

Council,
September 14, 1961

Abbott agreed.

Alderman Ferguson then withdrew the amendment.

Alderman Macdonald suggested that the plans should have been scrutinized by the Planning Director for his approval before any construction is started.

Alderman O'Brien suggested that in future, cases where City-owned land is to be developed by private enterprise into a major project, that it be referred to the Planning Staff for the recommendation of the Director before coming to Council for action.

The motion as worded by the Deputy City Solicitor was MOVED by Alderman Lane and seconded by Alderman Abbott, and on being put, was passed unanimously.

10:25 P. M. Council adjourned.

10:50 P. M. Council reconvened, the following members being present: The Deputy Mayor, Chairman; Aldermen DeWolf, Abbott, Breen, Lane, Macdonald, Butler, Fox, Ferguson, Healy, Wyman, Connolly and O'Brien.

TENDER AWARD - WESTWOOD PARK HOUSING PROJECT

September 14, 1961

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

At a meeting of the Redevelopment Committee held on September 14, 1961, information was submitted from Central Mortgage and Housing Corporation respecting the tender award for the Westwood Park Housing Project.

It was agreed to recommend that the City concur in the recommendation of Central Mortgage and Housing Corporation with respect to the tender award for the Westwood Park Housing Project.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

SETTLEMENT OF CLAIM - SMILESTONE PROPERTY -
CORNER OF GEORGE AND UPPER WATER STREETS

September 14, 1961

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

At a meeting of the Finance and Executive Committee held on September 14, 1961, a letter was submitted and read from Mr. Harry Smilestone, per R. A. Smilestone, accepting the sum of \$41,000.00 in full settlement for the acquisition of the property situate at the northeast corner of George and Upper Water Streets for redevelopment purposes.

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Your Committee recommends that the sum of \$41,500.00 be provided from the Land Sale Account subject to the approval of the Minister of Municipal Affairs.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

MOVED by Alderman Butler, seconded by Alderman O'Brien, that the report and resolution as submitted be approved. Motion passed unanimously.

REZONING LAND - SOUTHEAST SECTION OF CITY -
POINT PLEASANT INVESTMENTS LIMITED

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

From: Town Planning Board

Date: September 14, 1961

Subject: Rezoning - Point Pleasant Investments Limited

At a meeting of the Town Planning Board, held on September 14, 1961, a request was received from Point Pleasant Investments Limited to rezone five (5) parcels of land in the south end of Halifax, in an area bounded by Young Avenue, Point Pleasant Drive, View Street and the Canadian National Railways Right-of-Way, as shown on Plan No. SS-7-15214.

On motion of Alderman Connolly, seconded by Alderman Fox, the Board agreed to forward the request to Council to set a date for a public hearing.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

After discussion, it was MOVED IN AMENDMENT by Alderman O'Brien, seconded by Alderman Healy, that Council hold a Public Hearing involving Blocks 4, 5, 8 and 9 only, on October 12, 1961 at 8:00 P. M. in the Council Chamber. Amendment passed, with Aldermen Wyman and Breen wishing to be recorded against.

TOWN PLANNING BOARD RECOMMENDING DATES FOR PUBLIC HEARINGS INTO THE MATTER
OF ZONING AND REZONING APPLICATIONS

Alderman O'Brien asked if the Town Planning Board could recommend a date for a Public Hearing into zoning and rezoning applications without recommending approval of same.

The Deputy City Solicitor advised that any proposed amendment to the Zoning By-Law must be referred to the Town Planning Board from the City Council for consideration and report. The action of the Town Planning Board

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does not bind the Council nor does it take away any of its prerogatives, and after the Public Hearing is held, the Council has the right to approve or reject the item under discussion after hearing both sides of the question.

As a result of the Deputy City Solicitor's explanation, Alderman O'Brien was of the opinion that the Board could recommend a Public Hearing with the approval of Council without indicating approval or rejection of any such application.

CONFIRMATORY DEED - JAMES DONOHUE LIMITED - WEST SIDE OF QUEEN STREET

To: His Worship the Mayor and Members of the City Council
From: L. Mitchell, Deputy City Solicitor
Date: September 13, 1961
Subject: Confirmatory Deed - James Donohue Limited

Under date of July 25, 1947, the City conveyed to James Donohue Limited, land on the western side of Queen Street between Victoria Road and Fenwick Street, being a small triangular piece of land, and the consideration of \$75.00 was received by the City and credited to Land Sale Account on that date.

Mr. Martin F. Donohue of the above-named Company, now informs me that a search has been made at the Registry of Deeds and that such deed is not recorded there. He further says they have been unable to locate the same among their documents and that the Deed has apparently been lost or destroyed.

James Donohue Limited requests the City to give a Confirmatory Deed, and I would recommend that your Council authorize the Mayor and City Clerk to execute and deliver such a Deed.

L. MITCHELL,
DEPUTY CITY SOLICITOR.

MOVED by Alderman Lane, seconded by Alderman Ferguson, that the Deed be prepared and executed by the Mayor and City Clerk on behalf of the City.

The motion was put and passed.

NATIONAL SURVIVAL CONFERENCE -
CIVIL DEFENCE HEADQUARTERS - SEPTEMBER 22, 1961

A report was submitted from the City Manager advising that a conference would be held at Civil Defence Headquarters on the above date so that the members of the Halifax City Council, Dartmouth City Council and the Halifax County Council, may be brought up to date with current planning, particularly with respect to continuity of government in the event of national disaster. He suggested that a special effort be made by all Council members to attend.

The Chairman suggested that the members of Council advise the City Clerk if they would be present or not.

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SCHOOL REBATE - WIDOWS

Alderman Healy requested that consideration be given to the matter of raising the present exemption from assessment on which taxation is based for school purposes, for widows (and unmarried women) with no children under fifteen years of age, from \$500.00 to \$1,000.00; also, that the income limitation for such tax payers be increased from \$750.00 to \$1,500.00.

The matter was referred to the City Charter Revision Committee.

ACCIDENTS - ROBIE AND CHARLES STREETS

Alderman Healy requested information as to the number of motor vehicle accidents at the above intersection over the last three years and the Deputy Chief of Police was requested to advise the Alderman accordingly.

PASSING - MR. H. F. BEZANSON - SECRETARY-TREASURER -
BOARD OF SCHOOL COMMISSIONERS

MOVED by Alderman Lane, seconded by Alderman Wyman, that Council record its regrets at the sudden passing of Mr. Bezanson and that the City Clerk convey to his family an expression of sympathy. Motion passed.

RETAINING WALL - NO. 1158 DALHOUSIE STREET -
(FORMERLY NUMBER 8)

A report was submitted from the Commissioner of Works containing information in reply to a question from Alderman Lane as to the issuance of a permit for the erection of a retaining wall at the above address which recently collapsed. Copies of the report were distributed to all members of Council for their information and perusal.

Alderman Lane thanked the Commissioner for his research into the matter.

PARKING - DEVONSHIRE AVENUE

Alderman Wyman asked if a report was available as requested by him respecting parking on Devonshire Avenue.

The Deputy Chief of Police was requested to obtain the information from Inspector O'Brien and convey the same to the Alderman personally.

REZONING LAND - SOUTHEAST CORNER OF WINDSOR & YOUNG STREETS

MOVED by Alderman O'Brien, seconded by Alderman Ferguson, that this matter be deferred until a report is submitted to Council from outside Counsel appointed in this connection. Motion passed.

Meeting adjourned:

11:15 P. M.

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Tax Exemption - Red Cross Society - Rainnie Drive	558
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CITY COUNCIL
MINUTES

Council,
September 28, 1961.
Council Chamber,
City Hall,
Halifax, Nova Scotia,
September 28, 1961,
8:00 P.M.

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

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

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

Also present were Messrs. P. F. C. Byars, R. H. Stoddard, W.J.Clancey, T. C. Doyle, L. M. Romkey, A. C. Harris, K. M. Munnich, V. W. Mitchell, J. F. Thomson, J. L. Leitch, A. P. Flynn, A. R. Abraham, H. K. Randall and Dr. A. R. Morton.

COMMENTS - HIS WORSHIP THE MAYOR RE: ACCLAMATIONS -
CITY COUNCIL

His Worship the Mayor referred to the fact that nominations for Mayor and Aldermen had closed on September 26th and that it would not be necessary to hold a civic election this year because those who had filed papers would be elected by acclamation. He extended congratulations to the six members of Council who had been returned to office and said that appropriate observations would be made at the next meeting respecting Alderman Ferguson's retirement from Council. He advised the meeting that Alderman Ferguson's seat would be filled by Mr. Donald LeBlanc who was the only person to file papers for Ward 4.

He expressed the opinion that the reason for the lack of contests was a tribute to the splendid teamwork with which the members of Council had worked over the past twelve months. He thanked the members of Council for their co-operation and expressed the hope that they would continue to work as a team to accomplish more of their objectives during the next twelve months.

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PUBLIC HEARING RE: REZONING OF LAND ON THE NORTHERN
SIDE OF FENWICK STREET FROM R-3 ZONE TO C-2 ZONE

To: His Worship the Mayor and Members of the City Council.
From: Town Planning Board.
Date: August 22, 1961.
Subject: Application to Rezone R-3 to C-2 - Fenwick 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 rezoning of land on Fenwick Street, as outlined in red on Drawing No. P200/413, from R-3 to C-2, and that a date be set for a public hearing.

On motion of Alderman Wyman, seconded by Alderman Macdonald, the Board approved the report and recommended to City Council that a date be set for a public hearing.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

A Public Hearing into the matter of the rezoning of land on the north side of Fenwick Street from R-3 Zone to C-2 Zone was held at this time.

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

No persons appeared for or against the proposed rezoning.

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

MOVED by Alderman Ferguson, seconded by Alderman O'Brien, that the By-Law, as submitted, be approved. Motion passed unanimously.

AMENDMENTS - ZONING BY-LAW - PRIVATE GARAGES - R-1 ZONE

A Public Hearing into the matter of proposed amendments to Sections 4 and 5 of the Zoning By-Law was held at this time.

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

At a meeting of the Town Planning Board held on August 24th, an amendment to the Zoning By-Law was submitted from the Deputy City Solicitor which would permit the construction of a private garage at the rear of a lot in an R-1 Zone.

The Board approved the amendment and recommended that a date be set for a public hearing into the matter.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

Alderman Trainor arrived at 8:10 P. M.

The City Solicitor outlined the purpose of the amendments for the information of Council and advised that if the amendments were approved, there would be no sideyards for a private garage.

Discussion took place with respect to the locating of a garage on the lot and Aldermen O'Brien and Ferguson were of the opinion that at least eighteen inches should be maintained from the back of the garage to the lot line because it was felt that the Building Inspector would have no authority to order that a garage be located a certain distance from the rear lot line.

Alderman Ferguson contended that there should be some clearance so that the back wall of the garage could be painted and also to avoid water drainage falling on the adjacent owner's lot which might result in a civil action.

Alderman O'Brien advised that the Building Inspector had been issuing permits as though the proposed amendments had been in effect and it was only recently that he received advice from the Legal Department that the permits were not properly issued under the provisions of the Zoning By-Law. He suggested that the proper way to deal with the matter would be to permit these amendments to be approved by Council so that the situation would be back to where it was prior to the legal ruling. As there would be a complete re-write of the Zoning By-Law, he contended that provision could be made whereby the Building Inspector would insist on a garage being located at least eighteen inches from the rear lot line.

Alderman Connolly suggested that applications for permits for garages were governed and controlled by the Building Inspector's Department because the Zoning By-Law provides that no person shall erect any fence, building or structure unless the location and plans shall have been approved by the Inspector of Buildings.

His Worship the Mayor suggested that the amendments could be approved by Council but that the Building Inspector would use his judgment with respect to the matter of locating the garage at least eighteen inches from the rear lot line.

The City Manager was requested to report to the Committee on Works on the matter of the setback as suggested at this meeting to prevent overhang

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on another person's lot and advise on an amendment if necessary.

Amendments as prepared by the City Solicitor were submitted.

No persons appeared for or against the proposed amendments.

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

REPORT - CITY MANAGER RE: SALARY NEGOTIATIONS - INTERNATIONAL ASSOCIATION OF
FIRE FIGHTERS - LOCAL #268

A report was submitted from the City Manager, dated September 22nd, respecting salary negotiations with the International Association of Fire Fighters, Local #268, in which he advised that the Union has requested that if Council does not accept its proposals, that steps be taken to submit the same to arbitration in accordance with the provisions of the Arbitration Act of Nova Scotia.

The City Manager was of the opinion that the rates of pay for the members of the Department, approved by Council on July 12th, should constitute the final offer to Local #268.

The report is attached to the original copy of these minutes and same was distributed to all members of Council for their information.

MOVED by Alderman Connolly, seconded by Alderman Wyman, that Council adjourn and meet as a Committee of the Whole. Motion passed.

8:25 P. M. Council adjourned.

COMMITTEE OF THE WHOLE COUNCIL

MOVED by Alderman Trainor, seconded by Alderman Abbott, that Council reconfirm the offer of the City Manager to Local #268, International Association of Fire Fighters, dated July 12, 1961.

MOVED IN AMENDMENT by Alderman Lane, seconded by Alderman Butler, that Council confirm the negotiations as carried on by the City Manager and approve the compromise offer made under date of August 15, 1961 if Local #268 indicates its willingness to accept it by 11:59 P. M., September 28, 1961.

Alderman Trainor suggested that all the Council was doing by the motion and amendment, was concurring in the report of the City Manager.

Alderman O'Brien contended that if Council approved the report of the City Manager, it would cover both the motion and amendment.

Upon the consent of the mover and seconder of the motion and amendment, the same were withdrawn.

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At this time, it was agreed to hear Mr. G. B. Robertson, Q. C., Solicitor for the Association. Alderman Trainor was recorded against.

After hearing Mr. Robertson, it was MOVED by Alderman Trainor, seconded by Alderman Ferguson, that Council approve of the City Manager's negotiations with the International Association of Fire Fighters, Local #268, and that his report be accepted.

The motion was put and passed unanimously.

MOVED by Alderman O'Brien, seconded by Alderman Trainor, that the City Manager convene a meeting which would include one representative of the Province of Nova Scotia, the City Solicitor and one or more representatives of the International Association of Fire Fighters, Local #268, with a view to establishing a procedure for arbitration.

Alderman Ferguson suggested that the Council should be made aware of the provisions of the Arbitration Act before approving the motion.

The City Solicitor contended that the Arbitration Act as contained in the Revised Statutes of Nova Scotia was not intended for and does not apply in the labour field but was meant for expropriation of land and things of that nature, whereas the Trade Union Act was enacted solely to solve problems between labour and employer.

Alderman O'Brien then suggested that Council should not seek arbitration without having a written report requesting same, but the Union, itself, could make a request to the Province for Conciliation services; and, in the light of the mixture of information respecting the Trade Union and Arbitration Acts, the Council should have a further report from the City Manager before any particular course of action is taken.

His Worship the Mayor suggested that the City Manager, City Solicitor, Mr. Robertson and such persons as they deem appropriate, confer and immediately advise the Council on procedure or action which should be taken and, if necessary, a special meeting of Council could be held for this purpose.

Alderman O'Brien, with the consent of his seconder, withdrew the motion.

9:25 P. M. Council reconvened, the following members being present:
His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Breen, Lane,

RECOMMENDATION - INDUSTRIAL DEVELOPMENT COMMISSION

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

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Your Worship and Aldermen:

Macdonald, Butler, Ferguson, Trainor, Healy, Wyman, Connolly, O'Brien and
Greenwood.

REPORT RE: SALARY NEGOTIATIONS AND REPORT OF CITY MANAGER RE: INTERNATIONAL
ASSOCIATION OF FIRE FIGHTERS - LOCAL NO. 268

September 28, 1961

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

At a meeting of the Committee of the Whole Council held on the above date, a report was submitted from the City Manager, dated September 22nd, respecting salary negotiations with the International Association of Fire Fighters, Local #268, in which he advised that the Union has requested that if Council does not accept its proposals, that steps be taken to submit the same to arbitration in accordance with the provisions of the Arbitration Act of Nova Scotia.

The City Manager was of the opinion that the rates of pay for the members of the Department, approved by Council on July 12th, should constitute the final offer to Local #268.

After a lengthy discussion and hearing from Mr. G. B. Robertson, Q. C., your Committee recommends that Council approve of the City Manager's negotiations with the International Association of Fire Fighters, Local No. 268, and that his report be accepted.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

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RECOMMENDATION - INDUSTRIAL DEVELOPMENT COMMISSION

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

Your Worship and Aldermen:

Re: Accelerated Depreciation for Capital Assets
Used in the Manufacture of New Products

On December 20th last, the Minister of Finance announced, among other provisions of this nature, that special accelerated depreciation would become available to manufacturers who initiated production of a new product in certain kinds of area or locality which, at that time, still remained to be specified.

Regulations have now been published which will grant manufacturers located in surplus manpower areas, or localities, the benefit of this special provision on capital assets used to manufacture products not previously manufactured in these areas, or localities.

In order to benefit under these provisions, the City of Halifax would require to make application to the Department of Labour to be designated a surplus manpower area. The department will examine the past and current employment and unemployment record in the City, and will then either grant, or reject, the application. Some idea of the criteria on which decision will be based is contained in the attached photocopy of a circular obtained from the office of the Deputy Minister of Labour, Ottawa. It is not possible to obtain precise information as to whether Halifax might meet these criteria. This will be determined by Department of Labour only after, and if, the City should see fit to make the application referred to.

Your Commission has given considerable thought to the advisability or otherwise of recommending such application, particularly in view of the facts that:-

- (a) Such application will infer that Halifax is, to some extent, a depressed area, which may not be beneficial to the City's industrial development effort, and,
- (b) The application may be rejected with a little perhaps adverse publicity the only result.

On the other hand, we do not wish to lose, by default of application a possible advantage we can offer to a prospective new industry, and which might just swing the balance in favour of choosing Halifax as its new location.

Further, there is some possibility that the present provision may only be the first of other Federal aids to encourage industry to locate in these "designated areas". If this be so, designation now could only be beneficial to the City's future claims and, on the other hand, lack of application now to be so designated may prejudice the City's participation in future Federal aid of this nature.

Another consideration is that the present provision is not, as we understand it, confined only to new enterprises which may locate in the City. In other words, there may be established industry in the City which now, or at some time in the future, would be encouraged to branch out into new products if the benefits of this provision were available, thus, maybe, providing further product diversification and, probably, extra job opportunity within the City.

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On balance, your Commission believes that the possible advantages to be gained by making this application outweigh the risk of adverse publicity and, accordingly, recommends that such application be made.

(Miss) J. C. Mullin,
For: Ray March,
Executive Secretary.

MOVED by Alderman Macdonald, seconded by Alderman Greenwood, that the recommendation be approved. Motion passed with Alderman Lane wishing to be recorded against.

TENDERS FOR BOND ISSUE

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

Pursuant to the call for tenders returnable at 5 P.M. Atlantic Daylight Time on Thursday, 28th September, 1961, from parties disposed to purchase City Debentures maturing the First day of October in each year commencing with the year 1962 and ending with the year 1981, for the total sum of \$1,500,000.00, to be issued under the authority of Chapter 186 of the revised Statutes of Nova Scotia, 1954 (The Municipal Affairs Act) and bearing interest at the rate of 5-1/4% per annum, 1962 to 1981 inclusive. The Finance and Executive Committee had for consideration tenders for the same from the following:

1. Mills, Spence & Company Limited on behalf of a syndicate named in the tender 96.87
and accrued interest
2. Dominion Securities on behalf of a syndicate named in the tender 98.02
3. Scotia Bond Company Limited on behalf of a syndicate named in the tender 97.41
and accrued interest
4. Wood, Gundy & Company on behalf of a syndicate named in the tender 97.613
and accrued interest
5. Gairdner & Company Limited on behalf of a syndicate named in the tender 97.82
and accrued interest
6. Credit Interprovincial Incorporated 97.59
and accrued interest
7. LaMaison Bienvenu Limitee on behalf of a syndicate named in the tender 96.319
and accrued interest

Your Committee recommends that the tender of the syndicate represented by Dominion Securities, namely:

Dominion Securities Corporation Limited
Nesbitt, Thomson and Company Limited

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Committee W. C. Pitfield and Company Limited
Bank of Nova Scotia
Committee Canadian Imperial Bank of Canada
The Toronto-Dominion Bank

at the rate of \$98.02 be accepted.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

BOND RESOLUTION

A Resolution as prepared by the City Solicitor was submitted.

MOVED by Alderman Greenwood, seconded by Alderman O'Brien, that the authorization to issue \$1,500,000.00 in Bonds be approved. Motion passed unanimously, the following members voting therefor: Aldermen DeWolf, Abbott, Breen, Lane, Macdonald, Butler, Ferguson, Trainor, Healy, Wyman, Connolly, O'Brien and Greenwood.

SUPPLEMENTARY WELFARE APPROPRIATION - \$42,000.00

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

At a meeting of the Finance and Executive Committee held on the above date, a report was submitted from the City Manager recommending that a supplementary appropriation, amounting to \$42,000.00, be provided to operate the Welfare Department till the end of the civic year.

Your Committee concurs in the recommendation of the City Manager; funds to be provided under the authority of Section 316 "C" of the City Charter.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

APPOINTMENT - ARBITRATION COMMITTEE

A letter was submitted from the Deputy City Solicitor advising that Alderman George Fox is not eligible to serve on the Arbitration Committee as the Act states the appointees shall be members of the Finance and Executive

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Committee. As Alderman Fox is not a member of the Finance and Executive Committee, he is no longer a member of the Arbitration Committee.

The matter was deferred pending appointment of the new Committees for the civic year 1961-62 by Council.

It was agreed to request Alderman Fox to act as a member of the Arbitration Committee until the end of October.

LETTER - MAYOR RE: PROVINCIAL WHOLESALE DRUGS LIMITED

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

From: Committee on Works.

Date: September 19, 1961.

Subject: Letter - Mayor - Re: Provincial Wholesale Drugs Limited.

The Committee on Works at a meeting held on the above date considered the matter of acquiring from Provincial Wholesale Drugs Limited their property on Creighton Street. This has come about by the recommendation by the Director of Planning to change the zoning of this Creighton Street land for a new traffic circulation of streets.

On motion of Alderman Wyman, seconded by Alderman Fox, the Committee recommended to City Council that appraisals of this property be obtained and that further negotiations be carried out by the City for the purpose of purchasing this land.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

MOVED by Alderman Wyman, seconded by Alderman Fox, that the report be approved.

MOVED in amendment by Alderman Macdonald, seconded by Alderman DeWolf, that negotiations be carried out with the owner of the property with a view to purchasing the same and if necessary, that the City Manager appoint appraisers to assist the City in its determination of the value. Amendment passed unanimously.

DUFFUS STREET - FUTURE RIGHT-OF-WAY REQUIREMENTS

The City Engineer advised that a plan would be submitted to the next meeting of the Committee on Works for consideration.

MOVED by Alderman Wyman, seconded by Alderman Connolly, that after a receipt of a report from the Committee on Works, the Town Planning Board fix a date for a public hearing into this matter. Motion passed.

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REZONING - POINT PLEASANT DEVELOPMENT

To: His Worship the Mayor and Members of the City Council.
From: Town Planning Board.
Date: September 19, 1961.
Subject: Rezoning - Point Pleasant Development.

The Town Planning Board at a meeting held on the above date again considered the matter of rezoning land for the Point Pleasant Development.

On motion of Alderman Wyman, seconded by Alderman O'Brien, the Board recommended to City Council that the previous report from the Town Planning Board stand, i.e., the public hearing be held before a recommendation is made by the Town Planning Board.

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

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

USE OF COMMONS - HALIFAX HARNESS HORSE CLUB

To: His Worship the Mayor and Members of the City Council.
From: Committee on Works.
Date: September 19, 1961.
Subject: Use of Commons - Halifax Harness Horse Club.

The Committee on Works at a meeting held on the above date considered a request from the Halifax Harness Horse Club for the use of the Commons.

This matter had previously been referred to the Recreation Commission for a report and recommendation.

The Recreation Commission submitted a report recommending in favour of the Halifax Harness Horse Club using the Commons for the coming season.

On motion of Alderman Connolly, seconded by Alderman Healy, the Committee approved the use of the Commons by the Halifax Harness Horse Club from October 1, 1961, to the last Saturday in April 1962, at the fee of \$800.00 per year, and recommended the same to City Council.

Aldermen Macdonald and O'Brien were recorded as being "against".

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

To: Committee on Works.
From: Recreation Department, City of Halifax.
Date: September 18, 1961.
Subject: Harness Horse Racing on the Commons.

At a meeting of the Recreation and Playgrounds Commission, of the City

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of Halifax, held on September 8th, 1961, it was moved by Mrs. L. E. Moir, that the Recreation Commission recommend to the Committee on Works that Harness Horse Racing on the Commons be continued for the forth-coming winter season, from October 1, 1961 to the last Saturday in April, 1962. Alderman Fox seconded the motion. Motion carried.

Yours very truly,

ABOL H. ZIAI,
Per: Jackie Sweet,
Director of Civic Recreation.

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

Alderman Macdonald opposed the application as he felt the rehabilitation of the Commons should be carried out.

His Worship the Mayor advised that the Recreation Commission had approved of the application for 1961-62 only and that the Director and staff were requested to submit a proper plan for the rehabilitation of the Commons well in advance before this subject is again up for discussion.

Alderman Lane suggested that the Society for the Prevention of Cruelty to Animals should look into the conditions under which the horses race as well as the fact that there is no proper shelter provided. She also asked for a financial statement showing the operation of the Club during the past year.

The City Manager was requested to make an appropriate inquiry from appropriate authorities as to the manner in which these races are conducted, the protection for the horses during races, financial statement of the Club's operation, how much in taxes is paid to the Province of Nova Scotia, if the Club paid any property, business or occupancy taxes on the buildings which they erect on the Commons and if not, why not.

Alderman Trainor suggested that the City take action to develop the area which would contain ground hockey, swimming pool, miniature golf courses, etc. rather than permitting the continued dust nuisance as at present.

The motion was put and passed 9 voting for the same and 4 against it as follows:

FOR THE MOTION: Aldermen DeWolf, Abbott, Breen, Butler, Ferguson, Healy, Wyman, Connolly and Greenwood

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September 28, 1961.

AGAINST IT: Aldermen Lane, Macdonald, Trainor and O'Brien - 4 -

APPOINTMENT OF COUNCIL REPRESENTATIVE TO BOARD
OF DIRECTORS - HALIFAX-DARTMOUTH UNITED APPEAL

A letter was submitted from the Executive Director of the Halifax-Dartmouth United Appeal requesting that Council appoint its representative to the Board of Directors.

MOVED by Alderman O'Brien, seconded by Alderman Macdonald, that Alderman Healy be appointed as the City's appointee to the Board of Directors of the Halifax-Dartmouth United Appeal for a term of 3 years expiring October 31, 1964. Motion passed.

MODIFICATION OF LOT FRONTAGE AND AREA - NO.403 YOUNG STREET

To: His Worship the Mayor and Members of the City Council.
From: Town Planning Board.
Date: September 19, 1961.
Subject: Modification of Lot Frontage and Area - No. 403 Young Street.

The Town Planning Board at a meeting held on the above date considered an application for modification of lot frontage and area at No. 403 Young Street.

On motion of Alderman Wyman, seconded by Alderman Connolly, the Board approved the modification of lot frontage and area at No. 403 Young Street, and recommended the same to City Council.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

MODIFICATION OF SIDEYARD - NO.35 MEMORIAL DRIVE

To: His Worship the Mayor and Members of the City Council.
From: Town Planning Board.
Date: September 19, 1961.
Subject: Modification of Sideyard - No. 35 Memorial Drive.

The Board was informed that the applicant has withdrawn his request for modification of sideyard at No. 35 Memorial Drive.

The Board wishes to inform City Council of the same.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

FILED:

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MODIFICATION OF SIDEYARD - NO.45 EDGEWOOD AVENUE

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

From: Town Planning Board.

Date: September 19, 1961.

Subject: Modification of Sideyard - No. 45 Edgewood 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 modification of sideyard at No. 45 Edgewood Avenue, as shown on Drawing No. P200/435.

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

MODIFICATION OF SIDEYARD - NO. 15 ROWE AVENUE

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

From: Town Planning Board.

Date: September 19, 1961.

Subject: Modification of Sideyard - No. 15 Rowe 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 modification of sideyard at No. 15 Rowe Avenue, shown on Drawing No. P200/438.

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

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

MODIFICATION OF SIDEYARD - NO.495 CONNAUGHT AVENUE

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

From: Town Planning Board.

Date: September 19, 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

Council,
September 28, 1961.

sideyard at No. 495 Connaught Avenue.

On motion of Alderman Wyman, seconded by Alderman Healy, the Board approved the modification of sideyard at No. 495 Connaught Avenue, and recommended the same to City Council.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

RELEASE OF HOLDBACK - INCINERATOR CONSTRUCTION -
FOUNDATION MARITIME LIMITED

To: His Worship the Mayor and Members of the City Council.
From: Committee on Works.
Date: September 19, 1961.
Subject: Release of Holdback - Incinerator Construction - Foundation Maritime Limited.

The Committee on Works at a meeting held on the above date considered a report from the Commissioner of Works recommending payment of Certificate No.19 (Final) release of holdback, for the construction of the new Incinerator building.

On motion of Alderman O'Brien, seconded by Alderman Wyman, the Committee recommended to City Council payment of Certificate No.19 (Final), for the construction of the New Incinerator (satisfactory growth of grass), in the amount of \$2,000.00, to Foundation Maritime Limited.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

LIGHTING - FAIRVIEW OVERPASS

To: His Worship the Mayor and Members of the City Council.
From: Committee on Works.
Date: September 19, 1961.
Subject: Lighting - Fairview Overpass.

The Committee on Works at a meeting held on the above date considered a report from the Commissioner of Works recommending that the City undertake to share the cost of lighting the Fairview Overpass on the basis of the City paying 40% of the estimated cost of \$17,196.00. Money is available for this work and no additional borrowing is necessary.

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September 28, 1961.

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

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

FIXATION OF RENTALS - WELLINGTON COURT

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

From: Committee on Works.

Date: September 19, 1961.

Subject: Fixation of Rentals - Wellington Court.

The Committee on Works at a meeting held on the above date considered the matter of fixation of rentals at Wellington Court.

City Council, at a meeting held on August 17, 1961, tentatively approve a rental fee of \$10.00 per week, but referred the matter to the Committee on Work for a further report regarding a possible increase in rent because of supplying heat during the winter months.

The Commissioner of Works informed the Committee that the cost of heating at Wellington Court would amount to about \$235.00 per year, or roughly \$5.00 per week on an annual basis, or \$7.00 per week based upon a 35-week heating season from October 1st to May 31st.

On motion of Alderman Wyman, seconded by Alderman O'Brien, the Committee recommended to City Council that the rent at Wellington Court be set at a minimum of \$15.00 per week on an annual basis. (This figure includes heat.)

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

SALE OF TULIPS BY Y'S MEN'S CLUB

A letter was submitted from Mr. A. D. Williston, Tulip Bulb Chairman of the Y's Men's Club, requesting permission to canvas from door to door for the sole purpose of selling tulip bulbs on October 2nd and 3rd, 1961.

MOVED by Alderman Lane, seconded by Alderman Greenwood, that the request be granted. Motion passed.

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STREET RE-NUMBERING - WOODLAWN AND PARKWOOD TERRACES

Alderman Wyman referred to the street re-numbering program now in progress and he asked how the intended purpose of having corresponding blocks similarly numbered can be served when the numbers on Woodlawn Terrace and Parkwood Terrace which are corresponding, parallel and dead-end streets, run from 1900 in one case and 2500 in the other case.

The City Manager stated that he had drawn this matter to the attention of the Inspection Supervisor to investigate, who advised that an error had been made with respect to thirteen buildings on Woodlawn Terrace but that it is being rectified as quickly as possible.

His Worship the Mayor said that a full report respecting the street re-numbering program would be made to Council re-stating the origin, objectives and purposes of the program and giving any other information which staff feel will enlighten the members of Council in this regard.

SMOKE NUISANCE - FIRES - CITY DUMP

Alderman Wyman asked if any action was being taken to eliminate the fires on the City Dump which are a source of annoyance to people in the North End because of the smoke produced, and he suggested that one solution might be to have the material from demolished buildings presently being burned on the City Dump cut into smaller pieces and burned in the Incinerator.

His Worship the Mayor requested the City Manager to report briefly as follows at the next meeting:

- (a) How did the fires on the City Dump get started?
- (b) What is the dumping control or lack of it, at the Dump?
- (c) Is it inevitable that combustible materials must be placed on the Dump Site?
- (d) How can the burning of materials on the Dump be checked so that it does not become a source of annoyance to the public in the future?

PARKING - DEVONSHIRE AVENUE

Alderman Wyman asked if the report which he had requested at a previous meeting respecting car parking on Devonshire Avenue is available.

The City Manager advised that the report is not ready and His Worship the Mayor requested that he have the report available for the next meeting of Council.

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September 28, 1961.

ELECTION LISTS - POLL TAX PAYERS

Alderman Wyman referred to the difficulty experienced by many poll tax payers in trying to vote at the last civic election in 1960 because their names were not on the list because of the new system of deducting poll tax at source.

He said that he had made inquiries recently and found that the same situation would have existed this year had an election been necessary. He asked if this matter is in hand and if it will be dealt with in time to avoid embarrassment to those involved at the next election.

He also asked if, because employers did not turn in the money deducted at source in time, poll tax payers would have to pay the interest and penalty prescribed.

His Worship the Mayor said that the two matters raised by Alderman Wyman would be referred to the City Charter Revision Committee for consideration in time to seek any necessary legislation.

EXTENSION OF BRIGHT STREET

Alderman Wyman said he had asked a question respecting the extension of Bright Street to Lady Hammond Road and the answer he received implied that negotiation for the purchase of the necessary land had not been completed as the owner could not be determined, and there was the problem of bringing the street up to grade.

He said that he understood that the land was to be sold for other purposes to another buyer and he contended that if the owner is known that he should be required to make the grade suitable for street purposes.

It was agreed to instruct the City Manager to investigate and report on the matter.

"WALK" SIGN - TRAFFIC LIGHT INSTALLATIONS

Alderman DeWolf asked if it is possible to have "Walk" signs placed on traffic light installations. He said that there are a great many intersections where it is dangerous for pedestrians to cross and he referred particularly to the intersection of South Park Street and University Avenue.

At the suggestion of His Worship the Mayor it was agreed to direct

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the City Manager to have the Chief of Police and Traffic Engineer confer and submit a report on the utilization of "Walk" signs at certain intersections.

PROPOSED DEVELOPMENT - POINT PLEASANT DEVELOPMENTS LIMITED

Alderman Macdonald asked if the Director of Planning could supply the members of Council with copies of a plan showing the present zoning and proposed rezoning of land in connection with the proposed development of lands by the Point Pleasant Developments Limited.

His Worship the Mayor assured Alderman Macdonald that his request would be granted.

BLOCKING OF STREETS - FUEL DELIVERY TRUCKS

Alderman Ferguson referred to the practice of large tractor-type fuel delivery trucks blocking the streets while making deliveries which often times impedes the passage of not only normal traffic but, also, of emergency vehicles such as ambulances and fire fighting equipment; and he asked if the Chief of Police could take some action to obviate the practice in future.

His Worship the Mayor stated that the matter would be brought to the attention of the Traffic Authority to take the necessary steps to avoid the situation. He suggested that the co-operation of the oil companies be sought in this regard.

TRAFFIC CONGESTION - WILLOW TREE INTERSECTION

Alderman Macdonald referred to the traffic congestion at the Willow Tree Intersection during peak hours (between 12:00 noon and 1:00 p.m. and between 5:00 and 6:00 p.m.) and he asked if there is any possibility of providing some relief.

The Chief of Police said that the intersection is at peak capacity but the problem is presently under study and plans are being drawn for some major changes at that particular intersection. He said that a full report will be submitted in due course.

Alderman Macdonald suggested that in the meantime consideration be given by the Chief of Police to the advisability of having traffic direction at the intersection during peak hours.

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September 28, 1961.

His Worship the Mayor stated that the Chief of Police would take the matter under advisement.

TENDERS FOR EQUIPMENT - WORKS DEPARTMENT

To: His Worship the Mayor and Members of the City Council.
From: Committee on Works.
Date: September 21, 1961.
Subject: Tenders for Equipment.

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works requesting approval to call tenders on the following equipment:

- | | |
|----------------------------|---------------------------------------|
| 1. Front End Loader | 7. 5 Bulk Salt Spreaders |
| 2. Motor Pick-up Sweeper | 8. 2 Rubber Track Tractors |
| 3. Portable Asphalt Plant | 9. City Hall Windows |
| 4. Refuse Packer Body | 10. Micro-filming Equipment for Plans |
| 5. Chassis and Cab for (4) | 11. Portable Welding Unit |
| 6. Dump Truck | 12. Mobile Sanitary Unit for Commons |
| | 13. Green Houses - Gardens |

Borrowing Resolutions have been passed by City Council and approval obtained from the Department of Municipal Affairs for these items.

On motion of Alderman O'Brien, seconded by Alderman Wyman, the Committee approved the request from the Commissioner of Works to call tenders for the above equipment and recommended the same to City Council.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

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

Meeting adjourned.

10:20 p.m.

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From: Town Planning Board
Date: September 19, 1961
Subject: Rezoning - Point Pleasant Development

The Town Planning Board at a meeting held at the above date, again considered the matter of the proposed rezoning of the Point Pleasant Development. On motion of Alderman [Name], seconded by Alderman [Name], the Board recommended to City Council that the rezoning be approved subject to the Board stand, i.e., the public hearing to be held before the rezoning is made by the Town Planning Board.

JOHN E. LLOYD,
MAYOR AND CHAIRMAN.

R. H. STODDARD,
CITY CLERK.

CITY COUNCIL.
M I N U T E S

October 12, 1961

Public Hearing into the matter of rezoning Blocks 4, 5, 8 and 9
as shown on Plan Number SS-7-15214 - Point Pleasant Development
held at this time.

Council Chamber,
City Hall,
Halifax, N. S.,
October 12, 1961,
8:00 P. M.

The Director of Planning displayed a plan of the rezoning.
A meeting of the City Council was held on the above date.

After the meeting was called to order, 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, Butler, Fox, Ferguson, Trainor, Healy, Wyman, Connolly,
O'Brien and Greenwood.

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

PUBLIC HEARING RE: REZONING BLOCKS 4, 5, 8 and 9 AS SHOWN ON PLAN NO. SS-7-15214
POINT PLEASANT INVESTMENTS LIMITED

To: His Worship the Mayor and Members of City Council
From: Town Planning Board
Date: September 19, 1961
Subject: Rezoning - Point Pleasant Development

The Town Planning Board at a meeting held on the above date, again
considered the matter of rezoning land for the Point Pleasant Development.

On motion of Alderman Wyman, seconded by Alderman O'Brien, the Board
recommended to City Council that the previous report from the Town Planning
Board stand, i.e., the public hearing be held before a recommendation is made
by the Town Planning Board.

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

6. The Council was advised that the applicant had withdrawn his request
which is presently R-3 and will not be objectionable per se but it was agreed that the hearing would proceed
for the rezoning of Block #4 but it was agreed that the hearing would proceed
in accordance with the advertisement.

8. We herewith agree to retain the entire project under single ownership and
not to sell off any of the units, thus ensuring proper control and maintenance.

IMPORTANT ASSURANCE

-590-
As a new and important assurance, we herewith agree that this land
will be developed in accordance with the style submitted, or application for

Council,
October 12, 1961

A Public Hearing into the matter of rezoning Blocks 4, 5, 8 and 9 as shown on Plan Number SS-7-15214 - Point Pleasant Developments Limited, was held at this time.

The Director of Planning displayed a plan of the area and outlined the rezoning proposals for the information of Council.

The following was submitted from the above Company:

TO MEMBERS OF CITY COUNCIL

REVISED REZONING PROPOSAL

After meetings with area residents the following comments and concessions are being offered in an effort to achieve the re-zoning proposal and yet acknowledge and satisfy as much as possible the wishes of most of the immediate residents:

1. Block "2" - R-1 to R-3

Originally part of the proposal, this has been previously deleted in accordance with the express wishes of Council in preserving this additional R-1 land.

2. Block "4"

While an important part of the original submission, we will now delete and hereby withdraw this block from re-zoning, leaving it R-1.

3. Block "5", "8" and "9" are the only remaining subjects of re-zoning.

4. Brussels Street as shown will be closed.

5. Block "5"

(a) Adjacent to the neighbouring properties, will be developed with a superior quality single family garden terrace home. After meetings with the adjacent owners, we have assured the owners and hereby agree to locate these single family units as far away from the existing properties as possible fronting them on Ogilvie Street.

(b) We will provide an additional dense planting screen around the perimeter of this block and will leave the existing dense plantings as they now are. This will ensure privacy for all concerned.

6. The only apartment building will be located down in the area of Block "7" which is presently R-3 and will not be objectionable nor will it obstruct the view.

7. We herewith agree to develop this project as a superior type, low density single family rental community, strictly in accordance with the building designs as indicated in previously submitted photos and schemes.

8. We herewith agree to retain the entire project under single ownership and not to sell off any of the units, thus ensuring proper control and maintenance.

IMPORTANT ASSURANCE

As a new and important assurance, we herewith agree that this land will be developed in accordance with the style submitted, or application for

re-zoning back to the existing zoning will be made.

In essence, the land will be used for the purpose as indicated, or it will be zoned back to R-1 and R-2. It will not be sold, transferred or assigned in any manner without this strict condition.

POINT PLEASANT DEVELOPMENTS LIMITED

Ralph M. Medjuck,
President.

A petition against the proposed rezonings and signed by 49 assessed property owners in the area, was submitted.

Mr. Donald McInnes, Q. C. submitted a brief on behalf of the residents in the area and addressed Council in support of the petition.

Mr. Ralph Medjuck addressed Council in support of his application, submitted a brief and furnished photos of the area concerned.

After a lengthy hearing, it was MOVED by Alderman Abbott, seconded by Alderman Breen, that the application to rezone Block No. 4 as advertised be denied. Motion passed.

MOVED by Alderman Abbott, seconded by Alderman Breen, that the application to rezone Block No. 5 as advertised be denied.

The motion was put and passed, 9 voting for the same and 4 against it as follows:

FOR THE MOTION: Aldermen Abbott, Breen, Lane, Butler, Fox, Ferguson, Trainor, Connolly and Greenwood. -9-

AGAINST IT: Aldermen DeWolf, Healy, Wyman and O'Brien. -4-

MOVED by Alderman Abbott, seconded by Alderman Breen, that the application to rezone Block No. 8 as advertised be denied.

The motion was put and passed, 9 voting for the same and 4 against it as follows:

FOR THE MOTION: Aldermen Abbott, Breen, Lane, Butler, Fox, Ferguson, Trainor, Connolly and Greenwood. -9-

AGAINST IT: Aldermen DeWolf, Healy, Wyman and O'Brien. -4-

MOVED by Alderman Abbott, seconded by Alderman Breen, that the application to rezone Block No. 9 as advertised be denied.

The motion was put and passed, 10 voting for the same and 3 against it as follows: