desirous to co-operate with the Maritime Stock Breeders' Association in all ways possible in locating the Maritime Winter Fair in Halifax. However, we wish to point out that in this proposal at this stage, it is difficult for us to tie down specific points that the M. S. B. A. might want further information on, as we do not know what they are, or what is fully required for the detailed operation of the Winter Fair.

It is appreciated that certain problems exist, that some of our floor space might not be suitable for M.S.B.A. purposes, that there might be too much of one type of floor space, and not enough of another. These are problems that would have to be worked out at a later date. Therefore, our proposal, though binding, can only be given on the broadest terms.

PROPOSAL

1. The Halifax Forum Commission is willing to make available to the Maritime Stock Breeders' Association, 75,000 sq. ft. of floor space for 1962. This would consist of the Forum Building, the new arena, the ground and second floors of the Industrial Building, the two floors of the Grandstand Building, plus all available land on the property. Two years or less from now, we will make available an additional 58,000 sq. ft. consisting of the former cattle sheds adjoining the Forum Building to the north, for a total by 1963 of 133,000 sq. ft.
2. The Commission is prepared to make a charge of \$5,000.00 rental for a period of 2 years. This rental fee to include light, heat, refrigeration, and regular staff. After 2 years or on the provision of additional space, a new rental agreement is to be negotiated.
3. The Commission will be prepared to negotiate a mutually satisfactory basis whereby such additional building space as the Maritime Stock Breeders' Association might require can be constructed in accordance with Government Grants regulations, providing the Forum Commission can have full use of such buildings except for the period before, during and immediately after the

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Winter Fair.

4. The Commission will undertake to keep up and maintain all buildings on the property.
5. The permanent staff of the Commission will carry out their normal duties on the property at no charge. Our Manager will be available in an advisory capacity and to look after the Commission's interests.
6. It is understood that the City of Halifax is prepared to contribute to the cost of construction of such additional buildings required to meet the minimum floor area needed to house the Maritime Winter Fair in Halifax, provided Government building grants to the M. S. B. A. will also be utilized to provide this accommodation.

A report was also submitted by the Forum Commission in support of the proposal and same is attached to the original copy of these minutes.

Copies of the report were furnished the members of Council for their information and perusal.

Mr. Donald Oland addressed the Council in support of the proposal.

MOVED by Alderman Greenwood, seconded by Alderman Trainor:

- 1) that the Forum Commission be authorized to negotiate with the Maritime Stock Breeders' Association within the terms generally expressed in the report and to report back to Council;
- 2) that the Commission be authorized to convey to the Association that the Council of the City of Halifax has a genuine and real interest in negotiating with it to bring about a successful solution to the problem of establishing a Fair in the mutual interests of all concerned. Motion passed unanimously.

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ACCOUNTS OVER \$500.00

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

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

Date: August 16, 1961.

Subject: Accounts over \$500.00.

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>	
City Manager	Leslie's Storage Ltd.	Moving household effects	\$ 1,673.21
Finance	Alfred J. Bell & Co. Ltd.	Insurance - Police Fleet	5,258.58
	Dartmouth Iron Foundry	Cartrack Frames & Gratings Manhole Frames & Covers	3,961.80
	Dept. Municipal Affairs	City's share cost of Halifax Metropolitan Housing Survey from June 1960 to June 30, 1961	4,237.65
	Wm. McNab & Son, Ltd.	Financial Statements and Auditors' Report	583.22
	N.S. Housing Commission	Share of Expenditures -- H.2 Mulgrave Park \$88,857.33 H.4 Westwood Park <u>7,806.98</u>	96,664.31
	L. E. Shaw Ltd.	Catchpit Bottoms	637.08
Fire	LaFrance Fire Engine and Foamite Ltd.	Fire Hose	670.00
Works	Construction Equipment Ltd.	Works Equipment	542.35
Mental Hospital	Workmen's Compensation		512.24
Recreation	Purves Industrial Sales	Recreation Equipment	1,389.50
Point Pleasant Park	Municipal Spraying & Contracting	Surfacing Parking Lot	1,949.00
	Standard Paving Maritime Limited	Installing curb & gutter (parking area)	<u>787.50</u>
			<u>\$118,866.44</u>

Respectfully submitted,

P. F. C. Byars,
CITY MANAGER.

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

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CONTRIBUTION - NEW BRUNSWICK DISASTER FUND

August 17, 1961.

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

At a meeting of the Finance and Executive Committee held on August 8, 1961, a report was submitted from the City Manager advising that if the City of Halifax wished to contribute to the New Brunswick Disaster Fund, it would be a policy matter to be decided by Council.

He suggested that if Council favoured a contribution, that it should not exceed the sum of \$1,000.00. He also advised that the Province of Nova Scotia has donated the sum of \$10,000.00.

The matter was referred to Council without recommendation but advising that no grant can be made unless and until legislation is secured in 1962.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

His Worship the Mayor felt that if a City like St. John or Fredericton suffered a disaster, Halifax would make a grant in aid, but in view of the fact that the Province of Nova Scotia has made a grant of \$10,000.00 to another province, no further action was deemed necessary on the part of the council because of the inter-provincial relation.

SUPPLEMENTARY APPROPRIATION - 316 "C" - ESTABLISHMENT OF PERSONNEL
DEPARTMENT

August 17, 1961.

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

At a meeting of the Finance and Executive Committee held on August 8, 1961, a report was submitted from the Commissioner of Finance requesting an appropriation of \$4,500.00 under the authority of Section 316 "C" of the City Charter to provide funds for the establishment of the Personnel Department for the balance of the civic year.

Your Committee recommends that the appropriation be approved.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

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WRITE-OFF OF UNCOLLECTIBLE TAXES

August 17, 1961.

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

At a meeting of the Finance and Executive Committee held on August 8, 1961, a report was submitted from the Commissioner of Finance submitting a list of uncollectible tax accounts amounting to \$1,573.44 and recommending that same be written off under the authority of Section 283-2 of the City Charter.

Your Committee concurs in the recommendation of the Commissioner of Finance.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

SUPPLEMENTARY GRANTS: DR. HAZEL HALL AND MISS FRANCES MURPHY

August 17, 1961.

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

At a meeting of the Finance and Executive Committee held on August 8, 1961, a report was submitted from the Commissioner of Finance requesting an appropriation of \$1,126.31 under the authority of Section 316 "C" of the City Charter to pay the following supplementary grants:

Miss Frances Murphy - \$364.16 as of September 1, 1961;
Doctor Hazel Hall --- \$762.15 as of September 1, 1961.

Your Committee recommends that the appropriation be approved and the grants paid in accordance therewith.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

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AGREEMENT BETWEEN CITY OF HALIFAX AND PROVINCE OF NOVA SCOTIA -
BICENTENNIAL DRIVE ENTRANCE

Halifax, Nova Scotia,
August 3, 1961.

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

Dear Sir:

Re: Bicentennial Drive Entrance to the City of Halifax

Attached hereto in duplicate is draft agreement No. 6 proposed to be entered into by your City and the Minister of Highways for the Province of Nova Scotia, for the construction of Bicentennial Drive Entrance to the City of Halifax.

The estimated cost of the work, including right of way, is as follows: Please refer to Development Specification, pages 15R to 17R inclusive.

- | | |
|--|-------------|
| Item 1. Estimated cost of portion of project lying outside the City of Halifax, including right of way cost (page 16R) | \$1,397,100 |
| Item 2. Estimated cost of portion of project lying within the City of Halifax, including right of way cost (page 17R) | \$1,754,700 |
| Item 3. Estimated cost of entire project including right of way cost (page 15R) | \$3,151,800 |

The draft agreement provides that the Minister assume 100% of the cost of that portion of the project lying outside the City of Halifax, and 50% of the cost, exclusive of right of way, of that portion lying within the City of Halifax.

The Minister's share of the cost would thus be the maximum possible under Section 25 of the Public Highways Act. The established policy of the Province is to not share in the cost of right of way and property damage. The draft agreement consequently stipulates the estimated joint cost within the City (Item 2 above) less right of way costs within the City, which right of way costs are estimated by the City to be \$114,000.

The estimated cost to the City of the work covered by this draft agreement is therefore 50% of \$1,640,700 or \$820,350, plus right of way costs of \$114,000, for a total of \$934,350.

Incidentally, the estimated cost of the project to the Province is \$2,217,450, which is 70% of the entire work.

If the provisions of this draft agreement are satisfactory to your Council, I believe the Minister of Highways would be prepared to recommend it to the Executive Council. You will be aware, of course, that no undertaking can be given at this stage as to what decision might be reached by the Executive Council.

Pursuant to a resolution passed by your City Council authorizing the Mayor and yourself to sign this draft agreement, will you please have both

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August 17, 1961.

copies of it signed accordingly, the City seal affixed, and both copies returned to me together with a copy of the resolution.

Yours very truly,

J. L. Wickwire,
DEPUTY MINISTER.

encl.
c.c. Mayor J. E. Lloyd
Mr. Geo. West

The matter was referred to the Committee on Works.

RESIGNATION - MR. MALACHI C. JONES - HOUSING AUTHORITY OF HALIFAX

August 17, 1961.

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

At a meeting of the Finance and Executive Committee held on August 8, 1961, a letter was submitted from Mr. Malachi C. Jones tendering his resignation as a member of the Housing Authority of Halifax effective as of August 31, 1961, and urging that the terms of the members be staggered in order to maintain a continuity of experience on the Board.

Your Committee recommends that the resignation be accepted, that a letter be forwarded to Mr. Jones expressing thanks for his term of service, and that His Worship the Mayor recommend to Council a new appointee.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

ENCROACHMENT FEES

August 17, 1961.

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

At a meeting of the Finance and Executive Committee held on August 8, 1961, a report was submitted from the City Manager respecting encroachments and recommending that the annual encroachment fees for buildings, walls, fences and other similar encroachments be set at 25¢ per square foot of encroachment with a minimum fee of \$10.00. In addition, upon initial application to create an encroachment, a charge of \$25.00 to be made toward costs of administration and indemnity also given to the City against any claims which may arise as the result of such encroachment.

Your Committee concurs in the recommendation of the City Manager.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

MARDEN-WILD LEASE

August 17, 1961.

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

At a meeting of the Finance and Executive Committee held on August 8, 1961, a report was submitted from the City Solicitor listing the various terms of the lease between the City of Halifax and the Marden-Wild Plant as follows:

1. Period - 5 years, from August 1, 1959 to July 1, 1964;
2. City Council has right to cancel lease after twelve months' notice if the land is required for any civic purpose;
3. Rental - \$2,100 per year; portion of this to be applied for full payment of business tax of the Company;
4. The Company to keep the building in a proper state of repair; reasonable wear and tear from fire or other casualty accepted;
5. The Company, before the lease is ended, will thoroughly clean and disinfect and tidy the building and hand the same over to the City in a clean, sanitary and tidy condition to the satisfaction of the Commissioner of Health;
6. The City has a right to inspect it at all reasonable times;
7. All operations in the building to be subject to the City By-laws.

While not a term of the lease, it was agreed and confirmed by the Company that this renewal will not be put into effect unless the Company painted and cleaned the building. The date of the renewal was the 17th of September, 1959.

Your Committee is forwarding this information to Council and advising that the building will be inspected by the Building and Health Inspectors.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

Filed.

TRUCKS OVER ONE-HALF TON TRAVELLING ROMANS AVENUE FROM MUMFORD ROAD TO
BAYERS ROAD

August 17, 1961.

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

At a meeting of the Safety Committee held on August 8, 1961, a report was submitted from the Chief of Police respecting a petition from

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property owners and occupants abutting Romans Avenue, requesting the prohibition of trucks over one-half ton travelling Romans Avenue between Mumford and Bayers Roads.

He recommended that the petition be held in abeyance and that the Traffic Engineer be directed to make a study of the overall truck routing in the City and report to Council at an early date.

Your Committee recommends:

- (1) that the matter be referred to the Traffic Engineer to submit a preliminary report to the September meeting of the Safety Committee; and
- (2) that Romans Avenue from Mumford Road to Bayers Road be closed temporarily to trucks over one-half ton pending receipt of the report from the Traffic Engineer.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

REPORT - HOUSING POLICY REVIEW COMMITTEE

City Hall,
Halifax, N. S.,
August 8, 1961.

To The Members of City Council.

Your Worship and Aldermen:

In a letter to the Finance and Executive Committee, dated April 6, 1961, Mayor J. E. Lloyd recommended a special committee of Council to undertake a review of the adequacy, efficiency and effectiveness of existing policies with respect to the provision of public housing units, slum clearance and the enforcement of Minimum Standards Ordinance 50 applicable to housing accommodation.

City Council on April 13, 1961, approved the Mayor's recommendation and the following members of Council were appointed to the special committee:

Alderman Abbie Lane, Chairman
Mayor J. E. Lloyd
Alderman Frank Healy
Alderman Raymond Ferguson
Alderman J. G. DeWolf
Alderman Robert J. Butler
Alderman James L. Connolly
Alderman Allan O'Brien

Your Committee held eight meetings between May 3, 1961, and July 13, 1961. The Committee appreciated the co-operation of the City Manager and other members of the City staff. It is also indebted to Mr. K. J. B. Partington, Provincial Fire Marshal, Messrs. Homer Borland and Robert Grant of Central Mortgage and Housing Corporation, Mr. T. P. Lusby, Deputy Minister of the Provincial Public Works Department, Mr. H. S. Coblentz of the Halifax Region Housing Authority, Mr. Colin S. Campbell, Chairman of the Housing Authority of Halifax, its members and its Executive Secretary, Mr. C. W. McAllister, Mr. Frank W. Doyle, Executive Editor, The Halifax Chronicle-

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Herald and Mail-Star, Mr. Gordon Black, LLB., of the Nova Scotia Division of the Community Planning Association of Canada, and others, for assistance in the work of the Committee.

The minutes of the Committee meetings contain verbatim reports of its proceedings and copies were distributed to all Council members. Additional copies are on file with the City Clerk, Mr. R. H. Stoddard.

Reference is made to certain written submissions not contained in the minutes. Copies thereof are submitted as appendices to this report:

Appendix A. The recommendation of Mayor Lloyd, dated April 6, 1961;

Appendix B. A summary of assistance available through the National Housing Act, submitted by Mr. R. B. Grant of Central Mortgage and Housing Corporation;

Appendix C. The report of Mr. George F. West, Commissioner of Works, with respect to Minimum Housing Standards and demolition of dangerous and dilapidated buildings;

Appendix D. The recommendations of City Manager, P. F. C. Byars, dated July 20, 1961, with respect to staff and departmental re-organization.

Summary of Recommendations

- (1) Aggressively continue the established policy of slum clearance and the construction of publicly owned rental housing units based upon Professor G. Stephenson's 1957 Redevelopment Study.
- (2) Immediately undertake Schemes (2) and (3) of the Stephenson Report. Schemes (2) and (3) require clearance of existing housing in the Africville district and the construction of approximately 500 F. P. housing units on the City Prison and Africville sites.
- (3) Immediately undertake Scheme (6) of the Stephenson Report, expanded to include a larger area. Scheme (6), enlarged by the recent acquisition of the School for the Deaf property, should be further extended to the area bounded by the east side of Barrington Street, North Street, Gottingen Street, Gerrish Street, Brunswick Street and Proctor Street. Scheme (6) requires phased acquisition and clearance of the district and the reconstruction therein of approximately 600 F. P. housing units.
- (4) Re-open Wellington Court buildings to provide emergency housing on a day-to-day basis for families receiving social assistance from the City's Welfare Department.
- (5) The F. P. housing projects should contain the maximum of high-rise buildings and row housing. Land, devoted to community services and open spaces, should be prudently planned.
- (6) The provisions of Ordinance No. 50 and the exercise of demolition powers should be administered with an appreciation for the availability of alternative housing.
- (7) Ordinance No. 50 should be revised and applied to all housing units in the City. The Ordinance should contain standards not in excess of those required under the National Housing Act or the National Building Code. It should provide for notice of violation before prosecution, higher fines, a scale of fees for building permits related to incidental cost of inspection services, minimum standards for the provision of hot water and heat, etc.

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- (8) Comprehensive monthly reports of all building inspections should be submitted to the Works Committee, setting forth the violations discovered and the action taken to compel compliance with the City's laws.
- (9) That the Town Planning Board report to City Council upon the feasibility of establishing a Standards and Zoning Adjustment Board to exercise the quasi-judicial functions currently performed by the City Council and its Committees. The Board to consist of qualified persons appointed by and responsible to City Council but not members thereof.
- (10) That the Finance and Executive Committee consider effective legislative authority to hold owners, as well as builders, responsible for illegal construction.
- (11) It is imperative that a greatly improved liaison be established between the administrator of the Housing Authority of Halifax and Civic Officials.
- (12) That the Finance and Executive Committee seek a means of better co-ordination of the City's Housing Policies in view of the recommendation of the City Manager for the establishment of a Development Department.
- (13) Expedite the organization of the proposed Regional Development Commission or Board, to co-ordinate planning for both public and private housing developments in the Halifax Seaport economic region.
- (14) Maintain efficient Rent Control so long as existing conditions warrant such control.
- (15) That lands be reserved under the Jacob Street and proposed central downtown redevelopment plans for the construction by private developers of hi-rise apartment buildings and row housing.

The Established Housing Policy

In 1957 Professor Stephenson completed the report arising from his redevelopment study of the City. It contained specific recommendations designed to eliminate slums and substandard dwellings and to provide new dwelling units for those displaced under the recommended program.

The City Council approved in principle the twelve clearance and housing schemes proposed by Professor Stephenson and directed the Redevelopment Committee to complete the detailed plans and phasing for each step of the program.

The City Council undertook the clearance of the Jacob Street area (Scheme 9) and the construction of 348 F. P. housing units at the Mulgrave Park site. It has undertaken the clearance of the Maitland Street Area (part of Scheme (8)) and the provision of a shoppers' parking lot. The Council is finalizing plans for Clearance Scheme (12) to provide car parking space in the Spring Garden Road district. Recently the City entered into an F. P. agreement (Scheme (1)) for the construction of 203 dwelling units on the Westwood Park site.

The new dwelling units (551) in process of completion and construction will rehouse approximately 2,000 persons. The new housing needs projected in Professor Stephenson's report (Page 56) extended to a total of 5,600 persons, or 1,400 units. The additional F. P. units to be constructed under the Stephenson program approximate 850, providing housing for approximately 3,600 persons.

The existing policy contains five elements of attack to improve housing conditions in the City of Halifax:

- (1) acquisition and clearance of areas containing a substantial degree of substandard housing and appropriate for redevelopment.

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- (2) through aggressive inspection, require owners to maintain dwelling units in accordance with Minimum Standards Ordinance No. 50;
- (3) order demolition of those buildings which under City Charter provisions are unfit for human habitation;
- (4) the construction of (F. P.) publicly owned dwelling units with rental rates related to the tenants' income;
- (5) the maintenance of a Rent Control Authority.

General Statement of Conclusions

As we approached the date for completion of new units at Mulgrave Park the City undertook enforcement of the Minimum Standards Ordinance, No. 50, and other City Charter provisions providing for demolition of the buildings unfit for human habitation.

That action created a housing emergency, particularly for large families and those receiving social assistance. The problem is particularly acute with colored families, to whom alternative housing is extremely limited.

Your Committee has therefore recommended the re-use of Wellington Court buildings as emergency shelter for welfare case families. The allocation of those units should be the sole responsibility of the City's Welfare Department and tenancy confined to a day-to-day basis. The use of the Wellington Court site is only a temporary measure. That area is planned for redevelopment. It is therefore imperative that plans be immediately undertaken for the provision of suitably designed dwelling units to meet the operational needs of the Welfare Department. Your Committee foresees circumstances under which certain welfare case families would not qualify for F. P. housing accommodation.

It was also clear from our review that the provisions of Ordinance No. 50 and demolition powers must be administered with an appreciation for the availability of alternative housing. It is stated in Stephenson's report and indicated by our planning staff that before an effective rehousing program is completed we may find insufficient land upon which to construct replacement housing units. We may be compelled to meet that deficiency in land area on sites located outside the City boundaries. This, of course, depends upon the density of occupancy permitted on new housing sites.

The scarcity of land for new public housing warrants construction of high-rise apartments and row housing to the maximum extent permissible under sound planning considerations. The amount of land devoted to open spaces and community services must be prudently planned. In the meantime we have no alternative, but to proceed with projects where a net gain in new housing units may be obtained.

The Committee has concluded that a substantial volume of sub-standard housing and overcrowding exists to such a degree that Schemes (2), (3) and (6) of the Stephenson Report, with appropriate modifications, should be immediately undertaken. Detailed plans for those projects will take many weeks to complete and obtain approvals before construction commences. They involve the clearance of existing housing at Africville; the construction of F. P. housing on lands in the City Prison area; and the phased clearance and construction of new F. P. housing units in the area contained between North Street, Gottingen Street and including the School for the Deaf site.

The City Manager and staff recently recommended that (a) violations of a revised Ordinance No. 50, applicable to all housing units in the City instead of only those constructed prior to January 1st, 1945, and (b) illegal occupancies, should first be drawn to the attention of the violators, with a request to comply with the law. It is our current policy to immediately prosecute violators upon inspection discovery.

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In 1957 a circular was distributed to householders containing the provisions of Ordinance No. 50. An explanatory note from then City Manager DeBard was printed therein. The following statements are quoted therefrom: ".....we are starting now to confer with owners about the condition of their property pointing out to them what the regulations are, and what specifically must be done to bring the properties up to standard." "If Inspectors visit your properties and find conditions which should be changed, or as you yourself consult with our Building Department to ascertain what might be necessary to conform to the standards you will be advised in great detail."

Your Committee concludes that if inspections for discovery of violations are effectively organized, that a request to comply specifically with the law by a definite date should precede prosecution proceedings. The Committee reached the foregoing conclusion after making appropriate enquiries about the enforcement of our Ordinance No. 50 law with Magistrate R. E. Inglis and solicitors in general practice in Halifax. It was the consensus of opinion of those of whom we enquired that notice should precede prosecution proceedings.

We have recently increased our staff of building inspectors. It is strongly urged that they concentrate their initial program of work in those areas where the greatest evidence of violation is apparent. Regular monthly reports of the inspection program should be made to the Works Committee, giving the details of all violations discovered and the action taken to compel compliance with City laws. This information will serve to provide essential information for further strengthening of minimum standards. It will also provide the Council with reports on the effectiveness of the inspection work and the prosecution of violators.

Our experience with enforcement of Ordinance No. 50 and zoning by-laws shows that a number of cases were dismissed by the Court on legal technicalities. That experience has resulted in needed improvements in case preparation.

The City Solicitor reported that he has unsuccessfully sought authority from the Provincial Government to amend Section 739 of the City Charter to fix responsibility on the owner of a dwelling for illegal construction. Under our existing law the person performing the work is liable for prosecution, not the owner. The City has been compelled to charge the owner for failing to obtain an occupancy permit in order to curb construction violations. That procedure has resulted in dismissals due to legal technicalities and the cases therefore are not tried on the merits. The Committee recommends that the Finance and Executive Committee consider effective legislative authority to hold owners as well as builders responsible for illegal construction.

All of the provisions of Ordinance No. 50 are concurrently the subject of special study by the Works Committee and Town Planning Board. It is proposed that the Ordinance become applicable to all housing units regardless of date of construction. That policy requires redrafting of the Ordinance. This Committee recommends that the revised Ordinance, or other ordinances if required, contain the following provisions:

- (a) control of overcrowding by standards setting the number of square feet of habitable space required for various numbers of persons occupying a dwelling unit;
- (b) standards of room measurements not higher than those required for new construction under the National Housing Act or the National Building Code;
- (c) higher fines when Court action is required;
- (d) a scale of fees for building permits that will cover all City costs of inspection, notice, instruction and advice, and fees to cover the cost of processing applications for modification of the application of the Ordinance, regardless of the result of such appeals;

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(e) Minimum standards for the provision of hot water and heat.

Your Committee concluded there exists an immediate need to better co-ordinate the work of all civic officials responsible for various functions essential to our existing housing policy. We must also establish an improved liaison between the Housing Authority Administrator and the administrative officers of the City.

The volume of administrative work to be performed on redevelopment matters - preparation for and negotiation of agreements with Central Mortgage and Housing Corporation; acquisition of properties in clearance areas; the phasing of clearance and rehousing projects; the proposed redevelopment of the downtown or central city commercial and waterfront area; - requires an executive officer to bring about the essential co-ordination. Your Committee therefore recommends that the Finance and Executive Committee seek a means of better co-ordination of the City's Housing Policies in view of the recommendation of the City Manager for establishment of a Development Department.

When the current Regional Housing Survey is completed our housing policy will then have to be reviewed in the light of that report. In the final analysis housing policies in the County and the two cities should form part of a Regional Housing Policy in our seaport economic region. That future policy requires development plans within each municipality conforming to a regional development program. That regional planning requires a regional development board or commission to provide among other things, the essential co-ordination for an effective regional housing policy. The Committee endorses the efforts being made to create that co-operative agency and urges its immediate establishment.

Action compelling conformity to minimum standards and demolition orders in an area of existing overcrowding creates demands for alternative housing in short supply. Without rent control many tenants may be called upon to pay exorbitant rents until the back-log of F. P. housing is substantially overtaken. The Committee therefore recommends that efficient rental control be continued so long as the existing conditions warrant such control.

The Committee observed that the Planning Board and the Works Committee are called upon each month to hear numerous applications for modifications permissible under our Zoning By-law and to authorize demolition orders. It is recommended that the Town Planning Board report to City Council upon the feasibility of establishing a Standards and Zoning Adjustment Board to exercise the quasi-judicial functions now discharged by City Council and the Aldermanic Committees. The Board should consist of qualified persons, appointed by and responsible to City Council but not members thereof. A lay board for such a purpose is common practice with other authorities in Canada and the United States. Reference to that experience is set forth in the 1958 publication "URBAN PLANNING AND MUNICIPAL PUBLIC POLICY" by Donald H. Webster, Director, Bureau of Governmental Research and Services, University of Washington, and in the 1959 Public Administration Service publication "LOCAL PLANNING ADMINISTRATION".

The Committee noted that some provision is made for the construction of housing units in the northern sector of the Jacob Street clearance area. It is contemplated that such construction may be attractive to private developers. In view of the proposal to plan the redevelopment of the entire central downtown area, your Committee recommends that reservation of lands be made in those plans for the construction of high-rise apartment buildings and row housing, such reserved land to be made available first to private developers.

In making the foregoing recommendations the Committee has concerned itself primarily with the immediate needs. With the establishment of a Development Department and implementation of other recommendations made herein City Council should consider re-organization of its Redevelopment Committee and its duties and responsibilities. Your Committee recognizes that as overall redevelopment of the City proceeds new considerations will require constant review of our established housing policies. The City Council should re-organize its functions to effectively meet that continuous process.

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Your Committee recommends that the City Council accept the proposals contained herein and that the City Manager place them before the appropriate committees of Council for their immediate attention and action.

This report completes the work of the Committee. We request its acceptance and that the Committee be relieved of its responsibility.

Submitted on behalf of the Housing
Policy Review Committee

From: Committee on Works.

Date: August 8, 1961.

Alderman Abbie Lane,
C H A I R M A N.

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

TABULATION OF TENDERS - FOUR-WHEEL DRIVE VEHICLE, RECREATION DEPARTMENT

<u>Tenderer</u>	<u>Make</u>	<u>Price</u>	<u>Delivery</u>
1.) Provincial Motors Ltd., 2 Queen St., Halifax, N. S.	Austin Gipsy 4 x 4	#\$2,825.00	Immediate
2.) Cole Motors Ltd., 117 Columbus St., Halifax, N. S.	Land Rover 88 th	\$3,087.27	Immediate

Recommended Tender: Provincial Motors Limited at \$2,825.00.

MOVED by Alderman Healy

approved. Motion passed.

P. F. C. Byars,
CITY MANAGER.

TENDERS OF OFFER - FENCE - WESTMOUNT PLAYGROUND
R. H. Stoddard,
CITY CLERK.

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

TABULATION OF TENDERS - CHAIN LINK FENCE - WESTMOUNT PLAYGROUND

<u>Tenderer</u>	<u>Price</u>	<u>Completion</u>
1.) The Gillis Company Ltd., 190 Russell St., Halifax, N. S.	#\$1,828.80	3 weeks
2.) James Simmonds Ltd., 43 Upper Water St., Halifax, N. S.	\$2,306.50	City's convenience

Recommended Tender: The Gillis Company Limited at \$1,828.80.

There does not seem to be much interest in selling chain link fence, however, will be available in a very short time and can be requested.

P. F. C. Byars,
CITY MANAGER.

R. H. Stoddard,
CITY CLERK.

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

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REQUEST TO REZONE ST. ANDREW'S AVENUE FROM R-1 TO R-2 ZONE

Referred to Town Planning Board for consideration and report.

TENDERS - RETAINING WALL - CANADIAN WESTINGHOUSE COMPANY LIMITED -
KEMPT ROAD

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

From: Committee on Works.

Date: August 8, 1961.

Subject: Canadian Westinghouse Company Limited Retaining Wall - Kempt Road.

The Committee on Works at a meeting held on the above date, considered a report from the City Manager outlining costs to the City of the purchase of 5,680 square feet of land on Kempt Road from Canadian Westinghouse Company Limited, and construction of a retaining wall jointly by the City and the Company. The City Manager recommended acceptance of the tender of Standard Construction Company Limited, in the amount of \$12,026.00 for the construction of the retaining wall.

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

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

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

TERMS OF OFFER - PROVINCIAL-MUNICIPAL WINTER WORKS PROGRAM - 1961-1962

Halifax, August 7, 1961.

To all City, Town and Municipal Clerks:

Re: Provincial-Municipal Winter Work Programme - 1961-1962

We wrote to you recently concerning the Municipal Winter Work Programme which is being offered by the Government of Canada. The terms of that offer will have been mailed to you.

I am now authorized to inform you that the Government of Nova Scotia is also offering again a Municipal Winter Work Programme for the coming winter. The types of project for which this offer is available have not been changed from those of last winter. The proportion paid by the Province will be the same for each municipal unit as for last winter. I send you herewith a copy of the terms of this offer for the coming winter.

Since all municipal units may not wish to take advantage of this offer, there does not seem to be much point in mailing blank applications. These, however, will be available in a very short time and can be provided to you on request.

Yours very truly,

W. E. Moseley,
Deputy Minister.

In answer to a query by His Worship the Mayor, the Commissioner of Works

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stated that he expected to have his programme of Winter Works Projects prepared for presentation at the second subsequent meeting of the Committee on Works. He explained that more benefit is derived from the Federal Winter Works Program, but that he would examine the terms of the offer the Provincial-Municipal Winter Works Programme to determine whether it would be advantageous to take advantage of the offer; and he would report accordingly.

REZONING - NO. 18 GREEN STREET - R-3 ZONE TO C-1 ZONE

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: August 8, 1961.
Subject: Rezoning R-3 to C-1 - No. 18 Green Street.

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending against approval of an application to rezone 18 Green Street from R-3 residential to C-1 commercial.

On motion of Alderman Macdonald, seconded by Alderman O'Brien, the Board recommended to City Council that the application to rezone No. 18 Green Street from R-3 to C-1 be refused.

Aldermen Trainor, Connolly, and Healy were recorded "against".

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

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

AMENDMENT TO ZONING BY-LAW RE COCKTAIL LOUNGES

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: August 8, 1961.
Subject: Amendment to Zoning By-law re Cocktail Lounges.

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending that authority be obtained to amend the Zoning By-law to adequately control the location of cocktail lounges in the City.

On motion of Alderman O'Brien, seconded by Alderman Macdonald, it was recommended to City Council that authority be granted the Town Planning Board to prepare an amendment to the Zoning By-law to adequately control the location of licensed cocktail lounges.

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

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

APPLICATION FOR SERVICE STATION - CORNER MORRIS AND BARRINGTON STREETS

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

From: Town Planning Board.

Date: August 8, 1961.

Subject: Application for Service Station - Corner Morris and Barrington 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 gasoline service station at No. 33 Morris Street.

On motion of Alderman Fox, seconded by Alderman O'Brien, the Board recommended to City Council that the application be refused.

Aldermen Connolly and Trainor were recorded as being "against".

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

At the request of Mr. J. D. Moore, solicitor for the Canadian Oil Company, the matter was referred back to the Town Planning Board for further consideration.

MODIFICATION OF SIDEYARD - NO. 1193 SOUTH PARK STREET

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

From: Town Planning Board.

Date: August 8, 1961.

Subject: Modification of Sideyard - No. 1193 South Park Street.

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending in favor of the modification of sideyard at No. 1193 South Park Street.

On motion of Alderman Healy, seconded by Alderman Macdonald, the Board recommended to City Council approval of the modification of sideyard at No. 1193 South Park Street, as shown on Drawing No. P200/293, and that no public hearing be held.

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

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

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MODIFICATION OF SIDEYARD -- NO. 58 DUBLIN STREET

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: August 8, 1961.
Subject: Modification of Sideyard - No. 58 Dublin Street.

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending approval of the modification of sideyard at No. 58 Dublin Street.

On motion of Alderman Trainor, seconded by Alderman Connolly, the Board recommended to City Council approval of the modification of sideyard at No. 58 Dublin Street, as shown on Drawing No. P200/394, and that no public hearing be held.

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

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

MODIFICATION OF FRONT YARD -- NO. 28 ARMVIEW AVENUE

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: August 8, 1961.
Subject: Modification of Front Yard - No. 28 Armview Avenue.

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending in favor of the modification of front yard requirements at No. 28 Armview Avenue.

On motion of Alderman Connolly, seconded by Alderman Fox, the Board recommended to City Council approval of the modification of front yard requirements at No. 28 Armview Avenue, as shown on Drawing No. P200/410, and that a public hearing be held.

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

MOVED by Alderman Ferguson, seconded by Alderman Trainor, that the report be approved and a Public Hearing be held by Council on August 24, 1961, at 8:00 P. M. Motion passed.

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SERVICE STATION - TEX-PARK GARAGE - GRANVILLE STREET

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: August 8, 1961.
Subject: Service Station - Tex-Park Garage - Granville Street.

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending approval of the service station forming part of the Tex-Park Garage at the corner of Granville and Sackville Streets, as shown on Drawing No. P200/412.

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

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

MOVED by Alderman DeWolf, seconded by Alderman Abbott, that the report be approved subject to the agreement being signed by the City and Tex-Park Limited. Motion passed.

ENCROACHMENT - NO. 69 BIRMINGHAM STREET

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: August 8, 1961.
Subject: Encroachment - 69 Birmingham Street.

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works recommending in favor of a three-foot encroachment beyond the official street line at No. 69-71 Birmingham Street for the purpose of constructing a planter box at sidewalk level.

On motion of Alderman Healy, seconded by Alderman O'Brien, the Committee recommended to City Council approval of the encroachment, as shown on Drawing No. SS-7-15187; provided that:

- (1) That it be removed when the City directs at no cost to the City;
- (2) A fee of \$25.00 be paid by the applicant for the privilege of encroaching on a City street;
- (3) An annual fee of \$20.00 be paid as long as the encroachment exists.

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

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

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CLAIM - MR. F. C. FAULKNER VS. CITY OF HALIFAX

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

From: Committee on Works.

Date: August 8, 1961.

Subject: Claim - Mr. F. C. Faulkner vs. City of Halifax.

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works advising that the City Solicitor had recommended payment of a claim, in the amount of \$32.50, submitted by Mr. F. C. Faulkner for damages to his car as a result of striking a piece of metal protruding from the curb in front of the Dominion Store on Quinpool Road.

On motion of Alderman Fox, seconded by Alderman Trainor, the Committee recommended to City Council that the claim be paid.

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

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

EXPROPRIATION OF LAND FOR YOUNG STREET WIDENING FROM A. C. COSSOR

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

From: Committee on Works.

Date: August 8, 1961.

Subject: Expropriation of Land for Young Street Widening from A. C. Cossor.

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works recommending that the City expropriate a piece of land measuring approximately 300' x 10' on the south side of Young Street between Kempt Road and Windsor Street for street widening purposes.

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

On motion of Alderman Trainor, seconded by Alderman Macdonald, the Committee approved the resolution as submitted by the City Solicitor for the expropriation of certain lands on the south side of Young Street between Kempt Road and Windsor Street, as shown on Expropriation Plan No. SS-7-15186.

Respectfully submitted,

Allan R. Barry,
for CLERK OF WORKS.

The City Solicitor pointed out that if outside legal opinion is that the City can recover the land, the City would be expropriating against itself; and in addition, if the City institutes expropriation proceedings at this point, it would be recognizing that the Company has title to the land. He therefore recommended that the matter be deferred.

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MOVED by Alderman DeWolf, seconded by Alderman Fox, that the matter be referred to the Board of Works for further consideration. Motion passed.

RE-ALLOCATION OF OFFICE SPACE IN CITY HALL

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

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

Date: August 17, 1961

Subject: Re-allocation of office space

To permit a re-allocation of office space within City Hall, it is recommended that Council grant authority to the City Manager to negotiate with the Board of School Commissioners a basis whereby the School Board will lease to the City the presently unused Acadian School, located at the corner of Market and Sackville Streets. It is further recommended that the Department of Health and Welfare of the City be moved from City Hall to Acadian School. This will permit welfare cases to have off-street facilities and obviate the present necessity of welfare cases proceeding to the third floor of City Hall for interview.

If this proposal meets with the concurrence of Council, it is intended to move the Planning Office from its present location on the second floor of City Hall to the third floor, east side. The Director of Planning considers that new offices for the Planning Department must be arranged with all possible speed. The Executive offices of the Corporation will be established on the second floor, wherein will be located the offices of the Mayor, the City Manager, the City Clerk, the City Solicitor, the Commissioner of Works and Buildings.

The ground floor will be used by the Assessment Department as at present and it will also house the staff offices of the Works Department.

The third floor will be used by the Finance Department, Personnel Department and the Compensation Officer, as well as the Planning Department.

After consultation with the Commissioner of Works & Buildings, it is estimated that the cost involved in making these changes is \$12,000.00, which includes the estimate for rent for Acadian School to December 31, 1961. A breakdown of cost is as follows:

<u>Acadian School</u>		
Installing partitions for offices	\$2,686.00	
Removing old desks and chairs	87.00	
Renewing toilet facilities	157.00	
Decorating, etc.	1,000.00	
Sundry and contingencies	870.00	
Estimated for rent September - December, 1961	<u>1,800.00</u>	\$6,600.00
<u>Alterations in City Hall</u>		
Alterations including construction of vault	\$1,200.00	
Installing partitions for offices	1,500.00	
Redecorating	1,727.00	
Moving expense	450.00	
Sundry and contingencies	<u>523.00</u>	<u>\$5,400.00</u>
		<u>\$12,000.00</u>

The Commissioner of Health informs me that provided the Welfare Offices are located outside City Hall, he anticipates the Province of Nova Scotia will share in the rent to the extent of 50%. This has been one of the governing factors in the decision that the Department of Health and Welfare move out of City Hall.

Council,
August 17, 1961.

The recommendation is made reluctantly at this time, in view of the cost involved, but I am convinced that office re-allocation and re-organization is urgently required for administrative efficiency. I therefore request an appropriation under section 316C for the purposes outlined herein.

Respectfully submitted,

P. F. C. BYARS,
CITY MANAGER.

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

ISSUANCE OF BUILDING PERMIT - RETAINING WALL - DALHOUSIE STREET

Alderman Lane: "I would like to ask if the Commissioner of Works can supply me with the date of a permit for the erection of a retaining wall on Dalhousie Street adjacent to Beaufort Avenue. This is the wall that recently collapsed. There were a group of people the other day who were referring to this. The house has changed hands and the new owner is faced with an estimated expenditure of \$20,000.00 to repair this wall and the comment was made (and I had to resent it on behalf of the City) that there was never a permit issued for the erection of this wall in the first place; and when I asked why, I was told -- 'because the man who was building the house had a friend at City Hall'. Now, I, as a member of this City government, highly resent such a remark. I resented it then and I said that I am sure that I would be able to find out the date on which this permit for the original erection of the wall was made. I can give the Commissioner of Works the name of the present owner who is a woman who is not in too good health and has suffered considerably as a result of the collapse of this wall. However, I do feel that if such a rumor is about, it should be denied immediately on behalf of the staff of the City."

Commissioner of Works: "Recently, we issued a building permit for the erection of a wall in that area. We condemned the wall which is the old wall which collapsed, but when it was built and when the permit was issued, I would have to check; but it certainly wasn't in my time with the City."

His Worship the Mayor asked the Commissioner of Works to submit a report at the next meeting.