

Council,
August 15, 1963.

QUESTION - ALDERMAN LANE RE: REGULATIONS RESPECTING THE
OPERATION OF COIN-OPERATED LAUNDROMATS

Alderman Lane referred to a query she had received from a citizen as to whether or not there are regulations respecting the operation of coin-operated laundromats in the City. This particular citizen had objected to the sanitary practices being followed and had been advised by a member of the City staff that there is no control.

She asked that the City Manager be directed to investigate and report on the matter at a subsequent meeting.

QUESTION - ALDERMAN BREEN RE: BUS STOP - SACKVILLE STREET AND
BRUNSWICK STREET INTERSECTION

Alderman Breen referred to his question at a previous meeting respecting the provision of a proper bus stop at the above intersection and he observed that the buses still discharge passengers from the middle of the street. He asked that action be taken to provide a bus stop at the curb.

The Traffic Authority stated that the bus line had indicated that they are considering a re-routing of the buses through Granville Street and that he will contact them to determine if the re-routing can be accomplished soon to eliminate this hazard.

His Worship the Mayor instructed the Traffic Authority to submit a report at a subsequent meeting.

QUESTION - ALDERMAN BREEN RE: PROCEDURE - PUBLIC HEARINGS

Alderman Breen asked that consideration be given to amending the rules of order of Council with respect to public hearings. He referred to the fact that five public hearings had been on the agenda of this meeting and he said that the time spent on these hearings could result in important items on the agenda not receiving their proper attention. He suggested that perhaps public hearings should be considered at a special meeting of Council with the entire meeting devoted to their consideration, only.

It was agreed to refer the matter to the City Manager and City Clerk for consideration and their recommendation as to the procedure to be followed.

QUESTION - ALDERMAN LANE RE: CITY REPRESENTATIVES AT MEETINGS OF THE ROYAL
COMMISSION ON LOANS

Alderman Lane referred to the sittings of the Royal Commission on Loans now being held in Halifax, and she asked that action be taken to have a

Council,
August 15, 1963.

representative of the City sit in on the hearings.

It was agreed to direct the City Manager to confer with the City Solicitor and the Welfare Officer and make the necessary arrangements to have a representative sit in on the hearings.

ACCOUNTS OVER \$500.00

The following accounts over \$500.00 were submitted from the City Manager and recommended for approval:

<u>Vendor</u>	<u>Purpose</u>	<u>Amount</u>
L. E. Shaw Limited	Sewer Pipe.	\$ 1,532.93
N. S. Housing Commiss.	Share of Expenditures on Federal Provincial projects for quarter ending June 30, 1963.	15,192.73
B. L. Coleman	Repairs to Asphalt Plant.	944.88
Public Service Commission	Repaving Streets.	2,950.00
Hill Heating and Service	Supplying and installing Fireye Combustion panel and Scanner.	753.00
		<u>\$21,374.54</u>

MOVED by Alderman Connolly, seconded by Alderman Healy, that the accounts be approved for payment. Motion passed.

HALIFAX REGION HOUSING SURVEY REPORT

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

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

Date: August 8, 1963.

Subject: Halifax Region Housing Survey - Final Report.

The Final Report prepared by Mr. H. S. Coblentz, Director of the Halifax Region Housing Survey was formally presented to the Minister of Municipal Affairs, Hon. Stephen T. Pyke, at Province House on Friday, July 26, 1963. Copies have now been received by the City for general distribution to interested persons and organizations and one is attached for your information. Further copies can be obtained if required. The Report will be tabled at the next meeting of City Council on August 15, 1963.

The final Report includes data and recommendations concerning the City, as part of the Region covered by the Terms of Reference of the Survey. The part concerning the City was previously separately presented to Council and distributed at various times by the Survey Director. In addition, a considerable volume of detailed information concerning the City has been compiled by the Survey and this will be most useful to the Planning Staff of the City in the preparation of a Development Plan for Halifax.

The Final Report of the Survey deals also with matters of a regional nature and should be of considerable help in any future consideration by the Council of the arrangements for regional co-ordination of planning development.

Respectfully submitted,
P.F.C. Byars, City Manager.

Council,
August 15, 1963.

MOVED by Alderman Trainor, seconded by Alderman O'Brien, that the report of the Halifax Region Survey be tabled and be referred to the Town Planning Board for consideration and report. Motion passed.

MOTION - ALDERMAN TRAINOR RE: APPOINTMENT MANAGEMENT CONSULTANT FIRM

MOVED by Alderman Trainor that Council approve the appointment of a management consultant firm, to:

- (a) Appraise the overall effectiveness and administrative procedures and to ascertain the extent of duplication and overlapping of services.
- (b) To assess salaries of staff and their relationship to the responsibilities discharged (This study would reveal what members of staff do not receive adequate remuneration and also which people (if any) are considered to be too highly remunerated).
- (c) The consultants should assess and advise if greater efficiency in the methods of handling our paper work, distribution, forms, tax billing procedures and other similar phases can be achieved by streamlining our present system. This could also include recommendations for obtaining modern equipment such as I. B. M.
- (d) The study should also determine if effective forecasting and planning of the City's future requirements is being exercised by all departments, not excluding the Police and Fire Departments.
- (e) A complete report of the consultant's study to be made available for Council's consideration at the earliest possible date and that Council give immediate attention to implementing any measures which it feels would provide more efficient service to the taxpayers of Halifax.

Alderman Trainor: "This motion is presented to Council in the interest of greater efficiency and improved operation of the City Government. It is not a spur-of-the-moment thing, it has been on my mind for sometime. It is something that I personally had been desirous of bringing to Council for some time. I am aware there are Aldermen who share my thoughts. I present this motion to Council in the form that any good business at the end of every year, after it has received its auditor's report from a Chartered Accountant, sits down with the Chartered Accountant and management and goes over the statement and looks at the operation of the business. And that, in effect, is what we are, the City of Halifax, a business of about \$17,000,000.00. The Chartered Accountants review the operations of the year, criticize management where it has overspent, praises it where it has been efficient, and goes on from there.

Council,
August 15, 1963.

"Never to my knowledge in recent years have we had an exercise like this and I suggest that the Management Consultant's review would also be a good thing for the City Manager and the City Manager Form of Government. For, presently, the City Manager has many projects on hand, some of them being: the Jacob Street Redevelopment, the Barrington Street Drive, the new Bridge Project, seeking of new finances for the City along with the financing of education, the Court House Project, Annexation, and so on. All of these things are time consuming on the Manager and I would feel with the Management Consultant review, as I have outlined, that we can bring ourselves up to date and put ourselves in hand which, I would humbly suggest, would take several years to go through with under the City Manager Form of Government because the projects we have on hand are too great at this time to keep up with the backlog.

"This motion is something the citizens of Halifax would welcome and are welcoming and they request an assessment like this because the feeling of the citizens is; 'Have we too many employees on the staff at City Hall? What are the relationships of the salaries to other industries and so on?' All these answers can be brought forward as a result of a Management Consultant Firm looking over and appraising the operation of the City Government."

The motion was then seconded by Alderman LeBlanc.

Alderman LeBlanc: "Any industry or organization must, from time to time, review its operation. I think this is an imperative aspect of this motion; and it should be reported that Alderman Trainor and I discussed this in a sincere attempt to study and appreciate the problems the City Manager and his key staff are facing, and we called on and met briefly with the City Manager prior to the presentation of the notice of motion. There is no attempt to present a bombshell as Alderman O'Brien suggested. I think that there is every reason why an Alderman, or the entire body I hope, would not approve from time to time an assessment of its operation in light of the extreme complexity of the problems of this particular City. So often we are comparing our operations to Calgary, to Kitchener, to Waterloo, to Hamilton, cities of comparable size, and I submit on many occasions that the comparisons cannot be related properly.

Council,
August 15, 1963.

"I think the problems this City faces particularly are redevelopment and in traffic and other major projects. These are unique to other parts of Canada and the City Manager is burdened to the extent that it is logical to have some independent and objective person survey our operations to see how we can best administer the operations of the City of Halifax.

"I second the motion on the basis that we should look at our operation to see if we can improve and offer greater service to the taxpayers and ultimately contribute to the greater and more efficient operation and quicker growth of the City of Halifax."

Alderman O'Brien: "I oppose the motion in its present form. I think it would have been presented only if those who oppose it feel there are some things wrong which need to be exposed and brought out. Its present form, I suggest, is a want-of-confidence motion in the City Manager and in the staff of the City. There may be some need to check further into some of our administrative practices but the person who should do that is the City Manager, and the City Manager has been unable to do everything we have detailed him to do since he was hired because this Council has refused to give the staff that was required, an executive assistant to the City Manager. We stalled also on an appointment of an assistant to the Development Officer and it seems to me the mover of the motion was in the forefront of stalling on these matters. If there has been a failure in administration in the last three years, I would say it was a failure of Council and not of the City Manager. The various suggestions that are made here could be analyzed this way.

The first point is: (a) Appraise the overall effectiveness and administrative procedures and to ascertain the extent of duplication and overlapping of services.

This is a function for the City Manager who is our Chief Administrative Officer. If he has not enough time or staff he should ask us for such staff and we should ask him to do this before we go over his head and ask for somebody else.

The second point is: (b) To assess salaries of staff and their relationship to the responsibilities discharged (This study would reveal what members of staff do not receive adequate remuneration and also which people (if any) are considered to be too highly remunerated)

We had Griffenhagen and Payne-Ross. At the time we had Payne-Ross, we refused

Council,
August 15, 1963.

at that point to hire a Personnel Officer, it was the Council that was lagging at that time. We eventually had to hire a Personnel Officer, and the City Manager and the Personnel Officer had to do the job that Payne-Ross was hired and paid to do because Council would not accept the job they did, and we had to have our own staff do it. If we built our own staff to the place where they could carry these things on, we would not need to be going outside to hire consultants who examine part of a problem but seldom see the whole problem in this City. The City Manager who is here and has to live with the job, if he is given the chance to have the staff to do the job, will do it much better and for substantially less money.

"The third point is: (c) The consultants should assess and advise if greater efficiency in the methods of handling our paper work, distribution, forms, tax billing procedures and other similar phases can be achieved by streamlining our present system. This could also include recommendations for obtaining modern equipment such as I. B. M.

This is plain municipal administration for which we hired a Manager. This is his job.

"The fourth point is: (d) The study should also determine if effective forecasting and planning of the City's future requirements is being exercised by all departments, not excluding the Police and Fire Departments.

This is a legitimate question for the Council to put to the City Manager and to the Safety Committee which is responsible for the Police and Fire but I don't see why we have to go outside for consultants. As far as I know the Council has not asked the City Manager to answer on these things and we should first go to him if we have any respect for the man we hired at a salary we thought would get us a man able to do the job. I believe we succeeded when we hired our last City Manager, but we are not giving him a fair chance in my view.

"The last point is: (e) A complete report of the consultant's study to be made available for Council's consideration at the earliest possible date and that Council give immediate attention to implementing any measures which it feels would provide more efficient service to the taxpayers of Halifax.

I think we should have a complete report from our Manager on all these matters.

Council,
August 15, 1963.

MOVED by Alderman O'Brien, seconded by Alderman Lane, that the motion be referred to the Finance and Executive Committee for consultation with the City Manager on the subject matter contained in it.

Alderman Lane in seconding the motion expressed appreciation to Alderman O'Brien for expressing so well her thoughts on the subject. She said that she was 100 per cent in favour of Alderman O'Brien's remarks and especially in his endorsement of the City Manager. "We are unreasonable in our demands on this man and his time, and to even suggest that these things have been a matter of neglect and we require outside experts - - the citizens of this City are fed to the eyebrows with outside experts."

Alderman Wyman: "With regard to outside consultants, particularly in the field of business management, I have been extremely disappointed in every outside consultant we have employed in that field. Since I have been in Council, we have not yet been able to employ a business management consultant either to study salaries or procedures or anything else and been able to use the results of their work without a great deal of work on our own part; and I believe we will be much more successful in this particular field if we use the resources at hand. I would also like to say that I appreciate the way in which Alderman O'Brien has expressed the very things that I would like to have expressed on this matter, and I support him in all he has had to say."

Alderman Healy also expressed support of the stand taken by Alderman O'Brien and referred to the disappointing experience the City has had with consultants, making particular reference to the consultant firm who prepared the report on the Common, which he contended would not be acceptable to any citizen.

Alderman DeWolf expressed agreement with the sentiments expressed by Alderman O'Brien and his supporters and said that he personally would not want to see any more experts from out of town, contending that there are enough local people who can do whatever is necessary on any phase of what Council wants done. He said that he would support the motion to refer the matter to the Finance and Executive Committee so that the City Manager would have an opportunity to present his views on the various phases of the operation which he has not yet had an opportunity to present before.

Council,
August 15, 1963.

Alderman Macdonald concurred with Alderman O'Brien's remarks, and he stated that the City Manager is overburdened with the terrific amount of work that is going on at present and that under the present circumstances, it is extremely difficult to supply Council with all information desired on the various phases of the operation, also that the City Manager has been doing very well to produce what he has. He expressed agreement with the previous speaker respecting the value of consultants previously engaged, and he said that there are many benefits to be derived from assessment of the operation but that any money spent in this regard should be spent in employing additional assistants to the City Manager.

Alderman Breen: "My reaction and thoughts have been fully expressed by the different members. I am pleased to support Alderman O'Brien's motion to refer the matter to the Finance and Executive Committee."

Alderman LeBlanc: "I too agree with many of the remarks of Alderman O'Brien and the other members; and this, again, substantiates the reason I think a consultant firm or some other type of assistance to the City Manager should be engaged. We realize somewhere along the line the burden cannot be assumed and that is my intention in seconding the motion to survey--- to see if the Departments are carrying the load and assisting the City Manager properly and to see if he had ample assistance."

He said that the fact, reports of previous consultants engaged by the City had not been accepted, does not preclude the possibility of the engagement of an efficient and capable group of consultants to make the necessary appraisal. Referring to the remarks of previous speakers concerning the dissatisfaction of the citizens with consultants, he stated that many people had expressed difficulty in approaching the City Hall to acquire building permits, Ordinances and other requirements; and he contended that if this is referred to a Committee, and Council eventually feels that further action is not required, it is an indication that everything is all right at City Hall. He expressed the opinion that any organization or government should not take such an attitude but that Council must be continually investigating and exploring the City operation to give a better service to the taxpayers.

Council,
August 15, 1963.

Alderman Meagher agreed with Alderman LeBlanc's remarks and stated,
"I believe the City Manager is doing a fabulous job but he is only one person
and can we continue to throw this load upon him?"

Alderman Trainor: "I have complete confidence in the City
Manager, if I didn't, I would be the first one to say so. I have extreme
confidence in him. Alderman O'Brien and all members of this Council run some
form of business or have been in business; and at some time we have to take
stock of what we have around us; and we all know that we cannot get a good
picture of what we have around us by taking stock ourselves. References have
been made to experts' reports and so on. You can draw no analogy between the
so-called report on the Commons and the report I am looking forward to on the
appraisal of the operation of the City Government. I think I am right in
putting this motion forward. It is time to look at ourselves and see if we
are heading in the right direction. I don't think we are and I doubt that all
is well at City Hall. We have a good City Manager but there are a lot of weak
or missing links underneath him and we have to get going and get the team
improved to get a more progressive and efficient City around us."

Alderman O'Brien: "I want to make one thing clear. Alderman
Trainor says that in business we get outsiders to examine the situation to
make sure we know where we are going. I would say that in business we only
hire outside consultants when we feel we need the talents we don't have on
staff, and we check that out first. If the City Manager comes back and says,
"If I have the proper staff, I can handle three-quarters of what is requested
here; but there is something here that we don't have anybody adequately
qualified on our staff to do, and we should have consultants to examine it", then
I will support him on that. But, I think the request should come from him, and
we should have a report from him before we get involved in having outside
consultants. I doubt that there are management consultants who can do the over-
all job that is required and I would like the City Manager to have the first
crack at any overall assessment of the civic administration. He may feel it is
too much in the light of all the load, but this I would like to hear from him
before we go along with such a proposal.

"I don't think everything is all right at City Hall and if the
motion is passed to refer to a Committee, this will not mean that all the

Council,
August 15, 1963.

Council who have now expressed their confidence in the City Manager feel that every detail is in place, as it ought to be at City Hall. It means that there will be a discussion between the Finance and Executive Committee and the City Manager to examine how we should go about any assessment of our administrative efficiency and report to Council, I presume.⁹⁰

It was agreed to permit His Worship the Mayor to address Council.

His Worship the Mayor: "I don't think the City Manager should be drawn into this debate this evening until the resolution is resolved. Our organization needs improvement and the administration needs improvement. There are specific instances. You will recall that in my tax report written in January or February of this year, I refer to the matter which Alderman LeBlanc referred to---the question of statistical comparisons with other cities. I referred to a number of matters in that report with which the City Manager agrees most heartily. It is correct to observe that the City Manager has made a specific recommendation on which we have not acted with respect to staff. It is also correct to say that consultants do not come in and do your work, they come in and assist you to find, with the staff, better ways of doing it. This is what you really get a consultant for.

"It is also a fact that under the City Manager system it was always expected that the City Manager, because of his objective position and because of his closeness to the day-to-day administration, would be the best person to recommend to you when and if outside consultants of particular skills were required. I do not think that Council is really entirely wrong on both sides on this matter. I do believe that you will find that the City Manager is most anxious to examine a number of questions that have been raised because he, himself, has raised them from time to time in written reports.

"Some of the things Council members have expressed---some differences of opinion, some uncertainty as to whether or not this was the right thing to do before other things were done. This was a difference of opinion as to how to reach the objectives, but the objectives were pretty well in agreement.

"I think it would be wise to accept the motion, perhaps in the spirit as has been latterly explained by Alderman Trainor---that what he would like to do is to see an immediate examination of the administration, and

Council,
August 15, 1963.

review, have it go to the Finance and Executive Committee and have it reviewed with the City Manager as a cooperative effort by the Council and City Manager. Then, after that review, if you find some area of activity where consultants were required, do not shut off the possibility because you may find that the City Manager, himself, may want some outside assistance. He may not want it in the form of an outside consultant firm. It may be some member of such a firm with particular skills in a particular field. It might be a local firm of chartered accountants that might be of service to you with management people on their local staff. I would rather see you break it down into the specifics as has been suggested.

"I will say no more other than to briefly state that there is need for improvement. The Manager has said so, and all of you, I think, agree that there is need for improvement in the overall administration; and it is expressed in some of my reports to Council, it is expressed in the Manager's reports, and some of you have expressed yourselves in different ways this evening. The procedure, however -- to go in a cooperative way with the Manager to approach this question through the Finance and Executive Committee -- I think is the proper one to follow."

The motion to refer was put and passed as follows:

FOR THE MOTION: Aldermen DeWolf, Breen, Lane, Macdonald,
Healy, Wyman, Connolly and
O'Brien - 8 -

AGAINST THE MOTION: Aldermen Meagher, LeBlanc and Trainor - 3 -

The City Clerk was directed to advise those members of the Council who are not members of the Finance and Executive Committee of the time and date of the meeting at which the matter will be considered so that they may have an opportunity to participate in the discussion.

LETTER - HALIFAX-- DARTMOUTH AND DISTRICT LABOUR COUNCIL
RE: LAND ASSEMBLY PLAN

A letter was submitted from the Halifax-Dartmouth and District Labor Council advising that the Provincial Government has been requested by their Council to meet with representatives of the three local municipalities "for the purpose of starting a large scale land assembly project in this area".

MOVED by Alderman O'Brien, seconded by Alderman Macdonald, that the letter be referred to the Town Planning Board for consideration. Motion passed.

Council,
August 15, 1963.

REQUEST - HALIFAX INDUSTRIAL DEVELOPMENT COMMISSION -
RE: INDUSTRIAL PARK SITE

His Worship the Mayor submitted a letter received from the Chairman of the Halifax Industrial Development Commission requesting authority to discuss with authorities of the Municipality of the County of Halifax the possibility of establishing an Industrial Park outside the City limits as a joint effort with the County.

MOVED by Alderman Wyman, seconded by Alderman O'Brien, that the matter be referred to the Town Planning Board for consideration and recommendation. Motion passed.

MANUFACTURER'S SALES TAX LICENSE

A report was submitted from the City Manager recommending that authority be granted for the City to complete an application to the Department of National Revenue (Excise Division) for a Manufacturer's Sales Tax License for the processing of taxable materials by the City.

MOVED by Alderman Connolly, seconded by Alderman O'Brien, that the requested authority be granted. Motion passed.

MOVED by Alderman Meagher, seconded by Alderman O'Brien, that the City Manager be directed to examine the matter and report to the Finance and Executive Committee as to whether or not the Council should take action to seek a revision of the law respecting the Manufacturer's Sales Tax License, as it applies to the City of Halifax. Motion passed.

SUPPLEMENTARY APPROPRIATION 316C - \$64.00
RECREATION AND PLAYGROUNDS COMMISSION

MOVED by Alderman Healy, seconded by Alderman Trainor, that the matter be referred to the Recreation and Playgrounds Commission for clarification. Motion passed.

COURT HOUSE SITE

It was agreed to defer this matter until advice has been received from the Court House Commission as to the suitability of the proposed site.

Council,
August 15, 1963.

MODIFICATION OF SIDEYARDS AND SETBACK REQUIREMENTS - #5662 (78) INGLIS STREET

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

From: Town Planning Board.

Date: July 11, 1963.

Subject: Modification of Sideyards and Setback Requirements - #5662 (78)
Inglis Street.

The Town Planning Board, at a meeting held on July 2, 1963, considered a request for a modification of sideyards and setbacks at #5662 (78) Inglis Street, so as to permit the construction of a seven-storey apartment building.

The City Manager in his report recommended that this application be recommended for refusal to City Council.

It was moved by Alderman O'Brien, seconded by Alderman Trainor, that the Board recommend to City Council that the application for a modification of sideyards and setback requirements at #5662 (78) Inglis Street be refused.

The vote on the motion was 4 - 2 "in favour".

For

Alderman Macdonald
Alderman O'Brien
Alderman Trainor
Deputy Mayor Butler

Against

Alderman Breen
Alderman DeWolf.

Motion carried.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

Mr. C. A. Vaughan, appearing on behalf of the applicant, was permitted to address Council, and he requested that before making a decision, Council hold a public hearing on the application.

MOVED by Alderman Lane, seconded by Alderman Macdonald, that a public hearing be held.

Motion passed with Alderman Trainor voting against.

Meeting adjourned.

12:00 midnight.

HEADLINES

Public Hearing - Rezoning No.109-123 Livingstone Street from R-2 to C-3 Zone	353
Public Hearing - Rezoning No.118 Stairs St. from R-2 to C-3 Zone	354
Public Hearing - Rezoning No.109-123 Livingstone St. from R-2 to C-3 Zone	356
Public Hearing - Proposal to Construct 34-unit Apartment Building at No.213 Bayers Road	356

Council,
August 15, 1963.

Public Hearing - Amendments to Parts I and VI re: Nursing Homes Halifax Zoning By-Law	357
Public Hearing - Application to Establish No.45 Kaye Street as a Site for a Nursing Home	358
Collection - Rental Arrears	360
1963 Budget - Housing Authority of Halifax	360
Change Order - Westwood Park Housing Project - Phase No.1	361
Spring Garden South Redevelopment Project - Borrowing	361
Borrowing Resolutions - Capital Budget	361
Fuel Oil Storage Tank - City Hall	362
Payment of Tax Account - Welfare Council of Halifax	362
Leasing Office Space - City Assessor's Department	363
Sale - City-owned Land - 1600 Square Feet - Rosemeade Avenue	363
Resolution - County of Halifax Re: Education Sales Tax	363
Use of Commons - Halifax Harness Horse Club	363
Special Light Standards - Sackville Street	364
Tenders - No.8 Mumford Road	364
Bridge Report	365
Land - Westmount Subdivision	365
Modification of Frontyard - No.6436 Summit Street	366
Report - Amendment of Definitions - Zoning By-Law	366
Question - Alderman Trainor Re: Location of Bank - Apartment Building Corner of LeMarchant Street and Coburg Road	367
Question - Alderman DeWolf Re: "Walk" Light at Three Main Intersections	367
Question - Alderman Lane Re: Regulations Respecting the Operation of Coin-operated Laundromats	368
Question - Alderman Breen Re: Bus Stop - Sackville Street and Brunswick Street Intersection	368
Question - Alderman Breen Re: Procedure - Public Hearings	368
Question - Alderman Lane Re: City Representatives at Meetings of the Royal Commission on Loans	368
Accounts over \$500.00	369
Halifax Region Housing Survey Report	369
Motion - Alderman Trainor Re: Appointment Management Consultant Firm	370
Letter - Halifax-Dartmouth and District Labour Council Re: Land Assembly Plan	378
Request - Halifax Industrial Development Commission - Re: Industrial Park Site	379
Manufacturer's Sales Tax License	379
Supplementary Appropriation 316C - \$64.00 - Recreation and Playgrounds Commission	379
Court House Site	379
Modification of Sideyards and Setback Requirements - #5662 (78) Inglis Street	380

J. E. LLOYD, M. P.,
MAYOR AND CHAIRMAN.

R. H. STODDARD,
CITY CLERK.

CITY COUNCIL
M I N U T E S

Council Chamber,
City Hall,
Halifax, N. S.,
August 29, 1963,
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, led by the City Clerk, joined in reciting the Lord's Prayer.

There were present Deputy Mayor Butler, Chairman; Aldermen DeWolf, Abbott, Breen, Lane, Macdonald, Meagher, LeBlanc, Trainor, Healy, Wyman, Connolly and O'Brien.

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

RECOMMENDATIONS - FINANCE & EXECUTIVE COMMITTEE

The following recommendations were submitted from the Finance and Executive Committee at a meeting held on August 22, 1963:

Purchase of Land for Street Widening Purposes - Portland Place

A report was submitted from the City Manager recommending that the sum of \$550.00 be paid to the Firestone Tire and Rubber Company Limited for 740 sq. ft. of land on Portland Place as full compensation for this property which is required for street widening purposes.

Your Committee concurs in this recommendation.

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

Application to Conduct Annual Campaign - Halifax-Dartmouth United Appeal

An application was submitted from the Halifax-Dartmouth United Appeal Organization requesting permission to conduct the 1963 campaign from October 1 to November 15, 1963.

Your Committee recommends that the application be approved.

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

Site for New Fire Station

A report was submitted from the City Manager advising that in the Capital Budget, approved by City Council on August 1st, provision was made for the location of a new Fire Station on land in the Highland Park Area which, it has subsequently been learned, was dedicated to the memory of the late Louis Goddard, veteran of World War I, as a playing field.

Council,
August 29, 1963.

A search of the official minutes of City Council discloses that no Council action has ever been taken to provide this memorial site and the only reference to this matter is the submission of a letter, dated December 6, 1944, from Mrs. Susanne Paul Goddard of Needham, Massachusetts, mother of the late Mr. Goddard, expressing her appreciation for the honor bestowed upon her son.

- Your Committee recommends: (1) that no further steps be taken to locate a fire station on the proposed site (Highland Park);
- (2) that staff be directed to recommend an alternative site;
- (3) that the appropriate legal steps be taken on the matter.

MOVED by Alderman Trainor, seconded by Alderman Lane, that Recommendations No. 1 and 2 be approved. Motion passed.

MOVED by Alderman Trainor, seconded by Alderman Lane, that Recommendation No. 3 be referred to staff for processing. Motion passed.

Appointment to Conciliation Board - Dispute between City and Local 268, International Association of Firefighters

It is recommended that Mr. J. W. E. Mingo be appointed as the City's representative on the Conciliation Board in connection with the dispute between the City of Halifax and the International Association of Firefighters, Local No. 268.

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

Supplementary Appropriation - Conventions and Receptions Account

It is recommended that Account No. 34-184A "Conventions and Receptions" be supplemented by the sum of \$7,500.00, funds to be provided under the provisions of Section 316C of the City Charter.

Alderman O'Brien requested that a written report be made available indicating (1) the appropriations in the budget and the expenditures during the past five or six years and (2) the basis of the decisions as to how the supplementary appropriation is going to be spent. He felt that expenditures of this sort were getting out of hand and he said he would like to know what changes could be made to keep the expenditures under control.

Alderman Wyman felt that the appropriation placed in the current budget should be made substantial so that supplementary appropriations would not be necessary.

Alderman Lane pointed out that the matter had been fully discussed in Finance Committee and it had been referred to the Tourist and Convention

Council,
August 29, 1963.

Bureau to ascertain whether or not some co-operation could not be obtained with the Province in order to perhaps share these burdens and perhaps alternate entertainment.

MOVED by Alderman Wyman, seconded by Alderman Connolly, that the supplementary appropriation be approved and that His Worship the Mayor, Staff and Committees concerned, if necessary, be requested to inform Council fully on all aspects of this matter before consideration of next year's budget.

Alderman LeBlanc suggested that a certain amount be set aside in the budget as a cushion when the appropriation is put in the current budget.

The motion was then put and passed.

Repairs to Incinerator Chimney

It is recommended that the sum of \$2,000.00 be provided under the authority of Section 316C of the City Charter to make necessary repairs to the main chimney of the new incinerator.

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

8:15 p.m. His Worship the Mayor arrived and assumed the Chair.

REPORT - COMMITTEE ON WORKS

Domestic Steel Stack - New Incinerator

To His Worship the Mayor and
Members of City Council.

The Committee on Works, at a meeting held on August 22, 1963, considered a report from the City Manager recommending that a separate steel stack, as shown on Plan No. SS-10-15720, be installed at the new Incinerator at an estimated cost of \$2,000.00.

Funds are available for the work, and no borrowing resolution is necessary.

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

Respectfully submitted,

K. C. Martin,
CLERK OF WORKS.

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

Council,
August 29, 1963.

REPORT - TOWN PLANNING BOARD

Proposed Development Scheme - No. 6533 (207) Coburg Road
Setting a Date for a Public Hearing

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

The Town Planning Board, at a meeting held on August 20, 1963, considered a report from the City Manager in regard to an application to rezone No. 6533 (207) Coburg Road from R-2 to R-3.

The report stated that it was not possible for staff to make their final recommendations at this time because of the lack of a detailed development scheme, but that the proposal put forward by the applicants could be recommended for approval in principle. The report also suggested that, although a public hearing has already been held, the Board may consider it advisable to recommend a further hearing on the revised proposals under the provisions of Part XV of the Zoning By-Law, and at that time the applicant should have detailed proposals for presentation to the Council on which staff could express their opinion.

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, and requested that sketch plans of the proposal, satisfactory to the Director of Planning, be submitted before the public hearing.

Respectfully submitted,

K. C. MANTIN,
CLERK OF WORKS.

MOVED by Alderman Wyman, seconded by Alderman Abbott, that the report be approved and that Council fix Thursday, September 26, 1963, at 8:00 p.m. in the Council Chamber, City Hall, Halifax, Nova Scotia, as the time and place for a public hearing in connection with the proposed development scheme. Motion passed.

Report - Hydrostone Horseshoe Club

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

The Town Planning Board, at a meeting held on August 20, 1963, considered a report from the City Manager in regard to land owned by the Halifax Relief Commission. The report stated that a meeting was held with the members of the Halifax Relief Commission who are unwilling to deed the land to the City except on the payment of valuable consideration.

His Worship the Mayor submitted and tabled a copy of the financial report of the Halifax Relief Commission and read various parts of it to the Board.

On motion of Alderman Trainor, seconded by Alderman DeWolf, the Board agreed that no further negotiations or attempt to purchase this land be made until staff examine the information given by the Mayor and then recommend to City Council such steps as they feel appropriate.

Council,
August 29, 1963.

The Board also requested that copies of the financial statement of the Halifax Relief Commission be supplied to Council members and staff and that it be referred to the Finance Committee for their consideration.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

Rezoning - No. 3461 Dutch Village Road from R-3 Zone to C-2 Zone

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

The Town Planning Board, at a meeting held on August 20, 1963, considered a report from the City Manager recommending that an application to rezone No. 3461 (261) Dutch Village Road, as shown on drawing no. P200/1087, from R-3 to C-2 Zone, be refused.

It was moved by Alderman Macdonald, seconded by Alderman O'Brien, that the Board approve the report and recommend the same to City Council.

The vote on the motion was 4-2 "in favour",

For the motion - Aldermen Breen, DeWolf, Macdonald and O'Brien

Against it - Aldermen Trainor and Wyman.

Motion carried.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

Alteration to a Subdivision and Extension to a
Non-conforming Building - No. 8-12 West Street

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

The Town Planning Board, at a meeting held on August 20, 1963, considered a report from the City Manager recommending: (1) in favour of an alteration to a subdivision at No. 8-12 West Street, as shown on drawing no. P200/1072, 00-9-15774, in accordance with Section 727C of the City Charter, and (2) in favour of an extension of a non-conforming building at No. 8-12 West Street, as shown on drawing no. P200/1073, in accordance with Part XV, paragraph 1(d), of the Zoning By-Law, and that no public hearing be held.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

Council,
August 29, 1963.

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

Alteration to a Subdivision - No. 36-38 Lower Water Street

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

The Town Planning Board, at a meeting held on August 20, 1963, considered a report from the City Manager recommending in favour of an alteration to a subdivision at No. 36-38 Lower Water Street, as shown on Drawing No. P200/1076, 00-9-15785, in accordance with Section 727C of the City Charter.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

Extension to a Non-conforming Building - No. 1557 (3) Vernon Street

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

The Town Planning Board, at a meeting held on August 20, 1963, considered a report from the City Manager recommending in favour of an extension to a non-conforming building at No. 1557 (3) Vernon Street, as shown on Drawing No. P200/1077, in accordance with Part XV, paragraph 1(d), of the Zoning By-Law. The report also recommended that a public hearing be waived if the applicant submits to City Council letters from the abutting property owners expressing their agreement to the proposal.

The Board was informed that the applicant has submitted letters from the abutting property owners expressing their agreement to the proposal.

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

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

Addition of a Bank - No. 1521 LeMarchant Street

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

The Town Planning Board, at a meeting held on August 20, 1963, considered a report from the City Manager recommending that the location of a chartered bank at No. 1521 LeMarchant Street be refused.

Council,
August 29, 1963.

It was moved by Alderman Trainor, seconded by Alderman O'Brien, that the Board approve the report and recommend the same to City Council.

The vote on the motion was 4-3 "against".

For the motion - Aldermen Macdonald, O'Brien and Trainor

Against it - Aldermen Breen, DeWolf, Wyman and His Worship the Mayor

Motion defeated.

It was moved by Alderman Wyman, seconded by Alderman DeWolf, that the location of a chartered bank at No. 1521 LeMarchant Street be recommended to City Council for approval.

The vote on the motion was 4-3 "in favour".

For the motion - Aldermen Breen, DeWolf, Wyman and His Worship the Mayor

Against it - Aldermen Macdonald, O'Brien and Trainor

Motion carried.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

MOVED by Alderman Wyman, seconded by Alderman DeWolf, that the location of a chartered bank at No. 1521 LeMarchant Street be approved.

The motion was put and passed, as follows:

For the motion - Aldermen DeWolf, Abbott, Breen, Lane, Butler,
Healy, Wyman and Connolly - 8 -

Against it - Aldermen Macdonald, Meagher, LeBlanc, Trainor and
O'Brien - 5 -

Modification of sideyards - No. 5778 (170) South Street

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

The Town Planning Board, at a meeting held on August 20, 1963, considered a report from the City Manager recommending that an application for a modification of sideyards to permit the erection of a 32-unit apartment building at No. 5778 (170) South Street, as shown on Drawing No. P200/1091 and P200/1092, be recommended to City Council for refusal.

It was moved by Alderman Trainor, seconded by Alderman DeWolf, that the Board recommend to City Council that modification of sideyards at No. 5778 (170) South Street, be permitted to allow the construction of a 32-unit apartment building, as shown on Drawings No. P200/1091 and P200/1092.

The vote on the motion was 5-2 "in favour".

For the motion - Aldermen Breen, DeWolf, Trainor, Wyman and
His Worship the Mayor

Against it - Aldermen Macdonald and O'Brien.

Motion carried.

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

Council,
August 29, 1963.

MOVED by Alderman Trainor, seconded by Alderman DeWolf, that the report be approved. Motion passed with Aldermen Abbott, Macdonald and O'Brien voting against.

Rezoning - Lot No. 21-23 Dudley Street from R-2 Zone to R-3 Zone
Setting a Date for a Public Hearing

To His Worship the Mayor and
Members of City Council.

The Town Planning Board, at a meeting held on August 20, 1963, considered a report from the City Manager recommending in favour of the rezoning of land at the corner of Dudley and Connolly Streets, as shown on Drawing No. P200/1083, from R-2 to R-3.

The report stated that this recommendation is made on the understanding that the applicants undertake to develop the area in accordance with the proposals shown on Drawings No. P200/1078-82, subject to satisfactory arrangements for the common right-of-way to the car parking area.

On motion of Alderman Trainor, seconded by Alderman Wyman, 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.

MOVED by Alderman Trainor, seconded by Alderman Wyman, that the report be approved and that Council fix Thursday, October 17, 1963, at 8:00 p.m. in the Council Chamber, City Hall, Halifax, Nova Scotia, as the time and place for a public hearing in connection with the rezoning of Lot No. 21-23 Dudley Street from R-2 Zone to R-3 Zone. Motion passed.

Rezoning - No. 118 Stairs Street from R-2 Zone to C-2 Zone
Setting a Date for a Public Hearing

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

This matter was referred back from August 15th meeting of City Council for the Board to consider rezoning the property to C-2 instead of C-3 as applied for.

On motion of Alderman Wyman, seconded by Alderman Trainor, the Board recommended to City Council that the property at No. 118 Stairs Street be rezoned from R-2 to C-2, and that a date for a public hearing be set.

On motion of Alderman Wyman, seconded by Alderman Trainor, the Board recommended to City Council that action be initiated from City Council for the rezoning of a narrow strip of land between No. 118 Stairs Street and the existing C-3 Zone fronting Kempt Road from R-2 to C-3.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

Council,
August 29, 1963.

MOVED by Alderman Trainor, seconded by Alderman Wyman, that the report be approved and that Council fix Thursday, October 17, 1963, at 8:00 p.m. in the Council Chamber, City Hall, Halifax, Nova Scotia, as the time and place for a public hearing in connection with these rezonings. Motion passed.

Rezoning - No. 109-123 Livingstone Street from R-2 Zone to C-2 Zone
Setting a Date for a Public Hearing

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

This matter was referred back from the August 15th meeting of City Council for the Board to consider rezoning the property to C-2 instead of C-3 Zone as applied for.

On motion of Alderman Wyman, seconded by Alderman Trainor, the Board recommended to City Council that the property at No. 109-123 Livingstone Street be rezoned from R-2 to C-2 Zone and that a date for a public hearing be set.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

MOVED by Alderman Wyman, seconded by Alderman Trainor, that the report be approved and that Council fix Thursday, October 17, 1963, at 8:00 p.m. in the Council Chamber, City Hall, Halifax, Nova Scotia, as the time and place for a public hearing in connection with the rezoning of No. 109-123 Livingstone Street from R-2 to C-2 Zone. Motion passed.

Nursing Home - No. 45 Kaye Street

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

This matter was referred back from the August 15th City Council meeting for further consideration by the Board, so that the necessary changes could be carried out in this building to make it conform to regulations.

On motion of Alderman Wyman, seconded by Alderman Trainor, the Board recommended to City Council that the application for a nursing home at No. 45 Kaye Street be refused.

Respectfully submitted,

K. C. Mantin,
CLERK OF WORKS.

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

Council,
August 29, 1963.

Alteration to a Subdivision - No. 5798-5800 (178-190) South
Street and No. 1173 (95) Wellington Street

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

At the August 20, 1963, meeting of the Town Planning Board, the Board considered an application made on behalf of the owners of the above-noted property for an alteration to a subdivision. The Board recommended the report of the City Manager that the application for the alteration to a subdivision be recommended for refusal to City Council.

Under the provisions of subsection (2) of Section 727C of the Halifax City Charter, 1931, the Board, before reporting to Council on an alteration to a subdivision, must either (1) require the person to give notice in a newspaper of the intention of the Board to so consider such application, or (2) waive such notice.

Since neither action was taken by the Town Planning Board, the recommendation of the Board on this matter cannot be considered by the Council, according to the provisions of the Charter.

It is therefore recommended that this matter be referred back to the Town Planning Board for appropriate action.

Leonard Mitchell,
CITY SOLICITOR.

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

REPORT - PUBLIC HEALTH AND WELFARE COMMITTEE

Federal Health Bursaries - City Nurses

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

At a meeting of the Public Health and Welfare held on August 22, 1963 a report was submitted from the City Manager requesting that authority be granted for nurses Mary E. Walsh, Lenora M. Robichaud, Lucille B. Fricker and Catherine M. Renner to take courses in Public Health Nursing at Dalhousie University under Federal health bursaries and that His Worship the Mayor, City Clerk and Commissioner of Health execute agreements between the Province of Nova Scotia and the City of Halifax.

Your Committee recommends concurrence.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

Council,
August 29, 1963.

REPORT - SAFETY COMMITTEE

Tenders for Fire Hose

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

At a meeting of the Safety Committee held on August 20, 1963 a tabulation of tenders was submitted from the City Manager covering the supply of 2500 feet of 1½ inch hose with couplings for the Fire Department, recommending that the tender of George Angus (Canada) Limited, being the lowest tender meeting specifications, at a total cost of \$1,950.00, be accepted.

Your Committee concurs in this recommendation.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

QUESTIONS

Question - Alderman Trainor Re: Apartment Building - Spring Garden Road between Carleton and Robie Streets

Alderman Trainor referred to the proposed apartment building being erected on Spring Garden Road between Carleton and Robie Streets and he asked if a bank is proposed in the building.

The Director of Planning informed Council that plans submitted at the time of the modification of the By-Law did not include a bank.

Question - Alderman Trainor Re: Tax Collection Procedures

Alderman Trainor requested an explanation of the procedure carried out by the City Collector's Department to collect taxes which are in arrears. He asked if registered letters are sent following overdue notices as a last resort before they hand it over to the bailiff.

The City Manager gave a brief explanation, but was directed to prepare a report on the matter.

Question - Alderman Trainor Re: Uniacke Square Project

Alderman Trainor asked for an up-to-date report on the Uniacke Square Development in view of the recent press report by His Worship following the announcement made by the Minister of National Revenue that the Federal Government would participate.

His Worship the Mayor explained the procedure whereby the Council

Council,
August 29, 1963.

requested Central Mortgage and Housing Corporation to participate with the City in a Development Plan of the Uniacke Square Area. The Council approved the terms and conditions and then Central Mortgage and Housing Corporation processed it, forwarded it to the Minister of National Revenue and he approved of it.

The Development Officer stated that formal approval had not been received from Central Mortgage and Housing Corporation, explaining terms and conditions which might be attached to the indicated approval. He explained that the next step would be the processing of Borrowing Resolutions, but that Uniacke Square Development was approved in the Capital Budget. When the letter is received from Central Mortgage and Housing Corporation, the matter will be placed before Council.

His Worship the Mayor requested the Development Officer to give an explanation of the phasing of the project presuming that all procedures were met.

The Development Officer said that the first technical step would be negotiation of agreements with Central Mortgage and Housing Corporation. However, the City could probably arrange by mutual agreement to purchase those properties offered by their owners in advance of the finalization of the formal agreement. He felt that within two weeks the City would be in a position to begin negotiations with owners who have offered to sell their properties.

He further stated that Central Mortgage and Housing Corporation had agreed to undertake the preparation of a housing development scheme for the southern end of the School for the Deaf site including part of the private properties, extending as far down as Prince William Street with a view that a project of 150 housing units would be located on part of the site.

He suggested that the acquisitions, other than the voluntary ones, would be confined, in the first phase, to the land bounded by Gottingen Street, the north side of Uniacke Street and the west side of Brunswick Street to the School for the Deaf site.

Question - Alderman LeBlanc Re: Demolitions - Wellington Court

Alderman LeBlanc asked when demolition of Wellington Court properties would be finalized.

Council,
August 29, 1963.

The Commissioner of Works stated that he expected that the work would be completed by September 15th.

ACCOUNTS OVER \$500.00

The following accounts over \$500.00 were submitted and recommended for payment by the City Manager:

<u>Vendor</u>	<u>Amount</u>
R. K. Kelley & Co. Ltd.	\$ 552.30
L. E. Shaw Limited	\$1,663.05

MOVED by Alderman Breen, seconded by Alderman Meagher, that the accounts be approved for payment. Motion passed.

9:00 p.m. Council adjourned for a short recess.

9:30 p.m. Council reconvened.

ACCIDENT - TOURIST BUREAU

His Worship the Mayor stated that a visitor to the City met with an accident on City property and it would be advisable to authorize the City Manager, under the provisions of Section 315C of the City Charter, to proceed to settle the matter and, if at all possible, to obtain a waiver of all claims for liability. He recommended that Council authorize the City Manager, acting on the advice of the City Solicitor, to effect settlement immediately; and that appropriate steps be taken by the City Manager to ascertain if the City is insured to cover this type of accident.

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

COURT HOUSE SITE

Deferred until a report from the Court House Commissioners is received.

DEPUTY MAYOR

His Worship the Mayor advised that Deputy Mayor Butler would be a candidate for the office of Mayor in the forthcoming civic election and it would be necessary for him to resign under the provisions of the City Charter which automatically relieves him of the position of Deputy Mayor. He requested that Council be prepared to appoint a Deputy Mayor at the next meeting of Council.

Council,
August 29, 1963.

Meeting adjourned 9:35 p.m.

HEADLINES

Purchase of Land for Street Widening Purposes - Portland Place	382
Application to Conduct Annual Campaign - Halifax-Dartmouth United	
Appeal	382
Site for New Fire Station	382
Appointment to Conciliation Board - Dispute between City and Local 268, International Association of Firefighters	383
Supplementary Appropriation - Conventions and Receptions Account	383
Repairs to Incinerator Chimney	384
Domestic Steel Stack - New Incinerator	384
Proposed Development Scheme - No. 6533 (207) Coburg Road - Setting a Date for a Public Hearing	385
Report - Hydrostone Horseshoe Club	385
Rezoning - No. 3461 Dutch Village Road from R-3 Zone to C-2 Zone	386
Alteration to a Subdivision and Extension to a Non-conforming Building - No. 8-12 West Street	386
Alteration to a Subdivision - No. 36-38 Lower Water Street	387
Extension to a Non-conforming Building - No. 1557 (3) Vernon Street	387
Addition of a Bank - No. 1521 LeMarchant Street	387
Modification of Sideyards - No. 5778 (170) South Street	388
Rezoning - Lot No. 21-23 Dudley Street from R-2 Zone to R-3 Zone Setting a Date for a Public Hearing	389
Rezoning - No. 118 Stairs Street from R-2 Zone to C-2 Zone - Setting a Date for a Public Hearing	389
Rezoning - No. 109-123 Livingstone Street from R-2 Zone to C-2 Zone Setting a Date for a Public Hearing	390
Nursing Home - No. 45 Kaye Street	390
Alteration to a Subdivision - No. 5798-5800 (178-180) South Street and No. 1173 (95) Wellington Street	391
Federal Health Bursaries - City Nurses	391
Tenders for Fire Hose	392
Questions:	
Alderman Trainor Re: Apartment Building - Spring Garden Road between Carleton and Robie Streets	392
Re: Tax Collection Procedures	392
Re: Uniacke Square Project	392
Alderman LeBlanc Re: Demolitions - Wellington Court	393
Accounts over \$500.00	394
Accident - Tourist Bureau	394
Court House Site	394
Deputy Mayor	394

J. E. Lloyd, M. P.,
MAYOR AND CHAIRMAN.

R. H. STODDARD,
CITY CLERK.

CITY COUNCIL
MINUTES

Council Chamber,
City Hall,
Halifax, N. S.,
September 12, 1963,
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, led by the City Clerk, joined in reciting the Lord's Prayer.

There were present His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Breen, Macdonald, Butler, Meagher, LeBlanc, Trainor, Healy, Wyman and O'Brien.

Also present were Messrs. P. F. C. Byars, L. Mitchell, G. F. West, A. E. Fry, R. H. Stoddard, W. J. Clancey, L. M. Romkey, K. M. Munnich, J. F. Thomson, G. H. Brundige and Dr. E. M. Fogo.

MINUTES

MOVED by Alderman Breen, seconded by Alderman DeWolf, that the minutes of meetings held on August 15 and 29, 1963, be approved. Motion passed.

SUBMISSION OF THE HALIFAX ADVISORY COMMITTEE ON HUMAN RIGHTS RE: AFRICVILLE

His Worship the Mayor advised that the Halifax Advisory Committee on Human Rights had prepared a submission in the interests of the residents of Africville. He asked if Council wished to consider this matter at this time and if they wished to hear Mr. H. A. J. Wedderburn, Chairman of the Advisory Committee. (Copies of the submission were circulated prior to the meeting and a copy of same is attached to the official copy of these minutes.)

MOVED by Alderman O'Brien, seconded by Alderman Trainor, that the matter be now considered and that Mr. Wedderburn be permitted to address Council. Motion passed.

Mr. Wedderburn addressed Council briefly and asked that Council favorably consider the recommendation contained in the submission respecting the engagement of a qualified person to make a study in depth of the Africville problem and to recommend certain ways and means of solving the housing problem, the first step towards implementing this recommendation being the engagement of a specialist to make a preliminary survey of Africville and after discussion

Council,
September 12, 1963.

with City staff, the Halifax Advisory Committee on Human Rights and other resources to determine whether a study in depth is indicated. The report intimated that Dr. Albert Rose, Professor of Social Work at the University of Toronto, author of a report on Canada's first extensive experiment in slum clearance and urban redevelopment would be qualified to carry out the preliminary survey.

MOVED by Alderman Butler, seconded by Alderman Macdonald, that the recommendation of the Halifax Advisory Committee on Human Rights be approved and that the City Manager be directed to: (a) invite Dr. Rose to come to Halifax to make a preliminary survey of Africville; and (b) to report to Council the terms and conditions under which the study would be undertaken if the need for same is indicated. Motion passed unanimously.

PUBLIC HEARING RE: AMENDMENT TO PART I - DEFINITIONS,
HALIFAX ZONING BY-LAW

A Public Hearing was held at this time to consider the following proposed amendment to the Halifax Zoning By-Law:

BE IT ENACTED by the City Council of the City of Halifax under the authority of the Town Planning Act, being Chapter 292 of the Revised Statutes of Nova Scotia, 1954, as follows:

1. Part I - Definitions, of the Zoning By-law of the City of Halifax, is amended by

(a) deleting the definition of "basement" as it now appears and substituting therefor the following definition:

"basement" means, for the purposes of this by-law, that storey which is partly under ground but having not more than half of its clear floor to ceiling height below the average of the finished grade of the land outside the building in which such basement is located, such grade being taken at the foundation walls;

(b) deleting the definition of "cellar" as it now appears and substituting therefor the following definition:

"cellar" means, for the purposes of this by-law, that storey of a building which has more than half of its clear floor to ceiling height below the average of the finished grade of the land outside the building in which such cellar is situated, such grade being taken at the foundation walls;

Council,
September 12, 1963.

(c) deleting the definition of "height" as it now appears and substituting therefor the following definition:

"height" as pertaining to any building, means, for the purposes of this by-law, the vertical distance of the highest point of the roof above the mean grade of the finished ground adjoining the building;

(d) adding thereto immediately following the definition of the word "set-back", the following definition:

"storey" includes, for the purposes of this by-law,

- (a) that portion of a building between the top of any finished floor surface and the top of the finished floor surface next above, or, in the case of an attic storey, between such floor surface and the roof; and
- (b) a basement.

The City Clerk advised that the matter had been duly advertised and that no written objections had been received.

No person wished to be heard for or against the proposed amendment.

MOVED by Alderman Abbott, seconded by Alderman Trainor, that the proposed amendment to the Halifax Zoning By-law 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 Abbott, seconded by Alderman Trainor, that the By-law, as submitted, be approved. Motion passed unanimously.

PUBLIC HEARING RE: MODIFICATIONS - SIDERYARD AND SETBACK
REQUIREMENTS - PROPOSED APARTMENT BUILDING, NO. 5662
INGLIS STREET

A public hearing was held at this time to consider an application for modification of the Halifax Zoning By-law with respect to sideyard and setback requirements for a proposed 30-unit apartment building at No. 5662 Inglis Street.

The City Clerk informed the Council that the matter had been duly advertised and that a petition had been received, signed by 17 property owners on MacLean and Inglis Streets, opposing the application.

The City Clerk advised that the Town Planning Board had reported as follows:

"The Town Planning Board, at a meeting held on July 2, 1963, considered a request for a modification of sideyards and setbacks at

Council,
September 12, 1963.

No. 5662 (78) Inglis Street, so as to permit the construction of a seven-storey apartment building.

The City Manager in his report recommended that this application be recommended for refusal to City Council.

It was moved by Alderman O'Brien, seconded by Alderman Trainor, that the Board recommend to City Council that the application for a modification of sideyard and setback requirements at No. 5662 (78) Inglis Street be refused.

The vote on the motion was 4 - 2 "in favour".

For - Aldermen Macdonald, O'Brien, Trainor and Deputy Mayor Butler	- 4 -
Against - Aldermen Breen and DeWolf.	- 2 -

Motion carried. "

Mr. Stewart McInnes appeared on behalf of the petitioners and other residents in the area and addressed Council at length in opposition to the proposed apartment building immediately on the grounds that the proposed building is too large for the available land area.

Alderman DeWolf suggested that provision should be made to notify residents in the immediate area when similar applications are to be considered by the Town Planning Board and the City Manager was directed to bring to the attention of the Town Planning Board the observations of Alderman DeWolf.

No further persons wished to be heard against the application.

Mr. H. B. Rhude addressed Council on behalf of the applicant and after explaining the proposed scheme, requested favorable consideration of the application on the grounds that the requested modifications are minor and that the adjoining properties would not suffer a cutting-off of light and air.

MOVED by Alderman O'Brien, seconded by Alderman Trainor, that the recommendation of the Town Planning Board be approved. Motion passed unanimously.

RECOMMENDATIONS - FINANCE AND EXECUTIVE COMMITTEE

The following recommendations were submitted from the Finance and Executive Committee at a meeting held on September 5, 1963:

Proposed Bond Issue - \$1,500,000.00

A report was submitted from the City Manager recommending a Bond Issue of \$1,500,000.00 to be dated October 1, 1963.

Your Committee concurs in this recommendation.

Council,
September 12, 1963.

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

Lord Nelson Hotel Limited - Tax Concession

His Worship the Mayor and City Manager reported that officials of The Lord Nelson Hotel Limited had submitted confidential reports in connection with its request for a tax concession and in the light of this information, they were of the opinion that the request is valid and reasonable.

Your Committee recommends as follows:

- (1) That legislation be sought at the next Session of the Nova Scotia Legislature permitting the City to cancel and write off the 1961 Special Tax, amounting to \$8,910.00, plus accrued interest;
- (2) Pursuant to legislation obtained in the year 1963, that an agreement be entered into between The Lord Nelson Hotel Limited and the City of Halifax whereby the following Hotel facilities would be exempt from Municipal Taxation;
 - (a) Imperial Ballroom;
 - (b) Regency Ballroom;
 - (c) Georgian Lounge and Reception Area, including the Mezzanine;
- (3) That the agreement cover the civic years 1963 and 1964.

Alderman Lane arrived 8:40 p.m.

MOVED by Alderman Lane, seconded by Alderman Butler, that the recommendation be approved.

The motion was put and passed, as follows:

For the motion: Aldermen DeWolf, Breen, Lane, Butler, Trainor
Healy and Wyman. - 7 -

Against it: Aldermen Abbott, Macdonald, Meagher, LeBlanc and
O'Brien. - 5 -

Property Settlements

Reports were submitted from the City Manager recommending:

- (1) That the sum of \$13,000.00 be paid to Mr. John Hussey as settlement in full for all claims resulting from the expropriation of his property, No. 17 Starr Street, all adjustments to be made as at September 15, 1963. (Mr. Hussey will not pay rent until September 15, 1963 and there will be no interest paid from date of expropriation. Mr. Hussey will pay the taxes until September 15, 1963);
- (2) That the sum of \$650.00 be paid to Mr. Edward and Mrs. Helen Miller as settlement in full for all claims in connection with the expropriation of 275 sq. ft. of their property at No. 340 Bayers Road, necessitated by the construction of Bicentennial Drive Entrance;

Council,
September 12, 1963.

- (3) That the sum of \$1,222.50 be paid to Mrs. Mary E. Shea, owner of the property at No. 18 Gray Street required in connection with the Uniacke Square Project.

Your Committee concurs in these recommendations.

MOVED by Alderman Lane, seconded by Alderman Meagher, that Recommendation No. 1 be approved. Motion passed.

MOVED by Alderman Lane, seconded by Alderman O'Brien, that Recommendation No. 2 be approved. Motion passed.

MOVED by Alderman Lane, seconded by Alderman Butler, that Recommendation No. 3 be approved. Motion passed.

Write-off - Uncollectible Rent - Wellington Court

A report was submitted from the City Manager recommending that the sum of \$45.00, rental arrears of Mr. Bernard Vaughan, a former occupant of 3-H Wellington Court, be written off under the provisions of Section 283(2) of the City Charter, the account having been returned by the Halifax-Dartmouth Credit Exchange Limited as uncollectible.

Your Committee concurs in this recommendation.

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

Payment of Account - Project Planning Associates Limited, Development Plan for Commons

A report was submitted from the City Manager recommending that the account of Project Planning Associates Limited in the amount of \$3,000.00, covering the cost of preparation of the preliminary development plan for the Common, be approved for payment.

Your Committee concurs in this recommendation.

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

Retirement - Fireman Ralph B. Miller

A report was submitted from the Commissioner of Finance advising that Fireman Ralph B. Miller reaches retirement age as of October 1, 1963 after 38 years of service. He is entitled to pension of 30/50ths of his average salary for the last three years which amounts to \$2,603.21.

Your Committee recommends that Mr. Miller be retired at an allowance of \$2,603.21, effective as of October 1, 1963.

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

Supplementary Grants - Mr. Reginald Boutilier and Mr. A. E. Ettinger

A report was submitted from the Commissioner of Finance advising that the undernoted employees have been retired by the Retirement Committee:

Council,
September 12, 1963.

<u>Name</u>	<u>Dept.</u>	<u>Date of Retirement</u>	<u>Amount of Pension Under Plan</u>	<u>Supple- mentary Grant</u>	<u>Total Annual Pension</u>
Reginald Boutilier	Works	Oct. 1/63	\$ 778.49	\$781.62	\$1,560.10
A. E. Ettinger	Health	Sept. 1/63	\$2,072.84	\$927.16	\$3,000.00

He requested an appropriation in the amount of \$504.46 under the authority of Section 316C of the City Charter to pay the supplementary grants for the balance of the year.

Your Committee recommends that the request be granted.

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

Contract - Guard Rails - Mulgrave Park Housing Project

A report was submitted from the City Manager recommending that authority be granted to enter into a contract in the amount of \$8,493.25 with Metal Masters Limited for additional guard railings at Mulgrave Park Housing Project. The contract will provide guard rails along 535 feet of the abutting sidewalk along Albert Street.

Your Committee concurs in this recommendation.

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

Contract - Underground Power - Westwood Park Housing Project - Phase II

A report was submitted from the City Manager recommending that authority be granted to enter into a contract in the amount of \$17,885.00 with the Nova Scotia Light and Power Company for the installation of power, street lighting, and fire alarm systems for Phase II of the Westwood Park Housing Project.

It was agreed to forward the report to Council without recommendation and that further information be submitted by staff at that time.

The following report was submitted from the Commissioner of Works:

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

At the September 3, 1963, meeting of the Town Planning Board, a report was submitted recommending that authority be granted to enter into a contract in an amount of \$17,885. with the Nova Scotia Light and Power Co. Ltd. for the installation of underground power, street lighting and fire alarm services for Phase II of the Westwood Park Housing Project. This contract would have to provide that additional rock excavation would be paid for at the rate of \$18.63 per cubic yard. The report was approved, subject to an explanation of all details at the September 12 meeting of City Council.

The proposed contract would specifically cover the supply and installation of:

- (A) all primary and secondary conductors, transformers and service conductors, extending up to the line side of the meter boxes; (the installation of the meters is included in the building contract;) and