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J. E. Lloyd,
MAYOR AND CHAIRMAN.

R. H. Stoddard,
CITY CLERK.

SECTION 21 - CLAUSE 2

Alderman O'Brien stated that under this Section, it did not definitely establish how the City could prove that it did not receive notice. He urged that the Section be worded to clarify the City's position.

The Deputy City Solicitor - 683 - said that the responsibility for proof be placed on the plaintiff that he had written a letter or had given notice.

CITY COUNCIL MINUTES
SPECIAL MEETING

Council Chamber,
City Hall,
Halifax, N. S.,
November 28, 1961,
3:40 P. M.

A special 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 Lane, Macdonald, Butler, Fox, LeBlanc, Healy, Connolly and O'Brien.

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

The meeting was called specially to consider City Charter Revisions.

3:45 P. M. Council adjourned to meet as a Committee of the Whole.

At this time Part 3-A of a proposed Cities' Act was considered.

Messrs. G. S. Cowan, Q. C. and Thomas Plunkett were in attendance.

Before proceeding His Worship the Mayor advised that the Department Heads have had an opportunity to examine the draft covering the operation of the various departments to make sure that the legal advisors have included the necessary powers to function properly.

The City Manager also advised that Mr. Cowan had met individually with the Heads where detailed discussions were held and they were also asked if they could carry out the duties they are now doing under the draft, or could suggest that they be given the necessary power by Council, by by-law or if there was anything in the future they felt they would want to do which had not been covered. Suggestions were received from the various Heads and have been incorporated in the present draft.

The following amendments and suggestions were made:

SECTION 21 - CLAUSE D

Alderman O'Brien stated that under this Section, it did not definitely establish how the City could prove that it did not receive notice. He urged that the Section be worded to clarify the City's position.

The Deputy City Solicitor suggested that the responsibility for proof be placed on the plaintiff that he had written a letter or had given notice.

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He advised that City Officials who could be involved would have to spend a lot of time in Court just waiting to give their evidence whereas if the Section placed the responsibility on the plaintiff, all he would have to do would be to subpoena the Official which he felt had received the actual notice.

As the suggested change would give some protection to a citizen, which is not the case at present, it was agreed that the Section be redrafted accordingly.

SECTION 23- CLAUSE "B"

Alderman Lane referred to the Section as drafted and stated she was definitely opposed to the suggested disposition of City land without calling for tenders and would appear, if necessary, before the Private and Local Bills Committee and the Legislature itself.

The City Manager advised that he had worked under this type of legislative and had never seen any Council in 25 years, dispose of property other than at fair and reasonable values except in the case of a school, community club, church or an organization which carries out a good service within the city. Concerning the tender system, he referred to a recent case where tenders were received and some were considered to be too low as they were not the fair and equitable value of the land in question. He also advised that it was his opinion that fair and equitable value was determined by an independent appraisal.

Alderman LeBlanc suggested the insertion of the following words in the second line thereof, after the words "less than": - "the highest amount tendered on any individual property after due notice".

His Worship the Mayor asked Mr. Cowan if the Section as drafted would apply to lands in the redevelopment areas, exhibition and industrial areas, to which Mr. Cowan replied that it would apply to all lands.

Alderman O'Brien favored the tender system as at present but also suggested that the highest tender must not always be accepted because of the type of occupancy which might be intended.

Alderman Macdonald also favored the tender system but referred to the industrial lands in the City which are very expensive to develop, for which the City may have an offer from an industry to come in and employ a considerable number of persons, and such industry may feel it should obtain part of the land at a very nominal price. He felt it would be advantageous for the City to be

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in a position to even give the land away if the industry developed it itself and employed a number of persons which would improve the economy of the City. He questioned if something could be provided for such a situation with respect to the disposition of this particular type of land. Because of the proposed policy, the City could lose a potential industry.

His Worship the Mayor suggested that if provision were included in Clause "B" for a tender call and appraisal, it would not be necessary to have Section 23-1 or 2.

Alderman O'Brien suggested deletion of the reference to a petition but to include a provision for tender call and the practice of using appraisers.

Alderman Healy expressed himself as agreeing with the tender and appraisal system.

His Worship the Mayor stated that if there is a disposition of land for any particular usage, there should be an appraisal whether it is done under the present system or not. The land could be advertised in advance. A Committee or Commission dealing with redevelopment lands, could have them appraised and individually bid on.

Section 23 was then referred back to the Charter Committee for re-drafting in the light of the discussion with special attention being given to spelling out the implication of land sales in a redevelopment area.

It was pointed out that Section 25, Clause 5, would be subject to the re-drafting of Section 23.

With respect to Section 28, the Chief of Police stated that most of it was superfluous as many of the provisions are contained in the Motor Vehicle Act, but certain clauses would be beneficial to the Municipality. Mr. Cowan stated that everything is subject to redrafting and some things included in the Section might be eliminated because of the Motor Vehicle Act.

Referring to Section 40, the Commissioner of Health suggested the inclusion in the third line of Clause "B" of the following words: "of the watershed" after the word "contamination".

Also referring to Clause "J", the Commissioner suggested that the Section be redrafted to provide that the expense incurred act as a lien against the property if same is not paid for by the owner.

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Mr. Cowan stated he would look into the suggestion.

Clause "O" to be amended to provide for regulating places where food "is prepared" as well.

Automatic food vending machines were also to be covered in Clause "O".

Mr. Cowan and the Commissioner will confer on the proper wording for these suggested amendments.

Section 46 was referred to the Taxi Sub-Committee for perusal before approval.

Clause 7, page 45, "demolition of buildings", was subject to redraft after examination by the Deputy City Solicitor.

Alderman Connolly suggested the Section 51, (k) should be broadened to include such a place as the United States of America.

It was pointed out that special legislation would be secured should such a situation arise.

Referring to Section 54, Mr. Cowan stated that he and Mr. Plunkett would require direction from Council as to the future operation of the various Commissions and Boards.

PART 4

Section 4:09, Clause 2, subject to redraft.

SECTION 4.25 (g)

Alderman Lane observed that this places the Police and Fire Department personnel under the City Manager and asked if this Section is in accordance with the views of the Chief of Police.

The Chief of Police expressed opposition to the Section as drafted, contending that members of the Police Department, because of the nature of their duties, should have group protection rather than being responsible for their security to one individual.

Alderman Butler stated that he was opposed to change merely for the sake of change, and that, as yet, the justification for the change had not been forthcoming.

His Worship the Mayor stated that the purpose of placing all departments under the direction of the City Manager is to provide uniformity of operation of all Civic Departments; also, it is a basic principle of the City Manager System

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that there should be uniformity of power of all members of Council, which principle is not adhered to if members of one Committee, such as a Safety Committee, have the power to make appointments or dismissals.

He contended that the power should be vested in all members of the Council or delegated to the City Manager under certain rules and regulations.

Alderman Lane stated that, while she is definitely in favor of unanimity of direction, there are certain phases of the administration of the Safety Departments of the City which must come under the disciplinary Heads of the Departments. She conceded that on all matters of finance, the City Manager should be the deciding factor, but she referred to a number of difficult hearings respecting members of the Police and Fire Departments which have been held before the Safety Committee and contended that the City Manager might wish to be relieved of the responsibility of making decisions with respect to such cases.

Alderman Lane asked if there is any conflict between Section 32 of Part III-A and Section 4.25 (g) and Mr. Cowan replied in the negative, explaining that once the members of the Police or Fire Departments are appointed, they take their direction from their respective Chiefs.

It was agreed to request the Chief of Police to submit his reasons, in writing, why the Police Department should not be subject to the control and authority of the City Manager.

His Worship the Mayor stated that he would prepare a written submission listing the reasons why the Police and Fire Departments should be subject to such control.

SECTION 4:26: Alderman Macdonald asked if any provision had been made for a permanent replacement for the City Manager and His Worship the Mayor replied that that is a matter to be determined by City Council.

SECTION 4:27 (d) The Commissioner of Works asked if this would obviate the acceptance of phone calls by staff members, from the members of Council, and should they now be funnelled through the City Manager.

After considerable discussion, it was agreed to request the Consultants to re-phrase Section 4:27 (d) to remove any misunderstanding.

6:22 P. M. Council reconvened, the following members being present:
His Worship the Mayor, Chairman; Alderman Lane, Macdonald, Butler, Fox, LeBlanc,

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Healy, Connolly and O'Brien.

CITY COUNCIL
The Committee of the Whole reported progress to Council in its con-
sideration of Parts 3-A and 4 of the proposed Cities' Act.

6:25 P. M. Council adjourned.

Council Chamber,
City Hall,
Halifax, N. S.,
November 30, 1961,
8:00 P. M.

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

After the meeting was called to order, the members of Council
attending, led by the City Clerk, joined in Prayer.

J. E. LLOYD,
MAYOR AND CHAIRMAN.

There were present His Worship the Mayor, Chairman, and Aldermen
R. H. STODDARD,
CITY CLERK.

Also present were Messrs. P. F. C. Byrne, R. H. Stoddard, W. J.
Clancey, L. Mitchell, E. M. Ramsey, G. F. West, J. F. Thomson, V. W.
Mitchell, R. B. Grant, K. M. Macdonald and Dr. A. R. Korten.

MINUTES

The minutes of the meeting of City Council held on November 16, 1961,
were approved on motion of Alderman Connolly, seconded by Alderman Fox.

**APPEAL FROM THE DECISION OF THE BUILDING INSPECTOR TO ISSUE
AN OCCUPANCY PERMIT FOR THE PROPERTY, NO. 42 BIRMINGHAM
STREET, HALIFAX, N.S.**

His Worship the Mayor advised that the Solicitor for the Appellant
was present and, while this matter was placed on the Agenda to set a date for
a Public Hearing, if they so wished, the members of Council could decide to
hold the Public Hearing at this time.

MOVED by Alderman Linn, seconded by Alderman Fox, that the
hearing into the matter of the appeal of the owner of the property, No. 42
Birmingham Street be held at this time. Motion passed.

**HEARING RE: APPEAL FROM THE DECISION OF THE BUILDING INSPECTOR
TO ISSUE AN OCCUPANCY PERMIT FOR THE PROPERTY, NO. 42 BIRMINGHAM
STREET, HALIFAX, N.S.**

A hearing into the matter of an appeal from the refusal of the Building
Inspector to issue an Occupancy Permit for the property, No. 42 Birmingham
Street, was held at this time.

Mr. P. J. Amire, Solicitor for the appellant, addressed Council and
stated that a petition had been prepared and signed by approximately one
hundred residents of the area affected declaring themselves to be in favour
of the establishment of a laundromat on the property in question. Mr. Amire

CITY COUNCIL
MINUTES

Council Chamber,
City Hall,
Halifax, N. S.,
November 30, 1961,
8:00 P. M.

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

After the meeting was called to order, 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; and Aldermen Abbott, Lane, Macdonald, Fox, LeBlanc, Healy, Connolly and O'Brien.

Also present were Messrs. P. F. C. Byars, R. H. Stoddard, W. J. Clancey, L. Mitchell, L. M. Romkey, G. F. West, J. F. Thomson, V. W. Mitchell, R. B. Grant, K. M. Munnich and Dr. A. R. Morton.

MINUTES

The minutes of the meeting of City Council held on November 16, 1961, were approved on motion of Alderman Connolly, seconded by Alderman Fox.

APPEAL FROM THE REFUSAL OF THE BUILDING INSPECTOR TO ISSUE
AN OCCUPANCY PERMIT FOR THE PROPERTY, NO. 42 BIRMINGHAM
STREET - DATE FOR HEARING

His Worship the Mayor advised that the Solicitor for the Appellant was present and, while this matter was placed on the Agenda to set a date for a Public Hearing, if they so wished, the members of Council could decide to hold the Public Hearing at this time.

MOVED by Alderman Lane, seconded by Alderman Connolly, that the hearing into the matter of the appeal of the owner of the property, No. 42 Birmingham Street be held at this time. Motion passed.

HEARING RE: APPEAL FROM THE DECISION OF THE BUILDING INSPECTOR
TO ISSUE AN OCCUPANCY PERMIT FOR NO. 42 BIRMINGHAM STREET

A hearing into the matter of an appeal from the refusal of the Building Inspector to issue an Occupancy Permit for the property, No. 42 Birmingham Street, was held at this time.

Mr. D. J. Amiro, Solicitor for the Appellant, addressed Council and stated that a petition had been prepared and signed by approximately one hundred residents of the area affected declaring themselves to be in favour of the establishment of a laundromat on the property in question. Mr. Amiro

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submitted the petition along with a formal appeal from the decision of the Building Inspector refusing to grant an Occupancy Permit for the establishment and operation of a laundromat.

He referred to the fact that the basis of the refusal was that the proposed use of the premises was contrary to the former use (grocery store) which had been permitted as a non-conforming use; and he contended that the proposed use is essentially the same in that a service is being offered to the public.

He advised the Council that the applicant has already expended \$16,000.00 on improvements to the property and contemplates further large expenditures to complete the work.

MOVED by Alderman Lane, seconded by Alderman Healy, that the appeal from the decision of the Building Inspector be upheld and that the Building Inspector be instructed to issue an Occupancy Permit for the establishment and operation of a laundromat at No. 42 Birmingham Street to the applicant.

The motion was put and passed, six members voting for the same, and two voting against it, as follows:

VOTING FOR: Aldermen Abbott, Lane, Fox, LeBlanc,
Healy and Connolly - 6

AGAINST: Aldermen Macdonald and O'Brien - 2

PROHIBITION OF TRUCK TRAFFIC - ASHBURN AVENUE

The following report was submitted:

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

At a meeting of the Safety Committee held on November 21, 1961, a report was submitted from the City Manager advising that even though the designation of truck routes within the City is being processed by staff, it is felt that truck traffic should be prohibited from Ashburn Avenue and that appropriate signs be erected. Traffic presently using Ashburn Avenue for access between Bayers and Mumford Roads can use the Dutch Village Road-Howe Avenue routing.

Your Committee recommends that the prohibition be approved and the necessary signs erected.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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The following resolution as prepared by the Deputy City Solicitor was submitted:

"RESOLVED that from and after the passage of this resolution no truck or other commercial vehicle shall be operated on Ashburn Avenue, except for deliveries to specific addresses on this street.

AND FURTHER RESOLVED that the Traffic Authority of the City of Halifax be requested to forthwith erect on such street appropriate signs in accordance with this resolution."

Alderman Lane asked if it were possible for the residents on any residential street to apply for the prohibition of truck traffic on their street to which His Worship the Mayor replied in the affirmative and he said that consideration would be given by Committee and Council to such an application.

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

CAPITAL BORROWING - \$225,000.00 - ACQUIRING
PROPERTIES - BICENTENNIAL DRIVE ENTRANCE

Deferred because of the lack of a sufficient number of Council members to achieve the necessary two-thirds vote.

CAPITAL BORROWING - \$40,000.00 - SEWER EXTENSION - MUMFORD ROAD AREA

Deferred because of the lack of a sufficient number of Council members to achieve the necessary two-thirds vote.

CANDY SALE - KINSMEN CLUB - NOVEMBER 27TH TO DECEMBER 8TH INCLUSIVE

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a letter was submitted from the President of the Kinsmen Club of Halifax requesting permission to hold a door-to-door candy sale in the evening, Monday to Friday inclusive, for a two-week period beginning November 27th; funds to be used to defray costs involved in maintaining and

PAYMENTS BY CITY TO OTHER LOCAL BODIES:
(a) R. S. BRIDGE & APPLIANCE SERVICE - \$44.20 PLUS INTEREST;
(b) CANADIAN LEGION - \$144.20 PLUS INTEREST;
(c) NATIONAL WRESTLING FEDERATION OF CANADA - \$5.00 PLUS INTEREST.

To His Worship the Mayor and
Members of the City Council

At a meeting of the Finance and Executive Committee held on November 23, 1961, letters were submitted from the following organizations:

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operating a bus to transport mentally retarded children to and from school.

Your Committee recommends that the request be granted.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

LEASE OF LAND - INDUSTRIAL MILE AREA TO MR. ROSS JUDGE

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a report was submitted from the City Manager advising that Mr. Ross Judge has requested the Industrial Commission to lease approximately 40,000 - 60,000 square feet of land within the Industrial Mile Area next to the Nova Scotia Co-operative Abattoir to be used for the parking of new cars, under the following conditions:

1. The period of the lease will be from December 1, 1961, until April 30, 1962;
2. The rental to be charged will be at the rate of 10% per annum on an estimated value of 25¢ per square foot. This will amount to a land rental from \$85 - \$125 per month, depending upon the area that can be made available;
3. That full business realty and business tax shall be assessed against the lessee and occupant and shall be paid by the lessee during the period of the lease;
4. That a fence shall be erected around the property and that this fence shall be removed by Mr. Judge at the expiration of the lease.

Your Committee recommends that the lease be granted under the terms mentioned above and that the Mayor and City Clerk be authorized to execute the same on behalf of the City of Halifax.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

PAYMENTS BY CITY TO OFFSET 1961 TAXES:

- (a) N. S. BRACE & APPLIANCE CENTRE - \$44.29 PLUS INTEREST;
- (b) CANADIAN LEGION - \$134.21 PLUS INTEREST;
- (c) NATIONAL HEART FOUNDATION OF CANADA - \$6.70 PLUS INTEREST.

To His Worship the Mayor and
Members of the City Council

At a meeting of the Finance and Executive Committee held on November 23, 1961, letters were submitted from the following organizations

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November 30, 1961.

requesting relief from 1961 taxes assessed against them:

1. Nova Scotia Brace and Appliance Centre - \$44.29 plus interest;
2. Canadian Legion - \$134.21 plus interest;
3. National Heart Foundation of Canada - \$6.70 plus interest.

Your Committee recommends that the requests be granted and the amounts be included in the 1962 Current Budget provided they comply with the City Charter provisions in that they are non-profit organizations.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

ADDITIONAL APPROPRIATIONS - 316 "C"

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, reports were submitted from the Commissioner of Finance requesting supplementary appropriations under the authority of Section 316 "C" of the City Charter as follows:

1. Wanderers Grounds \$1,200.00
2. Tuition Rates - School for the Deaf \$2,010.00

Your Committee recommends that the requested supplementary appropriations be approved.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

Also submitted was a report from the Commissioner of Health and Welfare requesting an additional appropriation of \$15,000.00 under the authority of Section 316 "C" of the City Charter to operate Basinview Home for the balance of 1961 as several appropriations have been over-expended to date. He advised Council that two-thirds of the cost of the operations of the institution will be recovered from the Provincial Government.

MOVED by Alderman Abbott, seconded by Alderman Fox, that the request be granted. Motion passed.

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MODIFICATION OF SIDEYARD - NO. 53 CORK STREET

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

From: Town Planning Board.

Date: November 21, 1961.

Subject: Modification of Sideyard - No. 53 Cork Street.

The Town Planning Board at a meeting held on the above date considered the matter of a modification of sideyard at No. 53 Cork Street.

On motion of Alderman Macdonald, seconded by Alderman O'Brien, the Board recommended to City Council that the request for a modification of sideyard at No. 53 Cork Street be refused.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

MODIFICATION OF SIDEYARD - NO. 68 WALNUT STREET

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

From: Town Planning Board.

Date: November 21, 1961.

Subject: Modification of Sideyard - No. 68 Walnut Street.

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favor of a modification of sideyard at No. 68 Walnut Street, as shown on Drawing Number P200/489, in accordance with Part XV, Paragraph f, of the Zoning By-Law, and that no public hearing be held.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

EXTENSION OF NON-CONFORMING USE - NO. 23 CAMBRIDGE STREET

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

From: Town Planning Board.

Date: November 21, 1961.

Subject: Extension of Non-conforming Building - No. 23 Cambridge Street.

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The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favor of an extension to a non-conforming building at No. 23 Cambridge Street, as shown on Drawing Number P200/481, in accordance with Part XV, Paragraph d, of the Zoning By-Law, and that no public hearing be held.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

ALTERATION TO A SUBDIVISION - LOT NUMBERS 9, 10 AND 11 - KEMPT ROAD

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

From: Town Planning Board.

Date: November 21, 1961.

Subject: Alteration to a Subdivision - Lot Numbers 9, 10 and 11 - Kempt Road.

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favor of an alteration to a subdivision of Lot Numbers 9, 10 and 11, Kempt Road, as shown on Drawing Number P200/482, 00-9-15256, in accordance with Section 727 "C" of the City Charter, and that no public hearing be held.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

ALTERATION TO A SUBDIVISION - LOT NUMBERS 9 and 10 - MACKINTOSH STREET

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

From: Town Planning Board.

Date: November 21, 1961.

Subject: Alteration to a Subdivision - Lot Nos. 9 and 10 - Mackintosh Street.

The Town Planning Board at a meeting held on the above date considered a report from the Director of Planning recommending in favor of an alteration to a subdivision of Lot Nos 9 and 10 Mackintosh Street, as shown on Drawing Number P200/490, 00-9-15257, in accordance with Section 727 "C" of the City Charter, and that no public hearing be held.

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November 30, 1961.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

SUPERANNUATION AND SUPPLEMENTARY GRANT ADJUSTMENTS FOR
MESSRS. EDGAR KINGHORN AND ROY S. WALKER

November 30, 1961.

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a report was submitted from the Commissioner of Finance advising that as a result of a salary increase to Fire Department employees and wage increases to City Field Workers, it is necessary to adjust the superannuation and supplementary grant payable to the above named as follows:

1. Mr. Edgar Kinghorn - \$19.45 - Making his annual pension \$2,417.20 effective as of December 1, 1961;
2. Mr. Roy S. Walker - \$21.05 - Making his supplementary grant \$697.17 effective as of December 1, 1961.

Your Committee recommends that the adjustments be approved.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

LEGISLATION - REIMBURSING CONSTABLE C. LEVY, POLICE DEPARTMENT - \$764.75 AND
POLICE ATHLETIC AND SOCIAL CLUB - \$278.35

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, reports were submitted from the City Manager and Acting City Manager relative to a request from Constable Clifford J. Levy, that the City pay the costs involved as a result of a Court action between himself and Mr. Lee Charlton wherein the Constable shot and killed a dog on October 28th, owned by Mr. Charlton.

The total costs amounted to \$1,043.10 of which \$278.35 was paid for by the Halifax Police Athletic and Social Club, leaving a balance of \$764.75 which was paid by the Constable himself.

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Your Committee recommends that legislation be secured at the next Session of the Legislature enabling the City to reimburse Constable Levy in the amount of \$764.75 and the Police Athletic and Social Club in the amount of \$278.35.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

RESIGNATION - CITY SOLICITOR

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a letter was submitted from the City Solicitor advising that his resignation from such position will be effective as of May 31, 1962.

Your Committee recommends that the letter be tabled and the City Manager authorized to advertise for applicants to fill this position, effective as of June 1, 1962.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

FULL SALARY - DECEMBER

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a report was submitted from the Commissioner of Finance requesting Council approval to pay full salary for the month of December to City officials and employees on or about the 15th.

Your Committee recommends that the authority requested be granted.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

Council,
November 30, 1961.

TELEPHONE SYSTEM - CITY HALL

November 30, 1961

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

At a meeting of the Finance and Executive Committee held on November 23 1961, a report was submitted from the City Manager recommending that a Dial Automatic telephone system, as proposed by the Maritime Telegraph and Telephone Company, be installed to replace the present telephone system and Kellogg Intercommunication System. The cost of installation of new equipment will amount to the sum of \$1,453.00. The monthly service charge will be \$538.55, in comparison with the existing monthly charge of \$320.70, an increase of \$217.85 per month. After allowing for the anticipated saving on maintenance charges on the Kellogg system of some \$750.00, this would mean a net annual increase of approximately \$1,800.00 for much improved and more efficient service.

This estimate is based on the present needs of all departments. If additional telephones are required in the future, the service charge would be increased accordingly.

The Company estimates that if an order for new equipment is placed now, it expects to complete the installation in six months' time.

Your Committee concurs in the recommendation of the City Manager.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

ESTABLISHMENTS - DEVELOPMENT DEPARTMENT - PLANNING DIVISION

November 30, 1961

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a report was submitted from the City Manager making the following recommendations: -

- (1) that the establishment of two student Assistant Draughtsmen be discontinued as approved by Council in the month of September, 1960;
- (2) that the positions of Planning Assistant and Planning Technician be established to look after the day-to-day work in the Planning Department;
- (3) that the revised Planning Division establishment be transferred from the Works Department to the Development Department.

Your Committee concurs in these recommendations.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

Council,
November 30, 1961.

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

ESTABLISHMENTS - DEVELOPMENT DEPARTMENT - SOLICITOR

November 30, 1961

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a report was submitted from the City Manager recommending that an establishment be created for a Solicitor at a salary scale of \$5266 - \$6850, whose sole responsibility would be redevelopment matters and that this establishment be created within the Development Department.

The Solicitor would be responsible to the Development Department for the progress and priority of jobs assigned to him. He will, however, be responsible to the City Solicitor to the extent that he must obtain his prior approval before instituting: -

1. (a) expropriation proceedings;
(b) eviction actions;
(c) court actions respecting settlement properties.
2. the appointment of outside solicitors to handle any court actions.
3. final approval of any agreements, leases, or other legal documents between the City and individuals or other levels of government.
4. such other important matters as are normally within the scope of responsibility of the City Solicitor.

Your Committee concurs in these recommendations.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

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

Date: November 29th, 1961

Subject: Development Department Solicitor

This matter was recommended to City Council by Finance and Executive Committee on November 22nd, 1961.

However, in view of the appointment of a new City Solicitor, I would recommend that it be deferred until such appointment is made, so that his opinion may be obtained regarding this matter.

Respectfully submitted,

P. F. C. BYARS,
City Manager.

MOVED by Alderman Lane, seconded by Alderman Abbott, that the recommendation of the City Manager to defer this matter be approved. Motion passed.

Council,
November 30, 1961.

ESTABLISHMENTS - DEVELOPMENT DEPARTMENT - JUNIOR AND SENIOR STENOGRAPHERS

November 30, 1961

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a report was submitted from the City Manager recommending that authority be granted to appoint a Junior and a Senior Stenographer within the Development Department at the present salary scales to provide secretarial assistance to the Development Officer and other members of the Department divisions.

Your Committee concurs in this recommendation.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

ESTABLISHMENTS - DEVELOPMENT DEPARTMENT - PROPERTY MANAGEMENT DIVISION

November 30, 1961

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a report was submitted from the City Manager recommending that:

- (1) a Property Management Division be set up within the Development Department as outlined in the City Manager's report;
- (2) that Messrs. Smith, MacLachlan, Munroe, and Dickey and Miss Latham be transferred to the new Division at their present salary arrangements;
- (3) that authority be granted to seek such legislative authority as is necessary to permit the establishment of the Division and the establishment of the responsibility of the Division.

Your Committee concurs in these recommendations.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

Council,
November 30, 1961.

SALARY SCALE AND MOVING EXPENSES - PLANNING ASSISTANT

November 30, 1961

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a report was submitted from the City Manager recommending that Mr. E. C. H. Gittus of Teignmouth, England be offered the position of Planning Assistant at a starting salary of \$5,000.00 and a maximum of \$5,882.00, and that the City contribute the sum of \$500.00 to move him and his family to Halifax providing he is prepared to remain in the employ of the City for a minimum period of two years.

Your Committee concurs in this recommendation.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

AMENDING SALARY SCALE - RANK OF DETECTIVE-SERGEANT

November 30, 1961

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a report was submitted from the City Manager advising that an error had occurred in the rates of pay for 1961 and 1962 relating to the position of Detective-Sergeant, which were approved by Council on November 16th.

He recommended that the rates be amended to read as follows:-

	<u>Starting</u>	<u>Step 1</u>	<u>Step 11</u>	<u>Step 111</u>	<u>Step 1V</u>
Existing Rate December 31, 1960	4989	5058	5128	5198	
Rate effective January 1, 1961	5118	5166	5214	5370	
Rate effective January 1, 1962	5118	5166	5214	5370	5574

Your Committee concurs in this recommendation.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

At a meeting of the Redevelopment Committee held on November 21, 1961, reports were submitted from the City Manager recommending that authority be granted to Central Mortgage and Investment Corporation to make the following contract changes covering the Halgrave Park Housing Project:

Council,
November 30, 1961.

AMENDING SALARY SCALE - FOREMAN - FIRE ALARM DEPARTMENT

November 30, 1961

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, the City Manager advised that an error had occurred in the typing of the rates of pay for the classification of Foreman, Fire Alarm Department, which were approved by Council on November 16th wherein Step 3 of the rate of pay, effective January 1, 1961, was shown as \$3480.00.

He recommended that the step be amended to read \$4380.00.

Your Committee concurs in this recommendation.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

SAFETY CAMPAIGN ADVERTISING - CHRISTMAS SEASON

November 30, 1961

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

At a meeting of the Finance and Executive Committee held on November 23, 1961, a report was submitted from the City Manager recommending that approval be given to inserting advertisements in the Mail-Star for the purpose of conducting a safety campaign during the Christmas season, which recommends that persons who drink should not drive, and that the advertisement be placed on December 9, 16 and 23, 1961, at an approximate cost of \$650.00; funds to be provided under the authority of Section 316 "C" of the City Charter.

Your Committee concurs in this recommendation.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

MOVED by Alderman LeBlanc, that the report be approved.

There being no seconder to the motion, the report was not approved.

REPORT - REDEVELOPMENT COMMITTEE - CONTRACT CHANGES - MULGRAVE PARK PROJECT

November 30, 1961.

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

At a meeting of the Redevelopment Committee held on November 21, 1961, reports were submitted from the City Manager recommending that authority be granted to Central Mortgage and Housing Corporation to make the following contract changes covering the Mulgrave Park Housing Project:

Council,
November 30, 1961.

- (a) Increase the contract of Eastern Woodworkers Limited by the amount of \$10,900.66;
- (b) Increase the contract of Whitman, Benn and Associates by the amount of \$84.75.

Your Committee concurs in the recommendation of the City Manager.

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

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

REPORT - REDEVELOPMENT COMMITTEE - EVICTION -
MR. ELMER FLEET - 3A WELLINGTON COURT

November 30, 1961.

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

At a meeting of the Redevelopment Committee held on November 21, 1961, a report was submitted from the City Manager requesting authority to evict Mr. Elmer Fleet and family from Apartment 3A Wellington Court for non-payment of rent. Mr. Fleet had been transferred from the Jacob Street Redevelopment Area, his total arrears to the City in respect of property in the Jacob Street Area being \$933.16.

Your Committee approved the request of the City Manager. The date of the eviction to be determined by the Court.

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

The following letter was also submitted:

To: Mr. R. H. Stoddard
From: C. D. Smith, Compensation Officer, Development Officer
Date: November 28, 1961
Subject: Elmer Fleet - Wellington Court

At a meeting of the Redevelopment Committee held on November 21, 1961, it was recommended to City Council that authority be granted to evict Mr. and Mrs. Elmer Fleet and their family from Wellington Court.

The following information was provided in relation to the case:

1. Mr. Fleet was in arrears of rental amounting to \$500.00 in respect of his occupancy of 129 Brunswick Street.
2. At the time this building was ordered demolished Mr. Fleet refused to cooperate and move his belongings to 19 Starr Street. It was necessary for the City to have this done by Mr. John Gray.

Council,
November 30, 1961.

3. Mr. Fleet was in arrears totalling \$433.16 in respect of his occupancy of 19 Starr Street. His total arrears to the City in respect of properties in the Redevelopment Area is \$933.16.
4. It was necessary to obtain a Court Order for the eviction of Mr. Fleet from 19 Starr Street and the eviction was carried out by a Bailiff with the assistance of a policeman and three employees from City Field.
5. Mr. Fleet was moved into Apartment 3A Wellington Court by the Welfare Department and refused to sign a lease with the City for the quarters he now occupies.
6. It was also stated that Mr. Fleet refused to pay the \$15.00 per week rental established for the apartment.
7. Mr. Fleet's refusal to cooperate with City staff and the fact that he might be influencing other tenants was also considered.

Since the above information was presented to Redevelopment Committee Mr. Fleet has started to cooperate. He appeared at the Collector's Office while the Redevelopment Committee was meeting and signed his lease. He has made substantial payments on his rental account and, although he is by no means up to date in total, he nevertheless is very nearly up to date with regard to his occupancy of Wellington Court. He has further promised to pay \$50.00 every two weeks to reduce his arrears.

C. D. Smith
COMPENSATION OFFICER
DEVELOPMENT OFFICE

MOVED by Alderman Abbott, seconded by Alderman Connolly, that the report be referred back to the Redevelopment Committee in the light of the information submitted by the Compensation Officer. Motion passed.

REPORT - REDEVELOPMENT COMMITTEE - BUDGET ADJUSTMENTS -
HOUSING AUTHORITY OF HALIFAX

November 30, 1961.

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

At a meeting of the Redevelopment Committee held on November 21, 1961, a report was submitted from the City Manager recommending that approval be granted to the Housing Authority of Halifax to make certain Budget adjustments by transferring budgetary surpluses from individual sub-accounts to cover anticipated deficits in other accounts, as follows:

- (a) Transfer a deficit of \$1,350.00 to the surplus of \$1,675.00 in the Administrative Accounts, leaving a net surplus of \$325.00;
- (b) Transfer a deficit of \$6,300.00 to the surplus of \$20,850.00 in the Maintenance Accounts, leaving a net surplus of \$14,450.00.

Your Committee concurs in the recommendation of the City Manager.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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November 30, 1961.

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

REPORT - REDEVELOPMENT COMMITTEE - ACQUISITION OF ARRON
PROPERTY - NO. 11-13 UPPER WATER STREET

November 30, 1961.

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

At a meeting of the Redevelopment Committee held on
November 21, 1961, a report was submitted from the City Manager in which
he summarized the pertinent points bearing on the acquisition of the
Arron Property at 11-13 Upper Water Street and he recommended:-

- (a) that the City purchase the said properties at a price
of \$23,500.00; and
- (b) that the sum of \$24,000.00 be provided from the Land
Sale Account for this purpose as additional funds will
be required for appraisal and legal expenses.

Your Committee concurs in the recommendation of the City
Manager.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

A formal resolution was submitted authorizing the City
to withdraw from the Land Sale Account the sum of \$24,000.00 for the
purpose of purchasing the property 11-13 Upper Water Street, subject
to the approval of the Minister of Municipal Affairs.

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

Council,
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TENDERS - TRUCK CHASSIS

To: His Worship the Mayor and Members of City Council
From: Committee on Works
Date: November 23, 1961
Subject: Tenders - Truck Chassis

The Committee on Works at a meeting held on the above date considered a tabulation of tenders - Truck Chassis, as submitted by the City Manager and Commissioner of Works.

Acceptance of the following tender was recommended:

Acadia Motor Equipment Limited - \$9,050.00 (Lowest tender meeting specifications)

On motion of Alderman Greenwood, seconded by Alderman Abbott, the Committee recommended to City Council acceptance of the tender of Acadia Motor Equipment Limited, in the amount of \$9,050.00, for a Truck Chassis.

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

STREET ACCEPTANCE - NEW PINWOOD ACRES SUBDIVISION

To: His Worship the Mayor and Members of City Council
From: Committee on Works
Date: November 23, 1961
Subject: Street Acceptance - New Pinewood Acres Subdivision

The Committee on Works at a meeting held on the above date considered a report from the Commissioner of Works recommending acceptance of streets and portions of streets shown colored green on Plan Number SS-7-15259, in the new Pinewood Acres Subdivision.

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

CERTIFICATE NO. 4 (FINAL) - MAITLAND STREET PARKING LOT

To: His Worship the Mayor and Members of City Council
From: Committee on Works
Date: November 23, 1961
Subject: Certificate No. 4 (Final) - Maitland Street Parking Lot

Council,
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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. 4 (Final) for the construction of the Maitland Street Parking Lot.

On motion of Alderman Healy, seconded by Alderman Connolly, the Committee recommended to City Council payment of Certificate No. 4 (Final) to Fundy Construction Company Limited, for the construction of the Maitland Street Parking Lot, in the amount of \$11,279.45.

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

TENDERS - DEMOLITION - BUILDINGS #13, 14
and 15 - WELLINGTON COURT

To: His Worship the Mayor and Members of City Council
From: Committee on Works
Date: November 30, 1961
Subject: Tenders - Demolition - Buildings #13, 14 and 15 - Wellington Court

The Committee on Works at a meeting held on the above date considered a tabulation of tenders for the demolition of buildings #13, 14 and 15 Wellington Court.

Acceptance of the following tender was recommended:

George Redmond - Offer to Purchase from the City for: \$140.00.

On motion of Alderman Lane, seconded by Alderman Abbott, the Committee recommended to City Council acceptance of the tender of George Redmond, for the demolition of buildings #13, 14 and 15 Wellington Court, an offer to purchase from the City in the amount of \$140.00.

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

TAX CONCESSION - DRESDEN ARMS MOTOR HOTEL

To: His Worship Mayor Lloyd and Members of the Finance Committee
From: P. F. C. Byars, City Manager
Date: November 21, 1961
Subject: Tax Concession - Dresden Arms Hotel

At a meeting of the Finance Committee on November 9, 1961, the Committee requested that a report be submitted from staff at the next regular meeting with a recommendation for a Tax Concession for the Dresden Arms Hotel comparable to that enjoyed by existing hotels.

It is the opinion of staff that Tax Concessions to any particular segment of the economic community is improper. However, as the Finance

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Committee has requested that a basis be determined for Tax Concessions to this hotel, staff felt it was necessary to take the following points into consideration before arriving at conclusions:

1. There have been no new hotels or motels constructed within the City of Halifax since the beginning of World War II. An extension has been constructed to the Nova Scotian Hotel and an extension is proposed for the Lord Nelson Hotel. A new Motor Hotel is proposed to be built on the site of the Pavilion Barracks. It is considered that the new liquor laws will contribute to additional hotel construction.
2. Occupancy rates in the Halifax hotels are amongst the highest in Canada according to information provided us by the Provincial Government. These rates over the past six months were as follows:

May	67%
June	71%
July	77%
August	80%
September	82%
October	75%

3. Strictly speaking, no tax concessions are in effect for any hotels within the City of Halifax. In explanation, we would point out:
 - (a) the Nova Scotian Hotel is owned by Her Majesty the Queen. As a result, the Hotel does not pay taxes. As a matter of Federal Policy grants in lieu of taxes are made by the C. N. R. on their hotels. The level of these grants are determined by negotiation between the C. N. R. and the municipality concerned and they may or may not approximate normal taxes. The ultimate decision on the amount to be paid rests with the Federal Government and the existing agreement appears to have been negotiated within these terms.
 - (b) An agreement in principle was arrived at with the Lord Nelson Hotel respecting Tax Concessions. This understanding provided that if the Lord Nelson Hotel constructed an additional 130 hotel rooms with other facilities by November 30, 1961, the total tax payable by that hotel would be \$65,034.34 for each of the ten years following such completion. The Agreement further provided that if the addition were not completed by November 30, 1961, the owners were to be taxed in respect of all their property including any addition not fully completed in accordance with the provisions of the City Charter. However, if construction of the addition were proceeded with but not completed by November 30, 1961, the Company could complete the same and from the date of completion, the previously mentioned taxes of \$65,034.34 per year would apply up to the end of 1971.

Subsequent to entering into the agreement with the Lord Nelson, ownership of the hotel building changed hands. The City obtained authority to enter into a new agreement with the new owners. No agreement in respect of Tax Concessions has been entered into. While the City has authority to grant Tax Concessions to the present owners of the Lord Nelson, it has no commitment in respect of the formula covering these Tax Concessions.

4. Under the present City Charter, the City has no authority to grant Tax Concessions. This authority could be obtained in one of two ways:
 - (a) By seeking special amendments to the City Charter to permit the granting of the Concession. This legislation could be

Council,
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specific in relation to a particular hotel or it could be of a general nature covering all hotels. The authority to enter into an agreement with the Lord Nelson Hotel was obtained by amendment to the City Charter and was specific as to the hotel.

(NOTE: The City Solicitor was informed that the Provincial Government was not particularly happy with receiving requests for this type of legislation.)

- (b) Under the Bonus Act, Chapter 21, RSNS, 1954, municipalities may grant Tax Concessions. It is our interpretation that a hotel is an industry as defined by the Act. This Act generally provides that Tax Concessions may be granted for a period of not more than ten years. It provides that the fixed assessment shall increase by at least 10% per annum. A tax concession under the provisions of the Bonus Act requires approval by a 75% vote of Council and requires further approval by a plebiscite of the voters.
5. The land and buildings now occupying the site of the proposed Dresden Arms Hotel returns \$4,925.67 annually to the City in taxes. If the proposed new Hotel is to be taxed in accordance with regular City procedure the estimated tax return to the City would be \$43,542 per year. This, of course, is an estimated figure and would be subject to confirmation later. However, it is of significance to note that such a total tax would result in a charge of \$1.86 per room per day.
6. I am attaching a schedule indicating the tax return from major existing hotels within the City. It is to be noted in particular that the tax charge per room per day, assuming 100% occupancy, varies from 14.6 cents to \$1.19. The lower figure applies to one of the smaller, less modern hotels and it is perhaps not truly representative. By the same token, the higher figure is applicable to the Lord Nelson Hotel and this charge is not too representative by reason of the increased assessment applicable to the proposed extension which, at this moment, contains no additional hotel rooms. More representative figures are of the order of 40¢ to 50¢ per room per day. If the 75% occupancy rate is considered reasonable room charges are affected by a proportionately higher amount.
7. The site of the Pavilion Barracks was committed for the construction of a new Motor Hotel on condition that no Tax Concessions would be granted. If, however, Tax Concessions are granted to Dresden Arms Hotel it would seem only fair that this particular deal be reviewed to insure consistency in the treatment of developers. Any additional proposals for further motels would undoubtedly have to be treated in the same manner.

In view of all of the facts outlined above, it is the considered opinion of staff that:

1. Tax concessions for hotels can only be justifiable if they succeed in creating an economic climate within which the construction of new hotel accommodation will take place. As there has been an almost absolute lack of new hotel construction, we must assume that the tax policies have had an effect on this. The projected figures for the Dresden Arms Hotel would indicate that full taxes would create a heavy burden. It might, therefore, seem desirable that tax concessions be granted.
2. There is no basic policy in effect in respect of tax concessions. The C. N. R. arrangement was negotiated from a position of absolute strength as far as C. N. R. is concerned. The Lord Nelson agreement has lapsed albeit authority is presently available to re-negotiate any such terms as the City sees fit.

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3. Tax concessions should not remain effective indefinitely. Concessions during the early years following construction will permit a new hotel to become stabilized in its operation. Tax concessions beyond the early years will permit a hotel an unfair advantage over its competitors. A fixed rate for a ten year period would suggest to a hotel that there is a moral commitment to negotiate a further tax concession at the end of that period.

It seems more logical to start with a low tax and increase it year by year so that at the end of ten years the hotel would be paying its full share of taxes. This approach would approximate the Provisions of the Bonus Act of Nova Scotia.

4. It is accordingly recommended that approval be sought to enter into an agreement with Dresden Arms Hotel and with the owners of any future new hotels which provide that:

- (a) where the plans and specifications meet with the full approval of the City both as to structure and as to appearance and function;
- (b) where the construction of the proposed hotel has reached the stage where 50% of the rooms are ready for occupancy;
- (c) the taxes to be charged by the City will be calculated in the normal manner. However, in order to assist the hotel, actual payments will be in accordance with the following schedule:

<u>YEAR FOLLOWING 50% OF ROOMS READY FOR OCCUPANCY</u>	<u>PERCENTAGE OF TOTAL TAXES TO BE PAID</u>
1	25 %
2	32.5%
3	40 %
4	47.5%
5	55 %
6	62.5%
7	70 %
8	77.5%
9	85 %
10	92.5%
11	100 %

5. It is further recommended that general legislation be obtained to permit tax concessions for the first ten years following construction of new hotels or motels or the extension of existing hotels or motels. The legislation would not specify the amount of the tax concessions but the policy that will be followed will be in accordance with the policy outlined in (3) and (4) above. In the case of an extension, the concessions would apply only to the tax assessed against the new construction.

I would appreciate receiving your decision on these recommendations.

Respectfully submitted,

P. F. C. BYARS,
CITY MANAGER.

Deferred to the next meeting.

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November 30, 1961

REPLY - FAMILY SERVICE BUREAU RE:
WELLINGTON COURT SHELTERS

The following report was received from the Family Service Bureau:

November 23, 1961

Mr. R. H. Stoddard,
City Clerk,
City Hall,
Halifax, N. S.

Dear Mr. Stoddard:

I am enclosing a copy of the statement I made to the Board of Directors of the Family Service Bureau of Halifax. It was from this that the newspaper article published in the Mail-Star of November 15, 1961, was derived.

I talked with the Mayor and with Mr. Jones of the City Welfare Department on Tuesday, November 21, 1961. As I stated to the Mayor, Mr. Jones reported on November 1st that he thought at least twenty more families could be moved into Wellington Court during the month of November. On November 2nd, he reported that no more families would be admitted because he had been advised by the Legal Department that no more apartments (or rather the land on which they were sitting) would be available.

At this point the Family Service Bureau became concerned about a number of families known to us who were in need of accommodation before the end of November. As you can see, the report was made to our Board for purposes of discussion and for consideration of any steps which might have been taken to alleviate the suffering of these families. We were unable to come up with any suggestions or recommendations.

The Family Service Bureau does make efforts to assist families to find accommodation. However, our efforts are extremely limited because of the lack of low cost accommodation available to families. We tell the families of any empty rooms or apartments of which we might know and if the family is in financial distress we attempt to help them with rent payments and living expenses. For those who are able to move to Mulgrave Park we have assisted with the deposit required by the Housing Authority. However, in addition to this, since the opening of Wellington Court, we directed families to Mr. Jones, of the City Welfare Department, and have had many conversations with him on admission procedure to the Court. It was in relation to this that we met with him on November 1st to attempt to clear up some of the confusion which had been expressed by the families and the concerns they have had in obtaining accommodation.

I hope that the report and this letter will clarify the situation. Certainly there has been a great deal of confusion in the last ten days about housing and we earnestly hope that through a co-operative effort this may be ended.

Yours very truly,

(Miss) Doreen Gillen,
Executive Secretary,
Family Service Bureau.

MOVED by Alderman Abbott, seconded by Alderman Connolly, that the letter be filed. Motion passed.

ACCOUNTS OVER \$500.00

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