

Council,
December 12, 1962.

Information illustrating the proposal is submitted as follows:-

- (a) Layout of the development to a scale of 1" - 40' shown on Plan 'X'.
- (b) Sketch plans, Sections, Elevations and details to a scale of 1" - 40' and 1/8" - 1'0" (See confirmatory Letter from City Manager dated 5th November 1962) in Folio together with perspective views.
- (c) Model to a scale of 1" - 40' with explanatory key and photographs.
- (d) Indication on Drawings in Folio of proposed uses of all buildings and land in the proposal.
- (e) & (f) Dealt with later in this offer.
- (g) Detailed description of the proposal together with reduced copies of all drawings is contained in the brochure accompanying this offer.
- (h), (i), (j) & (k) Dealt with later in this offer.
- (l) This proposal has been prepared by the Working Group with assistance and co-operation from

Craig & Vaughan, Accredited Appraisers, Realtors of
519, Roy Building, Halifax.

Napier & Napier, Architects & Engineers of 2029 Parker
Street, Halifax.

Joseph W. Kiley Associates Limited, Management &
Merchandising Consultants of 4005 Louis Road,
Ste Foy, Quebec.

E. G. M. Cape & Co. (1956) Ltd. Contractors & Engineers
of 4898, Western Avenue, Westmount, Montreal 6.

Portcrete Ltd. & The Bath & Portland Stone Group Ltd.
of England in conjunction with Robertson Cameron
Contractors of Halifax.

Frank W. Helyar ARICS, Chartered Quantity Surveyor
of 85, Richmond Street W. Toronto.

Weatherfoil Ltd. of England and the Carrier Engineering
Company of Canada.

If this proposal is acceptable to the Corporation the above named organisations will be associated with the execution. Portcrete Limited are proposing to set up a precast concrete factory which will provide year round employment for upwards of 50 employees for the duration of the construction programme.

- (m), (n), (o) & (p) Dealt with later in this offer.

It is not practicable for a number of reasons to complete Part IV of the Corporation's form of tender and replies to the clauses are as follows:-

- (1) The developers hereby undertake to negotiate a Lease for 99 years of the lands within the Central Redevelopment Area shown on Corporation Plan B as sub areas A, B1, 2 & 3 and C together with such adjoining land as the Developers propose to acquire for inclusion in the redevelopment scheme.

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- (2) The annual rental of land to be subject of lease to be calculated on the bases outlined in sub clauses (a), (b), (c) and (d).

On the basis of the proposal submitted the Developer indicates that the Freehold value of the lands is in excess of \$3M and the Ground Rent payable will thus approach \$200,000.

- (3) The total estimated construction cost of the Development proposed is \$48,640,000 breakdown of individual building costs is as follows:-

	Cost \$	Area	F/S Cost \$
Car Parking Warehousing etc. below Podium	13,667,850	1,586,947	8.61
Apartments	11,167,500	748,341	14.92
Offices	6,650,000	350,000	19.00
Hotel & Rotunda	5,798,850	330,270	17.56
Department Store	1,861,000	143,200	13.00
Small Office Block	552,000	29,400	19.00
Market Hall & Gas Station	3,182,000	308,000	10.33
Sportsdrome	5,613,000	187,100	30.00
Public Lavatories	75,000		
Roads & Parking	73,090		
	<u>48,641,690</u>	<u>3,681,458</u>	

- (4) It is proposed that all parking in the development should be open to the public in conjunction with tenants of buildings in the development with the exception of the High Rise Apartment Auto Parks.

Spaces will be allocated to the buildings where appropriate.

It is suggested that no charge be made for public parking and adjustment made in assessing Autoparks for Local Taxation Purposes.

- (5) There are no private roads lanes sidewalks pedestrian ways etc. which are not an integral part of the buildings comprising the proposal. All will be maintained as part of the amenity of the development.

The only roads within the area are the Cogswell Street Extension and Market Street which will be extended and linked to Brunswick Street through the Sportsdrome. The costs of this small extension are included in the Global Construction Cost.

- (6) It is not possible to complete this clause as set out because of the differing widths of public streets to which Abutters Charges will apply. It is therefore reframed to show the total contribution envisaged by the developer.

The Development Proposal covers the total area of 13.9 acres plus additional acquisition and less the areas not required by the Developer for development (87,600 square feet of public streets and sidewalks as set out below). The estimated total of Abutters Charges is as follows:-

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(c)	<u>Paving of Public Streets</u> 3,829 lineal feet at \$5.70	\$ 21,774
(e)	<u>Curb and Gutter</u> 3,820 lineal feet at \$2.70	10,314
(f)	<u>Sidewalks</u> 3,820 lineal feet at \$3.25	12,415
(h)	<u>Sewers</u> 3,820 lineal feet at \$7.30	27,886
	TOTAL CONTRIBUTION BY DEVELOPER	<u>\$72,389</u>

Schedule of Public Streets and Sidewalks

	<u>Carriageways</u>		<u>Sidewalk</u>	<u>Curb</u>	<u>Abutters Charges</u>
	<u>Length</u> <u>Lin.Ft.</u>	<u>Areas</u> <u>Sq.Ft.</u>	<u>Areas</u> <u>Sq.Ft.</u>	<u>Lin.Ft.</u>	<u>Lin.Ft.</u>
(1) <u>Inside</u> <u>Development</u> <u>Areas</u>					
Cogswell St.) Extension)	950	48,200	22,800	2,200	1,900
Market Street	360	7,200	3,600	720	720
Market Street) Extension)	145	2,900	2,900	290	290
	<u>1,455</u>	<u>58,300</u>	<u>29,300</u>	<u>3,210</u>	<u>2,910</u>
(2) <u>Outside</u> <u>Development</u> <u>Area</u>					
Proctor Street	310	7,500	1,900	310	310
Barrington St.	400	16,000	4,000	800	400
Argyle Street	200	8,000	2,000	400	200
	<u>2,365</u>	<u>89,800</u>	<u>37,200</u>	<u>4,720</u>	<u>3,820</u>

Total Area of Carriageways and Sidewalks inside Development Area

Carriageways	58,300 square feet
Sidewalks	29,300 square feet
	<u>87,600 square feet</u>

- (7) Costs of providing services outlined in Section 5 of General Conditions are included in Global Construction Cost.
- (8) It is our belief that this proposal is for a much more intensive and complex use of the site than the Corporation envisaged and it will be appreciated that although a great deal of thought has been given to detail a really reliable detailed programme of construction is a separate study which could not be undertaken in the time available.

Broadly the phasing would be as follows:-

- Stage I Construction of the Bowling Lane structure for use as a casting shop for precast concrete units.
- Stage II The High Rise Apartments
- Stage III The Rotunda and Hotel Block
- Stage IV The Office Blocks
- Stage V The Market Hall and Gas Station with parking decks over.
- Stage VI The Department Store and Small Office Building adjoining
- Stage VII The Sportsdrome.

Concurrently with II & III the Levels below Podium under the Office blocks would be under construction. Concurrently with Stage IV the Podium over Cogswell Street and levels up to Podium on the West Side of Cogswell Street would be under construction.

It is anticipated that a start on the first stage would be made within 9 months of approval of the Scheme and the whole construction programme completed in six years.

- (9) & (10) The acquisition by the Developer of Lands adjoining the Development Area is mentioned in the Brochure and earlier in this offer.

The cost of acquiring the properties i. e. The Miner Rubber Co. Building on Brunswick Street and the properties in Barrington Street bounded by Barrington, Hurd Street, Poplar Grove and Jacob Street will be of the order of \$400,000. It is proposed to transfer the Freeholds in these sites to the City for a Peppercorn and the developer take back as part of Lease of the whole. It is suggested that this be accepted in lieu of Tender & Performance Deposits, the sum involved being considerably in excess of the deposit of \$150,000 required by the Corporation. The valuation of the site for Ground Rent should be limited to the area at present owned by the Corporation.

If the proposal outlined above is acceptable the latter part of this clause will not operate.

- (11) There are certain points for negotiation and discussion in the Form of Lease appended and although the Lease should be phased to follow construction of the buildings it is considered that there should be an Agreement for Lease of the whole. It is also suggested that the Ground Rent should be apportioned to the stage of work completed and sites under construction held on a Peppercorn.

Leasing arrangements for Buildings proposed
Commercial and Retail Space

Approaches were made to all firms and persons who have indicated an interest to the City Corporation. Replies were received from the majority and wherever possible and appropriate their requirements have been embodied in the proposal.

There has also been a great deal of research undertaken in establishing the likely demand for space in the development and the business users shown on the drawings are for firms who wish to take space. A very high proportion of prospective tenants are national names.

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Preliminary negotiations have been undertaken for an Anchor tenant for the Department Store and wide interest shown. However it has not been possible to obtain a commitment until the proposal becomes public.

Interest has been so great with the limited amount of information disclosed that we are confident that on publication of the scheme consideration will be necessary for extension of the site and retail accommodation. Approximately 80% of the retail and showroom space as planned is for specific requirements.

Hotel

The necessity and demand for Hotel accommodation needs no amplification and no attempt has been made to arrange a tenant. Approaches have been made by large Hotel groups and it is proposed to invite tenders for the tenancy of this section of the development.

Office Accommodation

Substantial demand for large areas of office space has been established and known requirements are for over 60% of the planned space. Again it is anticipated that publication will create further demand.

High Rise Apartments

Reliance has been placed on supply and demand for good quality apartments and the statistics and records kept by our Halifax advisers, Craig & Vaughan. The Developers are confident that the number of units provided will be readily let.

Sportsdrome

This complex it is felt fills a need in the Downtown area of Halifax and coming as it does at the latter stage of the construction programme the need will be greater when renewal of the Northern Suburb is under way.

It is considered that the multi purpose nature of this building justifies the suggestion that it should be operated as a Corporation amenity.

The Corporation is invited to consider leasing back the Sportsdrome at a rental based on the total capital expenditure.

A list of names of prospective tenants for the development will be provided at the appropriate stage in negotiations.

Taxation Income

Taxation income from the development is an important factor and certain proposals are to be made in this respect.

Preliminary discussion with the City Assessor indicates that the basis for taxation is as follows:-

- (1) Leasehold Land in the area to be assessed as though Freehold and the Lessee to pay taxes on an assessment at 80% of the value.
- (2) Apartment buildings to be assessed at 80% of present day construction cost and taxes levied at the rate of \$2.15 per \$100.00 of assessment.
- (3) Commercial Buildings to be assessed at 5 times the gross annual income and taxes levied at the rate of \$500.00 per \$100.00 of assessment.
- (4) Hotel on commercial basis less 25% for 1st year reducing by 5% per annum until 6th year when total assessed value becomes effective.

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On these bases the total annual taxation income would be approximately \$1.6M excluding business tax.

It is suggested that there may be scope for discussion on the basis of assessment bearing in mind the high cost of development due in part to site abnormalities.

It is proposed that the first stage of development i. e. the Bowling Lane be treated as a construction building and exempt from Real Property and Business Tax for the time it is used for the manufacture of precast concrete units for use in the Scheme.

Financing

The broad scheme of financing is that short term construction bridging will be through normal banking channels and the completed buildings charged for long term by institutional funds. Discussions have taken place and agreement in principle reached for bridging and permanently financing the whole operation.

Areas adjoining the Central Redevelopment Area

Consideration in broad terms has been given to the form development might take in the old Northern Suburb and in the Downtown Area to the South.

It is suggested that the sites which have similar crossfalls to the Central site could be developed following the principle of the Pedestrian Podium with Light Industrial, Warehousing, Automobiles and Servicing below and Apartment Buildings and Shops above.

A broad outline basic scheme is indicated on the last sheet in the folio of Drawings. The Developers would welcome the opportunity of discussion proposals for development of these areas in the event of the Central Area scheme being accepted.

The Development Consortium on whose behalf this proposal is made is engaged on large redevelopment schemes on both individual sites and central area comprehensive shopping centres in the United Kingdom. They have substantial institutional backing and have every confidence in the success of this proposal and the future of Halifax. If the Corporation wish to proceed further with this proposal all the necessary information on the ability of the Group will be provided.

Yours faithfully,

for The Working Group.

Also submitted by The Working Group was a brochure setting out the proposal in detail with accompanying site plans and elevation plans.

His Worship the Mayor stated that Mr. D. J. Osborn representing The Working Group was present and that he had already extended to him the thanks of the City for the interest shown by his group in this matter.

His Worship the Mayor further stated that Mr. Osborn is aware that it is impossible for Council to predict its opinion of the feasibility and acceptability of the proposal as it is evident that there are certain negotiations to be undertaken and appraisals to be made.

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He then stated that he had prepared the following report
outlining a suggested procedure for reviewing the redevelopment proposal:

Office of the Mayor,
Halifax, Nova Scotia,
December 12, 1962.

TO ALL MEMBERS OF THE CITY COUNCIL

Dear Alderman:

Re: Suggested Procedure for Reviewing
the Development Proposals Received
from the Working Group

It has been our understanding with Central Mortgage and Housing Corporation that a Joint Committee of C. M. H. C. staff representatives and City staff representatives are to undertake an objective appraisal of the proposals submitted from private developers for the redevelopment of the Central Redevelopment Area.

The Joint Committee will submit to City Council through His Worship the Mayor a factual analysis and report on such matters as:

- (a) Quality of design and land use planning.
- (b) Economic implications to the City of Halifax and region.
- (c) Financial implications to the City of Halifax and C.M.H.C.
- (d) Prospective success of the proposed development.

The Committee shall be responsible to the Mayor for the prompt performance and completion of their assignment and shall undertake such investigation and inquiries that the Mayor may direct to ensure a full and comprehensive report to the City Council and to assist and advise the Mayor in any negotiations arising under the proposal. The Mayor shall convene the first meeting of the staff committee to initiate organization of its work. It is recommended that City Council authorize an appropriation of \$5,000.00 under Section 316C of the City Charter to defray any necessary appraisal and other expenses of the Committee, as authorized by the Mayor.

It is recommended that the following staff members represent the City on the Joint Committee:

P. F. C. Byars, City Manager
R. B. Grant, Development Officer
K. M. Munnich, Director of Planning

It is also recommended that the following officers proposed by Central Mortgage and Housing Corporation be approved as that Corporation's representatives on the Joint Committee:

Ian McLennan, Chief Architect
A. E. Coll, Director of Urban Development
J. A. Houston, Regional Supervisor

It was understood that when the Joint Staff Committee completed their appraisals, an Advisory Committee would make an independent objective report on the feasibility and acceptability of the proposals. The Mayor shall make all the necessary arrangements that the Advisory Committee may require for its purposes. It is recommended that the following persons, who have indicated

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their willingness to serve, free of any conflict of interest, be appointed to the Advisory Committee:

Mr. Angus McClaskey,
President,
Don Mills Developments Limited
491 Lawrence Avenue West,
Toronto 12, Ontario Accepted

Professor James A. Murray, B.Arch., F.R.A.I.C.,
1440 Baysview Avenue,
Toronto 17, Ontario Accepted

Mr. Murray V. Jones,
Urban Planning Consultant,
Park Plaza Hotel,
Toronto 2, Ontario Accepted

Professor Gordon Stephenson,
Professor Architecture,
University of Western Australia,
Perth, Australia

Planning Consultant,
Perth, Australia Accepted

Major General Alfred E. Walford, C.B., C.B.E.,
M.M., E.D., C.A., F.C.I.S.,
Chairman of the Board,
Morgan Trust Company,
Montreal, Quebec.

Yours very truly,

JOHN E. LLOYD,
M A Y O R

MOVED by Alderman Lane, seconded by Alderman Wyman, that the Committee of the Whole Council recommend to Council that the proposal submitted by The Working Group be received; and that the procedure as outlined in the report of His Worship the Mayor be approved. Motion passed.

4:40 p. m. the meeting of the Committee of the Whole Council adjourned.

The Council reconvened, the following members being present:
His Worship the Mayor, Chairman; Aldermen DeWolf, Lane, Macdonald, Butler, Meagher, LeBlanc, Trainor, Healy, Connolly, Wyman, O'Brien and Greenwood.

RECOMMENDATION - COMMITTEE OF THE WHOLE COUNCIL

MOVED by Alderman Wyman, seconded by Alderman Lane, that the recommendation of the Committee of the Whole be approved and that the matter

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be referred for consideration at the meeting of City Council to be held on
December 13, 1962. Motion passed.

Meeting adjourned. 4:42 p. m.

J. E. LLOYD,
MAYOR AND CHAIRMAN.

R. H. STODDARD,
CITY CLERK.

CITY COUNCIL
MINUTES

S. J. West

Council Chamber,
City Hall,
Halifax, Nova Scotia,
December 13, 1962,
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; Aldermen DeWolf, Abbott, Lane, Macdonald, Butler, Meagher, LeBlanc, Trainor, Healy, Wyman, O'Brien and Greenwood.

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

PRESENTATIONS TO MESSRS F. C. MacGILLIVRAY AND A. F. HAGELL

At this time, His Worship the Mayor, on behalf of the City Council, made presentations to Messrs. F. C. MacGillivray, retiring Fire Chief, and A. F. Hagell, recently retired City Collector, in recognition of their long and faithful service to the City of Halifax.

Both recipients expressed their thanks for the gifts which were presented and the honor bestowed upon them.

AMENDMENTS TO MINUTES, NOVEMBER 29th, PAGES 678, 682 and 687

The following amendments to the minutes of November 29th were approved:

- (1) Page 678 - Insert the following sentence after the first paragraph:
"Alderman Butler arrives 8:35 p.m."
- (2) Page 682 - Line 2 of paragraph 3:
substitute "1962" for 1961
- (3) Page 687 - Immediately following the words "Motion passed",
add the following: "with Alderman Lane abstaining
from voting"

MINUTES - NOVEMBER 27; NOVEMBER 29, AS AMENDED; AND DECEMBER 3

MOVED by Alderman LeBlanc, seconded by Alderman Healy, that the minutes of November 27, November 29, as amended, and December 3, be approved.
Motion passed.

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PUBLIC HEARING RE: REZONING OF LAND CORNER ROBIE STREET
AND BASINVIEW DRIVE FROM R-2 ZONE TO R-3 ZONE

A public hearing into the matter of the Rezoning of land at the Corner of Robie Street and Basinview Drive from R-2 Zone to R-3 Zone was held at this time.

The following report was submitted:

November 6, 1962

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

The Town Planning Board, at a meeting held on November 6, 1962, considered a report from the City Manager recommending in favour of the rezoning of Lots 28 and 29 Basinview Drive, as shown on Drawing No. P200/835, 00-9-15548, from R-2 to R-3, in accordance with the provisions of the Town Planning Act, and that a date for a public hearing be set.

The report also recommended in favour of an alteration to a subdivision combining lots 28 and 29 into one lot, as shown on Drawing No. P200/835, 00-9-15548, in accordance with Section 727C of the City Charter, the alteration to follow the rezoning of the area from R-2 to R-3 density.

On motion of Alderman O'Brien, seconded by Alderman Trainor, 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.

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

A petition was submitted by McInnes, Cooper and Robertson on behalf of and signed by 54 property owners in the area who opposed the rezoning application.

Mr. Stewart McInnes addressed Council on behalf of the petitioners and gave several reasons why the application should be rejected.

Mr. Gordon Black addressed Council on behalf of the applicant and gave several reasons why the application should be approved.

The City Solicitor pointed out that due to the fact that the petition submitted was signed by more than 20% of the property owners in the area affected, the Town Planning Act provides that any resolution passed by Council requires the majority vote of two-thirds of the entire Council.

In reply to a question from Alderman Greenwood respecting the

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character of the buildings in the neighborhood, the City Assessor supplied the following information:

- 50 - single-family units;
- 18 - two-family units;
- 4 - three-family units; and
- 1 - five-family unit.

MOVED by Alderman O'Brien, seconded by Alderman LeBlanc, that the recommendation of the Town Planning Board be approved.

The motion was put and resulted in the following vote:

FOR: Aldermen DeWolf, Abbott, Lane, Macdonald,
LeBlanc, Healy, Wyman and O'Brien - 8

AGAINST: Aldermen Butler, Meagher, Trainor and
Greenwood - 4

His Worship the Mayor then declared the motion lost as the required two-third majority vote in favour was not forthcoming.

PUBLIC HEARING RE: REZONING OF LAND KNOWN AS
CIVIC NO. 59 OXFORD STREET FROM R-2 ZONE TO R-3 ZONE

A public hearing into the matter of the rezoning of land known as Civic Number 59 Oxford Street from R-2 Zone to R-3 Zone was held at this time.

The following report was submitted:

November 6, 1962

His Worship the Mayor and
Members of the City Council.

The Town Planning Board, at a meeting held on November 6, 1962, considered a report from the City Manager recommending in favour of the rezoning of No. 59 Oxford Street from R-2 to R-3 and that a date for a public hearing be set, in accordance with the provisions of Part I, Section 12, of the Town Planning Act.

The report also recommended that the applicants be requested to increase the recreation area around the building by the reduction of the parking area, as indicated by the Director of Planning.

The Director of Planning informed the Board that he has since received new proposals from the applicants and that they comply with his recommendation, therefore he was satisfied.

On motion of Alderman O'Brien, 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.

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

No persons appeared against and no written objections were received.

Mr. R. A. Kanigsberg, Q. C., appearing on behalf of the applicant, made no presentation, but stated that he would answer any questions.

MOVED by Alderman Trainor, seconded by Alderman Wyman, that the recommendation of the Town Planning Board be approved. Motion passed.

A formal By-law as prepared by the City Solicitor to give effect to the foregoing resolution was submitted.

MOVED by Alderman Trainor, seconded by Alderman Wyman, that the By-law, as submitted, be approved. Motion passed.

Alderman Lane asked that members of Council who are not members of the Town Planning Board in future be advised in advance of the Council meeting of any application for rezoning in the Ward represented by such members.

His Worship the Mayor stated that the Staff would be directed to follow this procedure in future.

EXTENSION - NON-CONFORMING BUILDING - NO. 62-64 ALMON STREET

December 4, 1962.

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

The Town Planning Board at a meeting held on December 4, 1962, considered a report from the City Manager recommending against an application for an extension to a non-conforming building at 62-64 Almon Street, as shown on Drawing No. P200/862.

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

RECOMMENDATIONS - FINANCE AND EXECUTIVE COMMITTEE

The following recommendations were submitted from the Finance and Executive Committee at meetings held on December 6 and 13, 1962:

Request for funds - Muscular Dystrophy Association of Canada

A report was submitted from the City Manager advising that the Fire Department distributed cannisters to merchants throughout the Halifax area and this practice has been carried on since 1954. Last year the Department collected the sum of \$300.00 for the Muscular Dystrophy Association and Local 268 of the Fire Department Union also contributed the sum of \$25.00 every year since 1954.

In view of the fact that cannisters have been placed in prominent places such as banks and other business establishments and the funds are used to carry on medical research, the City Manager could not recommend that the City make a grant to this organization. He suggested that if they require additional help, they should apply to the Halifax-Dartmouth United Appeal Fund.

The report of the City Manager was concurred in.

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

Increase in Tender for Purchase of Flower Bulbs - Halifax Seed Company Limited

That approval be given to an additional amount of \$87.34 being added to the tender of the Halifax Seed Company Limited, making a total tender of \$1,844.29 for the supply of flower bulbs to the Public Gardens and Fairview Cemetery.

This is the lowest tender among nine and the additional amount is necessary due to Federal Government Tariff Charges of 5% being added to the original tender because the bulbs were imported from Holland.

MOVED by Alderman Greenwood, seconded by Alderman Healy, that the recommendation be approved. Motion passed.

Bid Depository - Westwood Park Housing Project

That approval be given to a recommendation of the Halifax-Dartmouth Construction Association for the use of the Bid Depository System for sub-trade tendering in connection with Phase No. 2 of the Westwood Park Housing Project and on all subsequent construction work to be undertaken by the City of Halifax, or in which the City of Halifax is participating.

The Bid Depository receives sealed bids from the sub-trade contractors and transmits them unopened to the general contractor. Once the bids are deposited, no change in the bids can be made.

MOVED by Alderman Greenwood, seconded by Alderman Meagher, that the recommendation be approved. Motion passed unanimously.

Wage Increase - Commissionaires

That approval be given to the newly established rate of \$1.51 per hour for Commissionaires which is in line with that paid by the Federal Government in this area.

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

Extension - Rent Control

That the Development Officer be appointed Rental Authority for a further period from January 1 to June 30, 1963.

MOVED by Alderman O'Brien, seconded by Alderman Meagher, that the recommendation be approved. Motion passed.

Additional Appropriation - 316 "C"

That the following supplementary appropriations under the authority of Section 316 "C" of the City Charter be approved:

\$ 438.03	Urwick, Currie Limited
130.00	Mr. Richard Flint
104.11	Natal Day Celebration
1,000.00	Convention & Reception Account
600.00	City Solicitor

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

Request for Increased Grant - Senior Citizens' Club

A report was submitted from the City Manager advising that the Senior Citizens' Club has requested a grant in the amount of \$3,090.00 for the year 1963. In 1962 a grant of \$2800.00 was made to the Club on the condition that the Club would make representations to the Halifax-Dartmouth United Appeal Fund so that its requirements would be included in that organization's budget. The Recreation Commission advised that the Commission was unable to grant assistance other than the free use and heating of the building which is estimated to cost \$2,000.00. The question arises whether the Club should be supported by the City through taxation of property or whether it should be by assistance through the Service Club facilities operating within the City.

It was the Manager's opinion that support of the work of the Senior Citizens' Club by Service Clubs would constitute a very worth while project as this would involve a personal contact by Service Club members with the operations of the Senior Citizens' Club. He suggested that Council action be deferred until such time as the Senior Citizens' Club Board can confer with the joint Council of Service Clubs on the matter.

The suggestion of the City Manager's was concurred in.

MOVED by Alderman Greenwood, seconded by Alderman Healy, that the recommendation be approved. Motion passed.

Sale of Tax Deposit Certificates

That Tax Deposit Certificates be sold in accordance with the following schedule:

\$100.00 Certificate purchased on or before Jan. 2, 1963, at a price of \$98.30;
\$100.00 Certificate purchased on or before Feb. 1, 1963, at a price of \$98.72;
\$100.00 Certificate purchased on or before March 1, 1963, at a price of \$99.12;
\$100.00 Certificate purchased on or before April 1, 1963, at a price of \$99.57.

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

Dresden Arms Hotel - Tax Agreement

That the City of Halifax enter into a tax agreement with the Dresden Arms Hotel Limited to provide:

1. That the land be assessed at full value and that the taxes be paid thereon in the normal manner;
2. That the assessment on the improvements for purposes of real property taxation shall not take place until the improvements are completed or any portion thereof is occupied, whichever event first occurs;
3. That the taxation on the improvements shall be on a certain percentage of the assessed value of the improvements on such property viz: 75% of the assessed value of the improvements during the first year which shall be increased annually thereafter by 5% until the full assessed value is reached at the end of 5 years.

MOVED by Alderman Greenwood, seconded by Alderman Trainor, that the recommendation be approved. Motion passed with Alderman O'Brien wishing to be recorded against.

Renewal of Lease - Children's Hospital

That the lease between the City and the Children's Hospital covering the third floor of the new wing of the Halifax Convalescent Hospital, which expired on August 31, 1962, be renewed for a further term of one year from September 1, 1962, on the same terms and conditions and at the same rental of \$12,000.00, payable in monthly instalments of \$1,000.00 each.

MOVED by Alderman Meahger, seconded by Alderman Healy, that the recommendation be approved. Motion passed.

Leave of Absence - Dr. A. R. Morton, Commissioner of Health and Welfare

- (a) That the Commissioner of Health be granted sick leave to December 31st, and that he return on a part-time basis from January 1, 1963;
- (b) That the City Manager be directed to submit a report before the end of the current year as to the availability of the services of Dr. Morton after January 1, 1963; and his recommendation as to possible early retirement and replacement of Dr. Morton.

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

Pension - Widow of the Late Constable McNutt

That Mrs. Rita Edith McNutt be paid a pension of \$2,764.63 retro-active to December 1, 1962, under the authority of Section 310 "H", Sub-Section 7-A of the City Charter. This pension will be reduced by the sum of \$300.00 when both children reach the age of 16 years.

The City has refunded the superannuation contributions in the amount of \$1,981.56 to the Estate, therefore, in accordance with Sub-Section 6 of Section 310 "H", Mrs. McNutt's pension will be deferred until August 24, 1963.

MOVED by Alderman Abbott, seconded by Alderman Meagher, that the recommendation be approved. Motion passed.

Tender - License Plates

That the only tender received for License Plates, Badges, etc., from London Rubber Stamp Company Limited in the amount of \$683.50 be accepted.

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

Rehabilitation Centre - Land

That approval be given to a report from the City Manager recommending that the City commit itself to provide the Rehabilitation Centre with three blocks of land, "D", "E" and "F" as shown on Plan No. P/554-6 on a 50-year lease basis with similar term renewal option; block "E" and "F" to be made available immediately after February, 1964, or earlier, and block "D" to be made available when the R. C. A. F. vacates Anderson Square; and that authority be granted to appoint two independent appraisers to value the property and to recommend an annual rental, such annual rental to be not less than the lowest amount recommended by the appraisers.

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

Property Acquisitions

That approval be given to the following property settlements:

<u>Property</u>	<u>Owner</u>	<u>Price</u>
1457 Birmingham Street	Morris H. Webber	\$ 28,300.00
46 $\frac{1}{2}$ -48 Birmingham Street)		
54-55 Birmingham Street)	Harry J. Harvey and	
15-15 $\frac{1}{2}$ Clyde Street)	Margaret & Bernard Rogers	36,000.00
13 Buckingham Street	Geo. Micholas (lease interest)	600.00
90 George Dauphinee Avenue	Earl C. Josey	600.00

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

Property Negotiation - No. 1007 Barrington Street

That City Staff be authorized to negotiate for the purchase of the property Civic No. 1007 Barrington Street required for the Uniacke Square Development Project.

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

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Request for Permission to hold Door-to-Door Canvass - Canadian Polio Foundation

That approval be given to an application from the Canadian Foundation for Poliomyelitis and Rehabilitation requesting permission to conduct a door-to-door canvass on Thursday, January 31, 1963, or Monday, February 4, 1963.

MOVED by Alderman Healy, seconded by Alderman Greenwood, that the recommendation be approved. Motion passed.

REPORTS - COMMITTEE ON WORKS

Tenders for Supplies

The following recommendations were submitted from the Committee on Works at a meeting held on December 13, 1962:

1. Crushed Stone

Municipal Spraying and Contracting Limited (Only tender received)

2. Application of Liquid Asphaltic Materials

Municipal Spraying and Contracting Limited (Only tender received)

3. Liquid Asphaltic Materials

Imperial Oil Limited (Only tender received)

4. Special Castings

Deferred.

5. Coal

Mathews Coal Company for Items 1, 2, 3, 4, 5 and 6 (Lowest tender)

6. Lubricants

Imperial Oil Limited for Items "a" and "b";
Canadian Petrofina Limited for Items "c", "d" and "i";
British American Oil Company Limited for Item "e";
Irving Oil Company Limited for Item "f";
Canadian Oil Company Limited for Items "g" and "h".

7. Salt

A. M. Smith and Company Limited) Items "a", "b" and "c" to be purchased
Burns Fisheries Limited) on an equitable basis.

8. Gasoline and Diesel Fuels

Canadian Petrofina Limited for Items "a" and "g";
Texaco Canada Limited for Item "b";
Irving Oil Company Limited for Items "c" and "d";
British American Oil Company Limited) for Item "e" to be
Imperial Oil Limited) divided evenly;
Imperial Oil Limited for Item "f".

9. Furnace Oil, Stove Oil, Bunker "A" and "C"

Texaco Canada Limited - Furnace Oil;
Texaco Canada Limited - Stove Oil;
Imperial Oil Limited - Bunker "A";
Texaco Canada Limited - Bunker "C".

10. Sand and Gravel, etc. (Lowest Tender in Each Case)

Hubley's Sand and Gravel Company Limited for Items 1a and b, 2a and b,
3a and b and 5a and b;
Maritime Sand and Gravel for Items 1c, 2c, 3c, 4c and 5c.

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

Street Lights - Francklyn Street, Desmond Avenue and Gorsebrook Avenue

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

From: Committee on Works.

Date: December 6, 1962.

Subject: Street Lights - Francklyn Street, Desmond Avenue and Gorsebrook
Avenue.

The Committee on Works at a meeting held on the above date con-
sidered a report from the City Manager recommending improved street lighting
on: (1) Francklyn Street (Chain Rock Drive to Pine Hill Drive);
(2) Gorsebrook Avenue (Robie Street to Tower Road); (3) Desmond Avenue
Bayers Road to Scot Street.

(a) Total Capital Cost	\$3,640.00
Funds are available in Capital Account 57-7, Improved Street Lighting, and no borrowing is necessary.	
(b) Total increased operating cost.	417.60
(c) Total increased cost for current Operating and Current costs can be provided for in our Current Estimates	<u>145.38</u>
Total	<u>\$4,202.98</u>

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

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Tenders for Demolitions

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: December 6, 1962.
Subject: Tenders - Demolitions.

The Committee on Works at a meeting held on the above date considered a tabulation of tenders for demolition of buildings as submitted by the City Manager and Commissioner of Works.

Acceptance of the following tenders was recommended:

- Group 1: No. 9 Wellington Court - John Gray - (will pay the City) - \$160.00
Group 2: No. 10 Wellington Court - John Gray - (will pay the City) \$80.00
Group 3: No. 1452 (52) Dresden Row - George A. Redmond - (City to pay) \$388.00

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

REPORTS - TOWN PLANNING BOARD

Alteration to a Subdivision - Lots 61 and 62 Union Street

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: December 4, 1962.
Subject: Alteration to a Subdivision - Lots 61 and 62 Union Street.

The Town Planning Board at a meeting held on the above date considered a report from the City Manager recommending in favour of an alteration to a subdivision of Lots 61 and 62 Union Street, as shown on Drawing No. P200/863, 00-9-15568, in accordance with Section 727 of the City Charter.

On motion of Alderman Wyman, 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 Wyman, seconded by Alderman DeWolf, that the report be approved.

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At the request of Alderman Wyman, the Staff was directed to include in future reports of a similar nature the old and new street numbers and where lot numbers are concerned to show the street number where possible.

The motion was then passed.

Modification of Front Yard and Rezoning - C.N.R. Property - Ridgewood Drive

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: December 4, 1962
Subject: Modification of Front Yard - C. N. R. Property - Ridgewood Drive.
Rezoning - C. N. R. Property - Ridgewood Drive. (P & I - R-1)

As Ridgewood Drive has no official street line, the City Solicitor ruled that it was not necessary for the applicant to apply for a modification of front yard and therefore the item was stricken from the agenda.

The Town Planning Board then considered a report from the City Manager in regard to the background of the zoning of C. N. R. Property. The report stated that these garages are used in conjunction with the dwellings located on the west side of Ridgewood Drive in an R-1 zone and are in keeping with the general land use in the area; and, therefore, staff had no planning objection to these garages being made a conforming use by the rezoning of a strip of C.N.R. property on the east side of Ridgewood Drive from Oakland Road to the dead end of Ridgewood Drive from P and I to R-1. This would include the area now the subject of an application for rezoning for a garage already recommended for approval.

On motion of Alderman DeWolf, seconded by Alderman LeBlanc, the Board recommended to City Council in favour of the rezoning of a parcel of C.N.R. property on Ridgewood Drive as shown on Drawing No. P200/787, from Park and Institutional to R-1, and also that staff present a report on the necessary details and legal interpretations for the next City Council meeting.

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

To: His Worship the Mayor and Members of the City Council.
From: L. Mitchell, City Solicitor.
Date: December 11, 1962.
Subject: Canadian National Railway property - opposite 1054 Ridgewood Drive - Rezoning from P Zone to R-1 Zone

At the December 4 meeting of the Town Planning Board, a resolution was passed subject to a ruling from the City Solicitor, as to whether a strip of Canadian National Railway property on the east side of Ridgewood Drive could be re-zoned from Park and Institutional Zone to R-1 Zone and a private garage constructed thereon.

It was suggested at this meeting that the building of a garage only on such a rezoned strip of land would not be accessory to any uses of an R-1 Zone.

I have carefully considered this matter and have determined that this strip of land may be rezoned R-1 and a garage constructed thereon, as long as this garage is accessory to a single family dwelling in the area. The Zoning By-law in relation to R-1 Zones, states that land zoned R-1 may be used for single family dwelling and for any use accessory to a single family dwelling and for any use accessory to a single family dwelling. As long as this garage is used in conjunction with a single family dwelling then this is an accessory use and is allowable. Simply because the house and the garage are on separate lots does not alter the fact that the garage is an accessory use.

Leonard Mitchell,
CITY SOLICITOR.

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

A formal by-law, as submitted by the City Solicitor, was submitted.

MOVED by Alderman LeBlanc, seconded by Alderman Meagher, that the by-law, as submitted, be approved. Motion passed.

RECOMMENDATIONS - PUBLIC HEALTH AND WELFARE COMMITTEE

The following recommendations were submitted from the Public Health and Welfare Committee at a meeting held on December 6, 1962:

Reorganization - Halifax Mental Hospital

(1) That immediate action be taken to rectify the existing conditions at the Halifax Mental Hospital; that all administrative requirements be instituted forthwith, and that all procedures necessary to provide for the appointment of a fully qualified Medical Officer to head up a reorganization of the Halifax Mental Hospital be undertaken;

(2) That the operations of the Halifax Mental Hospital and the Halifax Convalescent Hospital be separated from the Department of Public Health and Welfare of the City;

(3) That a new division be set up, to be known as the Division of City Hospitals;

(4) That Doctor J. M. Tainsh, present Director of Health Services, be appointed Director of City Hospitals, responsible through the City Manager to the Committee on Public Health and Welfare for the operation of these institutions.

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

Vacation Period - Halifax Mental Hospital Staff

That the Superintendent of the Halifax Mental Hospital and some of the nursing staff be permitted to take their 1962 vacation early in 1963.

MOVED by Alderman Abbott, seconded by Alderman Meagher, that the recommendation be approved. Motion passed with Alderman Lane being recorded against.

Amended Establishment - Halifax Mental Hospital

That the establishment of the Halifax Mental Hospital be amended to include a classification for a part-time teacher, and that Mrs. Florence W. MacCormack be appointed to fill such position as of January 1, 1963.

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

QUESTIONS

Alderman Macdonald Re: Street Lighting Report - Parkwood and Woodlawn Terraces

Alderman Macdonald requested a survey of the street lighting on Parkwood and Woodlawn Terraces as it was his opinion that street lighting improvements are needed.

The City Electrician was directed to report to a later meeting of Council on this matter.

Alderman LeBlanc Re: Sidewalk Snowplowing - Test Area

Alderman LeBlanc referred to the matter of sidewalk snow removal and asked if it were possible, practical and feasible to plow sidewalks and he suggested that a section of sidewalk be plowed as an experiment.

It was agreed that the City Manager and staff investigate the matter further and report prior to the consideration of the 1963 Budget.

Alderman LeBlanc Re: Night Garbage Collection

Alderman Leblanc requested that the matter of night collection of garbage be investigated with the thought in mind of having it done by private interests.

It was pointed out that a report had been circulated to the members of Council and the City Manager stated that Staff is still trying to obtain factual information with regard to contracting companies.

MOTION OF ALDERMAN LeBLANC RE: HALIFAX NATAL DAY, 1963

MOVED by Alderman LeBlanc, seconded by Alderman Macdonald that Halifax Natal Day be celebrated on Wednesday, July 31, 1963.

Alderman O'Brien suggested a permanent date so as to avoid the necessity of fixing a day each year.

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Alderman LeBlanc suggested trying Wednesday for one year and if it were successful, that the last Wednesday in July would be recommended in future by the Natal Day Committee.

In reply to a question by Alderman Greenwood, Alderman LeBlanc stated that Wednesday was suggested to avoid a mass exodus of citizens from the City on Monday when they took advantage of a long holiday weekend.

The motion was then put and passed with Alderman Wyman voting against.

ACCOUNTS OVER \$500.00

A report was submitted from the City Manager recommending the payment of the following Accounts over \$500.00:

<u>Vendor</u>	<u>Purpose</u>	<u>Amount</u>
W. R. MacInnes & Company	Boiler Insurance, All Civic Buildings	\$ 4,589.10
Nu-Day Cleaning Products	Supplies	543.66
Pye Electronics Limited	Transmitters, Receivers and Power Packs for Motorola Portables (2)	<u>1,280.00</u>
		<u>\$ 6,412.76</u>

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

COLLECTIVE BARGAINING - HALIFAX POLICE ATHLETIC & SOCIAL CLUB

A report was submitted from the City Manager dated December 10, 1962 relating to negotiations between the City of Halifax and the Halifax Police Athletic and Social Club for a new collective bargaining agreement to replace the existing agreement which expires on December 31, 1962. The report stated that a settlement had not been reached between the two parties. He therefore recommended, in pursuance of Article 7 of the present agreement, that the City appoint its representatives to a Conciliation Board, which Board shall endeavour to bring about agreement in relation to the matter of salaries for police constables.

MOVED by Alderman O'Brien, seconded by Alderman Trainor, that His Worship the Mayor and Deputy Mayor be appointed as a sub-committee to name a suitable City Conciliation Board representative. Motion passed.

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CITY STAFF - DECEMBER 24th

After considerable discussion, the City Manager recommended the operation of a skeleton staff for Monday, December 24 and 31, 1962 and that arrangements be made by the Department Heads concerned.

MOVED by Alderman Abbott, seconded by Alderman Meagher, that the recommendation be approved. Motion passed with Aldermen O'Brien and Wyman voting against.

BORROWING \$30,000.00 - BRANCH LIBRARY

December 11, 1962.

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

Dear Mr. Stoddard:

This is in reply to your letter of October 15, 1962 advising that City Council requested the Halifax Regional Library Board to investigate the possibility of using the Industrial Building as a library branch.

I am instructed by the Halifax Regional Library Board at its meeting on December 7 to advise City Council that the Board examined the Industrial Building and carefully considered space in it as a possible branch library. The unanimous conclusion was that it was inadequate for this purpose.

The Board further instructs me to advise Council that it is negotiating with shopping center officials about price, and a further report will be submitted.

As directed by the Board, I enclose a copy of the REPORT ON RENTED QUARTERS FOR LIBRARY BRANCH AND COMMENTS ABOUT SHOPPING CENTER BRANCHES.

Very sincerely yours,

Mary Cameron,
Chief Librarian.

The matter was again deferred pending a further report from the Library Board.

LEASE OF LAND - CANTEEN OPERATION - FLEMING PARK

A report was submitted from the Committee on Works recommending that a lease be entered into with Mr. Josiah Boutilier to operate a canteen at Fleming Park for the period of November 21, 1962 to November 21, 1963 at a fee of \$25.00.

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

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MEMBERSHIP - ATLANTIC PROVINCES ECONOMIC COUNCIL

A report was submitted from the Finance and Executive Committee recommending that the City of Halifax become a member of Atlantic Provinces Economic Council and that the sum of \$200.00 be authorized as annual dues.

MOVED by Alderman Healy, seconded by Alderman LeBlanc, that the recommendation be approved. Motion passed.

9:35 p. m. Council adjourned for a five minute recess.

9:40 p. m. Council reconvened with the same members of Council being present.

WOKING GROUP DEVELOPMENT PROPOSAL AND PROCEDURE

9:42 p. m. Council convened as a Committee of the Whole to discuss the Development Proposal from The Woking Group and the Procedure to be followed as recommended by His Worship the Mayor.

Mr. D. J. Osborn, representing The Woking Group of Woking, Surrey, England, referred to the letter of transmittal and the brochure giving the details of the proposal for the Central Redevelopment Area which had been submitted by him, copies of which had been circulated to the members of Council.

He then proceeded to give a broad outline of the proposal making reference to various drawings which were on display.

11:05 p. m. Council reconvened the same members being present.

His Worship the Mayor submitted the following report:

December 12, 1962

To All Members of the City Council

Dear Alderman:

Re: Suggested Procedure for Reviewing the Development Proposals Received from The Woking Group.

It has been our understanding with Central Mortgage and Housing Corporation that a Joint Committee of CMHC staff representatives and City staff representatives are to undertake an objective appraisal of the proposals submitted from private developers for the redevelopment of the Central Redevelopment Area.

The Joint Committee will submit to City Council through His Worship the Mayor a factual analysis and report on such matters as:

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- (a) Quality of design and land use planning.
- (b) Economic implications to the City of Halifax and region.
- (c) Financial implications to the City of Halifax and CMHC.
- (d) Prospective success of the proposed development.

The Committee shall be responsible to the Mayor for the prompt performance and completion of their assignment and shall undertake such investigation and inquiries that the Mayor may direct to ensure a full and comprehensive report to the City Council and to assist and advise the Mayor in any negotiations arising under the proposal. The Mayor shall convene the first meeting of the staff committee to initiate organization of its work. It is recommended that City Council authorize an appropriation of \$5,000.00 under Section 316C of the City Charter to defray any necessary appraisal and other expenses of the Committee, as authorized by the Mayor.

It is recommended that the following staff members represent the City on the Joint Committee:

P. F. C. Byars,	City Manager
R. B. Grant,	Development Officer
K. M. Munnich,	Director of Planning

It is also recommended that the following officers proposed by Central Mortgage and Housing Corporation be approved as that Corporation's representatives on the Joint Committee:

Ian McLennan,	Chief Architect
A. E. Coll,	Director of Urban Development
J. A. Houston,	Regional Supervisor

It was understood that when the Joint Staff Committee completed their appraisals, an Advisory Committee would make an independent objective report on the feasibility and acceptability of the proposals. The Mayor shall make all the necessary arrangements that the Advisory Committee may require for its purposes. It is recommended that the following persons, who have indicated their willingness to serve, free of any conflict of interest, be appointed to the Advisory Committee:

Mr. Angus McClaskey, President, Don Mills Developments Limited, 491 Lawrence Avenue West, Toronto 12, Ontario	Accepted
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Professor James A. Murray, B. Arch., F.R.A.I.C., 1440 Bayview Avenue, Toronto 17, Ontario.	Accepted
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Mr. Murray V. Jones, Urban Planning Consultant, Park Plaza Hotel, Toronto 2, Ontario	Accepted
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Professor Gordon Stephenson, Professor Architecture, University of Western Australia, Perth, Australia	
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Planning Consultant, Perth, Australia	Accepted
--	----------

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Major General Alfred E. Walford, C.B., C.B.E., M.M., E.D.,
C.A., F.C.I.S.,
Chairman of the Board,
Morgan Trust Company,
Montreal, Quebec.

Yours very truly,

John E. Lloyd,
M A Y O R.

Alderman Greenwood suggested that the report be amended by adding the words "and Council" after the word "Mayor" in lines 1 and 4 of paragraph 3.

His Worship the Mayor stated that the following clause should be added to the first sentence of paragraph 3: "prior to recommendations and consideration acceptance by Council".

MOVED by Alderman O'Brien, seconded by Alderman Greenwood, that the report, as amended, be approved.

MOVED in amendment by Alderman Butler, seconded by Alderman Healy, that the Commissioner of Works be added to the Staff representatives on the Joint Committee.

The amendment was put and lost, as follows:

For the amendment: Aldermen Butler, Meagher and Healy,

Against it: Aldermen DeWolf, Abbott, Lane, Macdonald,
LeBlanc, Trainer, Wyman, O'Brien and Greenwood

The motion was then put and passed unanimously.

11:25 p. m. Meeting adjourned.

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J. E. Lloyd,
MAYOR AND CHAIRMAN.

R. H. Stoddard,
CITY CLERK.