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of \$37,500.00. Motion passed.

Acquisition - #5454-56 Uniacke Street

MOVED by Alderman Abbott, seconded by Alderman Matheson that, as recommended by the Finance and Executive Committee, the property at 5454-5456 Uniacke Street be purchased from the Royal Bank of Canada for the sum of \$13,500.00 as settlement in full for all claims arising from such acquisition. Motion passed.

Authority to Expend in Excess of \$1,000.00

MOVED by Alderman Abbott, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, the City Manager be authorized to make expenditures in excess of \$1,000.00 for the following purposes:

- (1) Purchase of pipe for the installation of a sanitary sewer in Thornvale Avenue (funds being provided in the 1964 Capital Budget, Account No. 54-1) \$1,263.68
- (2) Purchase of four tires for Hough Payloader (funds being provided in the 1965 current budget, account No. C-9-2) \$6,000.00  
\$7,263.68

Motion passed.

Capital Works Projects

MOVED by Alderman Matheson, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, capital funds be provided for the following capital projects required to be completed this year in the interest of safety and convenience to the general public:

	<u>Est. Assess.</u>	<u>Est. Cost</u>
1. Maitland Street - Paving (Cornwallis Street to Prince William St.)	\$1,250.00	\$10,900.00
2. Retaining Wall - Windsor Street at Connaught Avenue to 310 feet northwesterly)		\$26,000.00
3. Retaining Wall - Howe Avenue - from Abbott Drive to 115 feet northerly)		\$25,000.00
4. Retaining Wall - Brunswick Street (north of Rainnie Drive - 35 feet)		\$ 4,670.00

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	<u>Est. Assess.</u>	<u>Est. Cost</u>
5. Tool Shed - Rest Room, Camp Hill Cemetery		\$ 6,000.00
6. Co-ordinate Control Survey System		\$ 6,650.00
		<u>\$79,220.00</u>

Formal Borrowing Resolutions to give effect to the foregoing resolution of Council were submitted as follows:

MOVED by Alderman Trainor, seconded by Alderman Matheson, that a Formal Borrowing Resolution in the amount of \$10,900.00, to cover the cost of paving Maitland Street, be approved. Motion passed unanimously.

MOVED by Alderman Connolly, seconded by Alderman Trainor, that a Borrowing Resolution in the amount of \$26,000.00, to cover the cost of a retaining wall on Windsor Street and Connaught Avenue, be approved. Motion passed unanimously.

MOVED by Alderman Connolly, seconded by Alderman Meagher, that a Borrowing Resolution in the amount of \$25,000.00, to cover the cost of a retaining wall at Howe Avenue and Abbott Drive, be approved. Motion passed unanimously.

MOVED by Alderman Abbott, seconded by Alderman H. W. Butler, that a Borrowing Resolution in the amount of \$4,670.00, to cover the cost of the retaining wall on Brunswick Street, north of Rainnie Drive, be approved. Motion passed unanimously.

MOVED by Alderman Abbott, seconded by Alderman Lane, that a Borrowing Resolution in the amount of \$6,000.00, to cover the cost of a tool shed and rest room at Camp Hill Cemetery, be approved. Motion passed unanimously.

MOVED by Alderman Abbott, seconded by Alderman H. W. Butler, that a Borrowing Resolution in the amount of \$6,650.00, to cover the cost of a co-ordinate control survey system, be approved. Motion passed unanimously.



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Transfer of Appropriation - Halifax Memorial Library

MOVED by Alderman Black, seconded by Alderman Matheson that, as recommended by the Finance and Executive Committee, authority be granted to the Halifax Memorial Library to overdraw the 1965 appropriation of the library for sundry expenses in the amount of \$50.00, funds to be provided from within the overall appropriations. Motion passed.

Tender Call for Bond Issue - \$1,000,000.00

MOVED by Alderman Abbott, seconded by Alderman Lane that, as recommended by the Finance and Executive Committee, the City Manager be authorized to call for tenders for a bond issue in the amount of \$1,000,000.00 dated October 1, 1965.

Alderman Trainor contended that it is unwise to go to the bond market "at this time of high money" and he strongly suggested that Council go to the short-term money market until the market improves. He also suggested that a small committee, composed of the Mayor, City Manager, Commissioner of Finance, and two members of Council, be appointed to act in an advisory capacity on the matter of the City's borrowing policy.

The Commissioner of Finance stated that while he is aware that the present market conditions are not favourable, he would not recommend that the City adopt a policy of borrowing for a short term because this has the effect of building up a large over-draft and he felt that it would be better to go to the market, and if the bids received were not acceptable, they could be rejected by Council. He said that it is possible that a saving would be effected by going to the short-term market but this depends on the market conditions when the approach is made to the long-term market. He contended that the City would get a better price on issues of one million to one and

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one-half million dollars rather than going to issues of three to four million dollars which would eventually be necessary if a short-term borrowing policy were adopted.

The motion was put and passed with Alderman Trainor voting against.

Rates for Extra Shifts by Registered Nurses - Halifax Mental Hospital

MOVED by Alderman Black, seconded by Alderman Matheson that, as recommended by the Finance and Executive Committee, the nurses at the Halifax Mental Hospital be paid at the rate of \$20.00 for extra eight-hour shifts worked. Motion passed.

Salary Scale - Head Chef, Halifax Mental Hospital

MOVED by Alderman Black, seconded by Alderman O'Brien that, as recommended by the Finance and Executive Committee, the salary scale for the head chef at the Halifax Mental Hospital be revised to \$3,600 - \$4,650 and that the present incumbent be placed at the top of the scale, retroactive to April 1, 1965. Motion passed.

Transfer Capital Funds for Traffic Signals, Sackville and Water Streets

MOVED by Alderman Matheson, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, the City Manager be authorized to utilize the funds provided in the 1964 capital budget for the installation of traffic control lights at Chebucto Road and Simpsons Lane for the purpose of installing traffic control signals at Sackville and Water Streets. Motion passed.

Exchange of Land at City Prison for Provincial Land - Vicinity of Rainnie Drive and Cogswell Street

MOVED by Alderman O'Brien, seconded by Alderman Lane that, as recommended by the Finance and Executive Committee, funds in the amount of \$1,000.00 be provided under the authority of Section 316"C" of the City Charter for the purpose of obtaining independent



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appraisals on approximately 184,000 square feet of City-owned land at the City Prison and approximately 82,000 square feet of Provincially-owned land at Rainnie Drive and Cogswell Streets, before further negotiations are undertaken with the Province for an exchange of the said lands.

MOVED by Alderman Richard, seconded by Alderman Trainor, that the consideration of this matter be deferred until such time as the development plan for the City Prison lands is brought forward.

Alderman Trainor said he was seconding the motion to defer because he would like to know why the City is requiring the land at Rainnie Drive and Cogswell Street and why it is necessary to dispose of the land at the City Prison.

The Development Officer stated that the land at Rainnie Drive and Cogswell Street is being acquired as a part of the land assembly program in that area to add to the park and institutional lands for general improvement of the area. He further stated that Council is not being asked to make a definite commitment at this time but this is merely a device to get appraisals so that the City will have an idea as to what the relative values might be.

Alderman Black said that the Province of Nova Scotia is interested in acquiring the land at the City Prison for the purpose of expanding the Nova Scotia Institute of Technology.

The Development Officer stated that before any action on the exchange of the land is completed, the staff will bring in further information as to future plans for the City Prison land.

Alderman Richard contended that because of the paucity of land in Halifax, that it should be suggested to the Province that any expansion of the school should go upwards instead of expanding the school over more land.

The motion to defer was put and lost as follows:

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For the Motion: Alderman Meagher, Trainor, Connolly,  
Doyle, and Richard - 5 -

Against it: Alderman Abbott, Moir, Lane, Matheson,  
O'Brien and H. W. Butler - 6 -

Alderman Black was not present in the Council Chamber when the vote was taken.

The original motion was put and passed, with Alderman Trainor voting against.

Sale and Purchase of Land - Spring Garden Road and Brenton Street

MOVED by Alderman Meagher, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, in order to correct the official street lines at Spring Garden Road and Brenton Street, the City of Halifax purchase 104 square feet of land (as shown outlined in red on Plan #TT-4-16300) from the Halifax Insurance Company at \$3.50 per square foot, for a total of \$364.00, and that the City of Halifax sell to the Halifax Insurance Company 79 square feet of land (as shown outlined in green on such plan) at the assessed value of \$10.00 per square foot, for a total amount of \$790.00, resulting in a net return to the City of Halifax of \$426.00. Motion passed.

Purchase of Department of National Defence Lands - Cogswell Street and Rainnie Drive

MOVED by Alderman Matheson, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, the City purchase from Crown Assets Disposal Corporation the Department of National Defence lands bounded by Cogswell Street, Gottingen Street and Rainnie Drive, as shown on Plan #TT-3-16268, for the sum of \$193,304.20, subject to the following conditions imposed by Crown Assets Disposal Corporation:

1. The City accept the existing leases to the Red Cross and to the Canadian Legion;



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2. That development of the site be in harmony with restoration of adjoining areas by the Department of Northern Affairs and National Resources.

Motion passed.

A formal Borrowing Resolution in the amount of \$194,000.00 to give effect to the foregoing resolution of City Council, was submitted.

MOVED by Alderman Abbott, seconded by Alderman Moir, that the Borrowing Resolution, as submitted, be approved. Motion passed unanimously.

Use of Buildings - Cogswell Street and Rainnie Drive

Alderman Moir suggested that the Recreation and Playgrounds Commission be authorized to take over temporary control of the vacant buildings on the former Department of National Defence land at Cogswell Street and Rainnie Drive until such time as definite plans for the area have been finalized.

It was agreed that no action be taken on this matter until a formal request has been received from the Recreation and Playgrounds Commission.

Assessment - Tenants - National Harbours Board Property

MOVED by Alderman Abbott, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, for the year 1965, all occupiers of National Harbours Board property pay real property tax on the property they occupy, based on 50% of the assessed value and pay the full Business Occupancy Tax; also that the City Solicitor be directed to prepare legislation to give effect to this formula.

Motion passed with Alderman Black abstaining from the vote.

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Election - Two Members of Superannuation Plan to Retirement Committee

A report was submitted from the Finance and Executive Committee advising that in accordance with the 1965 legislation which amended the City of Halifax Superannuation Plan, the following members of the Plan were elected to the Retirement Committee by vote of the membership, for a period expiring July 31, 1966:

Celestine Kelly, Fireman Inspector, Development Officer  
Halifax Fire Department

Constable Joseph Ross,  
Halifax Police Department

Amendment to Agreement - Metropolitan Developments Limited -  
Block "P" - Exhibition Grounds

MOVED by Alderman Abbott, seconded by Alderman Lane that, as recommended by the Finance and Executive Committee, Clause 13 of the Lease between the City and Metropolitan Developments Limited covering Block "P", Exhibition Grounds, be amended by deleting the words "an institutional lender" in lines 5 and 6 and substituting therefor the words "a lender or lenders"; and that His Worship the Mayor and the City Clerk be authorized to execute an amending agreement. Motion passed.

Spring Garden South - Call for Development Proposals

The following report was submitted:

It is recommended that the report of the City Manager advising that as of the closing date of 12:00 noon on August 31, 1965, no proposals for the development of the Spring Garden South area have been received, be accepted for information purposes.

In answer to a question by Alderman O'Brien, the Development Officer stated that Staff is in the process of preparing a report for submission to the members of Council, which will attempt to provide reasons for the lack of proposals in the first instance.

In reply to a question by Alderman Meagher, the Development Officer stated that no attempts have been made to negotiate with interested parties to develop the area despite the fact that two or three people have indicated possible interest in the development,



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because Council will have to make the decision as to whether negotiations are to be undertaken, or whether a new call for proposals is to be issued.

It was agreed to defer the matter pending receipt of the Staff report.

The Deputy-Mayor suggested that the Development Officer contact Mr. Peter Andrewes, Chairman of the Spring Garden Area Business Association and arrange a meeting with Mr. Andrewes or a committee of his associates, as the association is vitally interested in the development of the Spring Garden South Area.

REPORT - COMMITTEE ON WORKS

Council considered the report of the meeting of the Committee on Works held on September 9, 1965, with respect to the following matters:

Tenders - Demolition - #5451 Prince William Street

MOVED by Alderman Meagher, seconded by Alderman Matheson that, as recommended by the Committee on Works, the tender of George A. Redmond, the only tender received, be accepted for the demolition of 5451 Prince William Street, in the amount of \$300.00, subject to a Performance Bond in the amount of \$600.00 being deposited by him with the City. Motion passed.

Tenders - New Roof - Halifax Health Centre

MOVED by Alderman Meagher, seconded by Alderman Matheson that, as recommended by the Committee on Works, the tender of Paul Maillet, the lowest tender received, be accepted for the new roof at the Halifax Health Centre, in the amount of \$3,790.00. Motion passed.

Tenders - Sewer Installations - Belmont-on-the-Arm and Emscote Subdivisions and Brunswick Street

MOVED by Alderman Abbott, seconded by Alderman Matheson that, as recommended by the Committee on Works, the tender of

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Standard Paving Maritime Limited, the lower tender received based on estimated quantities and unit prices, be accepted for the following:

- Item #1 Storm & Sanitary Sewers in Emscote Subdivision
- Item #2 Storm & Sanitary Sewers in Belmont Subdivision
- Item #3 Storm Sewer in Brunswick St. (Buckingham St. to Duke St.)
- Item #4 Storm Sewer in Brunswick St. (Sackville St. to Duke St.)

Funds for this work have been provided in the Capital Account 54-1 Sewer Capital. Motion passed.

Claim - A. E. Warman

MOVED by Alderman Black, seconded by Alderman Lane that, as recommended by the Committee on Works, the amount of \$35.65 be paid to Mr. A. E. Warman, 6271 Almon Street, Halifax, N. S., in full settlement of his claim for damages to his car allegedly caused as the result of a pitch compound leaking from a ballast box on a light pole in front of his residence. Motion passed.

Acceptance - Emscote Drive

MOVED by Alderman Lane, seconded by Alderman Black that, as recommended by the Committee on Works, Emscote Drive be accepted as a street in accordance with Section 555 of the City Charter. Motion passed.

Tenders - Lighting Equipment - North Commons

MOVED by Alderman Lane, seconded by Alderman Matheson that, as recommended by the Committee on Works, the tender of CLM Industries (Donald C. Keddy Ltd.), being the lowest tender received, be accepted for the installation of lighting equipment for the North Commons, in the amount of \$237.78, Unit Price and \$5,944.50, Total Price; that plastic be used in place of glass, the City to pay the difference; and that the underground work and wiring on the Commons start at once. Funds for this purchase having been provided in Capital Account No. 57-14 - Revitalization and Development North Commons. Motion passed.



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Offer to Light Parking Area "D" (Gottingen Street at Rainnie Drive)

MOVED by Alderman Abbott, seconded by Alderman Meagher that, as recommended by the Committee on Works, the offer of Citadel Motors Limited to install an adequate number of lights to illuminate Parking Area "D" (Gottingen Street at Rainnie Drive) be accepted. Motion passed.

Elimination of Burning on the City Dump

MOVED by Alderman Black, seconded by Alderman Lane that, as recommended by the Committee on Works, the system of controlled open pit burning, as suggested in the report of the City Manager dated September 2, 1965, be adopted for a trial period; and that a further report be submitted for the October 21st meeting of the Committee on Works. Motion passed.

Alderman Lane referred to the fact that she had visited the Dump and observed that a great deal of scavaging goes on because the only man on duty at the Dump has to spend considerable time in his office completing records. She contended that supervision at the Dump is at a decided minimum and that consideration should be given by the Staff for improving the supervision with a report to the Committee on Works.

Alderman Richard suggested that demolition contractors be required to give a guarantee that demolished materials will be broken up into portions small enough to be accepted at the incinerator.

The Commissioner of Works stated that demolition of tenders requires contractors to cut the lumber into certain lengths, but he would not recommend that such lumber be burned at the incinerator because it slows down the burning cycle, and as a result, demolishes the efficiency of the incinerator. He said that the

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alternative is to pulverize such materials but this involves the process of capital funds. He said experiments are being carried out in large cities in Canada and the United States with respect to the problem and it is hoped that Halifax will be able to take advantage of the results of this research work, and combined with steps now being undertaken by the Works Department, it is anticipated that a reasonable and happy solution to the problem can be submitted at a later date.

Alderman Doyle suggested that consideration be given to ~~moving the City Dump to another site~~ as the residents of Ward 6 had to put up with the nuisance created by the Dump for many years. He said that one solution to the burning of materials at the Dump would be to eliminate scavaging on the Dump, as a lot of the problem is caused by scavengers burning large pieces of lumber in order to get metal which is embedded in same.

Alderman Richard asked if the Commissioner of Finance would investigate the feasibility of a chipper or similar type equipment which would reduce the heavy pieces of lumber to a size which would be acceptable for burning at the incinerator.

The Commissioner of Works stated that he had written to the manufacturers of such equipment for information but has not received any information as to the price or details of the machine.

The motion was then put and passed.

#### Storm Sewer - Olivet Street

MOVED by Alderman Black, seconded by Alderman Black that, as recommended by the Committee on Works, the claim of Mr. L. A. Nightingale in the amount of \$5,862.78, covering the cost of installing a storm culvert along the western side of Olivet Street from Point A to Point B, a distance of 350 feet (Plan No. SS-2-14260), be rejected. Motion passed.



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(1) REPORT - SAFETY COMMITTEE

Council considered the report of the meeting of the Safety Committee held on September 9, 1965 with respect to the following matter:

Tenders for Hats - Police Department

MOVED by Alderman Lane, seconded by Alderman Meagher that, as recommended by the Safety Committee, the tender of Stokes, Cap and Regalia Limited, for the supply of approximately 150 uniform hats to the Halifax Police Department at a unit cost of \$5.55, be accepted, the Stokes cap having been adjudged to be superior to the uniform cap tendered on by Moranda Incorporated at a unit cost of \$5.36. Motion passed.

REPORT - PUBLIC HEALTH AND WELFARE COMMITTEE

None

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS AND COMMISSIONS

Council considered the report of the meeting of the Board of Management of the Basinview Home held on September 16, 1965 with respect to the following matters:

Site for Proposed New Home for Special Care

MOVED by Alderman Richard, seconded by Alderman Moir that, as recommended by the Board of Management of the Basinview Home:

- (1) The block of land bounded by Cunard, Maynard, Cornwallis and Creighton Streets be selected as a site for the Home for Special Care;
- (2) That the City immediately acquire the property necessary for the initial construction of the Home;
- (3) That the City rezone the balance of the land to Park and Institutional zone;
- (4) That the procedure, as outlined on Page 19 of the Staff Report dated May 28, 1965, be followed.

Alderman Connolly expressed opposition to the motion on the following grounds:

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- (1) The site originally selected on Brunswick Street is a more suitable area for the location of a Home for Aged People;
- (2) Cleared land is now available on the site on Brunswick Street;
- (3) Additional expenses will have to be involved to acquire property in the proposed new location;
- (4) The proposed new location is not esthetically acceptable as the new home would face the backyard area of the Gottingen Street commercial establishments on one side and the old Schwartz's factory on the other side.

Alderman Meagher also expressed dissatisfaction with the suggested site, contending that the site, being hemmed in as it is, would not be conducive to the welfare or enjoyment of the older people who will be housed in the new home.

He also stated that the land which is now available on Brunswick Street is a better location and should be used for this purpose, rather than having to go to further expense to acquire land.

Alderman Moir stated that the Brunswick Street location site presents certain difficulties in that the land is not readily available as yet and has to be purchased; the topography is such that it makes it difficult for an older person who would have to climb a steep hill, whereas the recommended site is close to the Commons, it can be easily reached by residents of the Home. In addition, the site provides for sufficient land to be used as a green area and the Gottingen Street merchants have indicated that they will improve the rear of their buildings.

He also contended that construction of the Home on the proposed site would stimulate the construction of other new buildings in the area.

MOVED by Alderman Connolly, seconded by Alderman Meagher, that the matter be referred back to the Board of Management of the Basinview Home for further consideration.



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The motion to refer was put and lost as follows:

For the Motion: Aldermen Lane, Matheson, Meagher, Trainor,  
and Connolly - 5 -

Against it: Aldermen Black, Abbott, Moir, Doyle,  
Richard, O'Brien and H. W.  
Butler - 7 -

The original motion was then put and passed with Aldermen  
Connolly, Meagher, Lane and Trainor voting against.

Alderman Connolly gave notice of reconsideration.

Report - Board of Management - Basinview Home

A report was submitted from the Chairman and Members of the  
Board of Management of the Basinview Home respecting the daily rate  
for Basinview Home.

MOVED by Alderman Moir, seconded by Alderman Doyle that,  
as recommended by the Board of Management of the Basinview Home, the  
daily rate for care at Basinview Home be set at \$7.50 per day.

Motion passed.

REPORT - TOWN PLANNING BOARD

Council considered the report of the meeting of the Town  
Planning Board held on September 7, 1965, with respect to the fol-  
lowing matters:

Erection of Service Station - #3080-90 Oxford Street

MOVED by Alderman Richard, seconded by Alderman Moir that,  
as recommended by the Town Planning Board, the application to erect a  
new service station building at 3080-3090 Oxford Street, as shown on  
Drawing No. P200/1894 be approved, subject to the acquisition by the  
City of a five-foot strip of land along the Bayers Road frontage, a  
triangular piece of land at the corner of Bayers Road and Oxford  
Street and the agreement by Staff of the detailed layout of the site.  
Motion passed.

Alteration to Subdivision - Lots #26 and #27 Claremont Subdivision -  
Dudley Street

MOVED by Alderman H. W. Butler, seconded by Alderman Moir

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that, as recommended by the Town Planning Board, the alteration to a subdivision, combining Lots 26 and 27 Dudley Street, be approved and that a Public Hearing be held. Motion passed.

Extension to Non-conforming Use - #6085 Coburg Road

MOVED by Alderman Black, seconded by Alderman Abbott that, as recommended by the Town Planning Board, the extension to a non-conforming use at #6085 Coburg Road be approved and that a Public Hearing be held.

Alderman Trainor referred to this and the next items on the Order of Business and stated that Council seems to be getting a lot of applications for modifications to the by-law requirements to permit extensions to present structures, either to increase single-family dwellings into duplexes or triplexes; and he contended that Council could be making a grave mistake in allowing these extensions on a wholesale basis. He said that some of the permitted developments are most unattractive and some add to the value of the existing buildings. He referred specifically to the modifications granted to permit the extension of the building at the southeast corner of Almon and Oxford Streets which is now up for sale at a considerable price, whereas the modification had been granted to Council on compassionate grounds.

The Director of Planning stated that the various items are concerned mostly with requests for modifications to permit enlargement of existing single-family homes.

Alderman Trainor said that he has no objection to this type of modification but Council should be very cautious in permitting single-family homes to go to duplexes.

Alderman O'Brien said that as a member of the Town Planning Board, he had had some reservations about the various cases but in the past, Council has permitted modifications which the Staff were



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recommending against and the Council thereby created a kind of policy which the Staff seems to take into account in some of its recommendations. He said he would be happy to agree with Alderman Trainor providing that the Council and the Town Planning Board were prepared to embark upon a new policy to retain the present standards in R-1 and R-2 zones, that is to live up to the By-law and not permit wholesale modification as has been done over the last ten years.

He contended that the whole matter should be subject to a serious policy discussion and decision that would give property owners some warning; and the Town Planning Board should ask the Staff to submit suggested regulations which would be designed to restrict the granting of modifications in order to save some of the old and new areas of the City by maintaining adequate standards which will eventually bring about rehabilitation of the old areas.

Alderman Connolly asked that a report be submitted indicating what modifications were granted to permit the extension of the building at the corner of Almon and Oxford Streets and also indicating the amount of open space that is left around the building.

The Deputy-Mayor stated that at the Town Planning Board meeting, it had been decided to visit a number of the sites where modifications were requested and he said that all members of Council would be well advised to make such an inspection.

The motion was then put and passed.

Extension to Non-Conforming Building - #3188 Connaught Avenue

MOVED by Alderman E. W. Butler, seconded by Alderman Doyle that, as recommended by the Town Planning Board, the extension to an existing non-conforming building at 3188 Connaught Avenue, as shown on Drawing No. P200/1865, be approved. Motion passed.

Modification of Lot Frontage, Lot Area, Front Yard and Side Yard Requirements - #6545 Oak Street

MOVED by Alderman O'Brien, seconded by Alderman Moir that, as recommended by the Town Planning Board, the modification of lot frontage, lot area, front yard and sideyard requirements at 6545 Oak Street, as shown on Drawings No. P200/1871-74, be approved. Motion passed.

Amended

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Modification of Side Yard Requirements - #6452 Vienna Street

MOVED by Alderman H. W. Butler, seconded by Alderman Doyle that, as recommended by the Town Planning Board, the modification of side yard requirements at 6452 Vienna Street, as shown on Drawing Nos. P200/1875-77 be approved. Motion passed.

Modification of Side Yard Requirements - #3619 Acadia Street

MOVED by Alderman Richard, seconded by Alderman O'Brien that, as recommended by the Town Planning Board, the modification of side yard requirements 3619 Acadia Street, as shown on Drawing P200/1878, be approved. Motion passed.

Modification of Side Yard Requirements - #2942 Oxford Street

MOVED by Alderman H. W. Butler, seconded by Alderman O'Brien that, as recommended by the Town Planning Board, the modification of side yard requirements at 2942 Oxford Street, as shown on Drawing No. P200/1887, be approved. Motion passed.

Extension to Non-conforming Building - #6573 London Street

MOVED by Alderman Doyle, seconded by Alderman Richard that, as recommended by the Town Planning Board, the extension to a non-conforming building at 6573 London Street, as shown on Drawing No. P200/1889, be approved. Motion passed.

Amendment to Zoning By-law - R-2 Zone Requirements

MOVED by Alderman O'Brien, seconded by Alderman H. W. Butler that, as recommended by the Town Planning Board, Part V of the Zoning By-law be amended to provide for the following uses in R-2 Zones:

- (a) R-1 uses as hereinbefore set out
- (b) Semi-detached or duplex dwellings
- (c) Buildings containing not more than four apartments
- (d) School, college, university, library, museum
- (e) Community centre or public hall
- (f) Fire Station
- (g) Uses accessory to any of the foregoing uses

Min. Requirements

	<u>Lot Frontage</u>	<u>Lot Area</u>	<u>Side Yard</u>
R-1 uses	40 ft.	4,000 sq.ft.	4 ft.
Duplex & pair of semi-detached dwellings	50 ft.	5,000 sq.ft.	5 ft.
3-unit & 4 Unit Apartment Building	60 ft.	6,000 sq.ft.	6 ft.

and that a Public Hearing be held in this connection. Motion passed.



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Modification of Side Yard Requirements - #6452 Vienna Street

MOVED by Alderman H. W. Butler, seconded by Alderman Doyle that, as recommended by the Town Planning Board, the modification of side yard requirements at 6452 Vienna Street, as shown on Drawing Nos. P200/1875-77 be approved. Motion passed.

Modification of Side Yard Requirements - #3619 Acadia Street

MOVED by Alderman Richard, seconded by Alderman O'Brien that, as recommended by the Town Planning Board, the modification of side yard requirements at 3619 Acadia Street, as shown on Drawing No. P200/1878, be approved. Motion passed.

Modification of Side Yard Requirements - #2942 Oxford Street

MOVED by Alderman H. W. Butler, seconded by Alderman O'Brien that, as recommended by the Town Planning Board, the modification of side yard requirements at 2942 Oxford Street, as shown on Drawing No. P200/1887, be approved. Motion passed.

Extension to Non-conforming Building - #6573 London Street

MOVED by Alderman Doyle, seconded by Alderman Richard that, as recommended by the Town Planning Board, the extension to a non-conforming building at 6573 London Street, as shown on Drawing No. P200/1889, be approved. Motion passed.

Amendment to Zoning By-law - R-2 Zone Requirements

MOVED by Alderman O'Brien, seconded by Alderman H. W. Butler that, as recommended by the Town Planning Board, Part V of the Zoning By-law be amended to provide for the following uses in R-3 zones:

- (a) R-1 uses as hereinbefore set out
- (b) Semi-detached or duplex dwellings
- (c) Buildings containing not more than four apartments
- (d) School, college, university, library, museum
- (e) Community centre or public hall
- (f) Fire station
- (g) Uses accessory to any of the foregoing uses.

Min. Requirements

	<u>Lot Frontage</u> Ft.	<u>Lot Area</u> Sq. ft.	<u>Side Yard</u> Ft.
R-1 uses	40	4000	4
Duplex and pair of semi-detached dwellings	50	5000	5
3-unit and 4-unit apartment building	60	6000	6

and that a Public Hearing be held in this connection. Motion passed.

Council,  
September 16, 1965.

Site for New Court House

MOVED by Alderman Black, seconded by Alderman O'Brien that, as recommended by the Town Planning Board, Council approve a site for the Court House immediately north of George Street and east of the proposed street line of Harbour Drive in the waterfront redevelopment area; that Council instruct Staff to prepare the necessary documents for submission to Central Mortgage and Housing Corporation to declare the following as a redevelopment area; the land bounded by George Street, north line of the Central Victualling Depot, Water Street and Halifax Harbour. Motion passed.

10:05 p.m. Council adjourned for a short recess.

10:15 p.m. Council reconvened, the same members being present.

MOTIONS

Motion - Alderman Black Re: Mayor's Report dated August 9, 1965  
respecting Bridges and Armdale Rotary

Before Alderman Black had an opportunity of making his motion that the Mayor's report dated August 9, 1965 respecting bridges across the Harbour and North West Arm be dealt with by Council, notice of which he had given at the meeting of Council held on August 12, 1965, Alderman O'Brien asked for a ruling from the City Solicitor as to whether or not such a motion is in order in view of the action subsequently taken by City Council at a meeting held on August 17, 1965.

It was agreed to defer the matter to give the City Solicitor an opportunity to examine the record before giving his ruling.



Council,  
September 16, 1965.

Motion - Alderman Black Re: Site for New Court House

Alderman Black made the following motion, notice of which he had given at the meeting of Council held on August 12, 1965:

MOVED by Alderman Black that, as recommended by the Town Planning Board, Council approve a site for the Court House immediately north of George Street and east of the proposed street line of Harbour Drive in the waterfront redevelopment area; that Council instruct Staff to prepare the necessary documents for submission to Central Mortgage and Housing Corporation to declare the following as a redevelopment area: the land bounded by George Street, north line of the Central Victualling Depot, Water Street and Halifax Harbour.

The motion was seconded by Alderman H. W. Butler and passed unanimously.

MISCELLANEOUS BUSINESS

Staff Report - Letter from Spring Garden Area Business Association

Deferred for consideration at the meeting when the Staff report on the Spring Garden South area call for proposals is considered.

Letter - Bryant Realty & Leasehold Company Re: Spring Garden Road Development

Deferred for consideration at the meeting when the Staff report on the Spring Garden South area call for proposals is considered.

Joint Staff Report - Economic Analysis for Redevelopment Planning Central Business District

Letter - President, Downtown Halifax Business Association Re: Economic Analysis for Redevelopment Planning

MOVED by Alderman Richard, seconded by Alderman H. W.

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September 16, 1965.

Butler, that these two matters be deferred for consideration at a special meeting of Council to be called before the next regular meeting of Council is held. Motion passed.

MOTION - ALDERMAN BLACK RE: MAYOR'S REPORT DATED AUGUST 9, 1965  
RESPECTING BRIDGES AND ARMDALE ROTARY

The City Solicitor submitted the following ruling as requested by Alderman O'Brien as to whether or not a motion by Alderman Black is in order at this time.

The motion of Council of August 17, 1965 sets out three things to be done:

(1) That His Worship the Mayor appoint four Council representatives to meet with representatives of the Government of Nova Scotia, the City of Dartmouth, the municipality of the county of Halifax and the Halifax-Dartmouth Bridge Commission to seek their concurrence in a proposal to construct a tunnel under the harbour, with the Halifax terminal to be in the vicinity of Morris Street;

(2) That the Premier of Nova Scotia be requested to approach the Federal Government to underwrite the annual operating deficit on such project; and

(3) That discussions be held with the Province of Nova Scotia and the other municipalities concerned, respecting the concurrent construction of a North West Arm Bridge and the proposed improvements to the Armdale Rotary.

If these three points have been carried out, then the motion of Alderman Black is in order.

Alderman Matheson contended that the Council is in no position to consider the matter because the Committee have not reported back as yet.

Alderman Black stated that he would be willing to await the return of the Mayor for his formal report as Chairman of the Committee, and he then proceeded to give a verbal report of the meetings the Committee had held with the other bodies and with the Premier.

Aldermen O'Brien and Matheson also gave their verbal



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interpretations of the meeting.

Alderman Black asked for a ruling as to whether or not he could withhold his motion at this time and make it at a subsequent meeting.

The Deputy-Mayor stated that such a deferrment would be in order.

MOVED by Alderman Black, seconded by Alderman Richard, that the matter be deferred for consideration at a special meeting of the City Council at the call of the Chair. Motion passed.

Staff Report - Re: Letter from Provinces & Central Properties Limited. - Cornwallis Centre

The following report was submitted from the City Manager:

TO: His Worship the Mayor and  
Members of City Council

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

DATE: September 8, 1965.

SUBJECT: Provinces and Central Properties Limited - Cornwallis Centre

Attached is copy of a letter received from Provinces and Central Properties Limited, indicating that Company has developed a scheme which is acceptable to operating tenants and financial institutions, and the Company is proposing to deliver to the partnership a completed package, fully documented, showing not only the ability to lease the space, but also the equity and long term financing, before the end of November.

They seek an indication from the City of the reception such a proposal would receive.

If City Council concurs, it is proposed to reply to the said letter, pointing out that the former agreement respecting Cornwallis Centre has terminated and is now null and void; that if the scheme which has now developed is proposed to be used in conjunction with a future agreement concerning the Central Redevelopment Area, Provinces and Central Properties Limited will be given equal consideration with any other development organization that may care to submit proposals for consideration. It must be clear, however, that insofar as the City of Halifax is concerned, the former agreement has terminated.

Respectfully submitted,

P. F. C. BYARS,  
City Manager

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PROVINCES AND CENTRAL PROPERTIES LIMITED,  
RYDE HOUSE, CHOBHAM  
WOKING, SURREY

September 3, 1965.

P. F. C. Byars, Esq.,  
City Manager,  
City Hall,  
Halifax, Nova Scotia, Canada

Dear Mr. Byars:

Re: Cornwallis Centre

I have just returned from a very lengthy visit to Canada during which substantial progress has been made towards implementing the Cornwallis Centre proposals. During our discussions in November of last year, you will recall that we were asked whether we were prepared to proceed with our scheme and I do not think you, or your colleagues, were in very much doubt as to our position or intent. The long delay in awaiting the Larry Smith report and the continuing apparent indecision and lack of direction at City Council has tempered our course of action. Now that the Larry Smith report has been received its value appears to be questionable and does not provide a realistic basis for considering development of the central business district. I can foresee further indecision and division of opinion.

We corresponded earlier this year on a basis for financing the Cornwallis Centre, the whole object of which was to involve the City more closely and obtain a more positive approach to planning and control of development within the City. I am grateful to you for your more detailed explanation at our meeting as to why it was not possible for the City to become involved in the manner we suggested.

This Company has continued to pursue its objectives and we are now at the point where an indication of the partnership's position is desirable.

Within the overall principles established in the submissions approved by the City for the Cornwallis Centre, we have developed a scheme which is acceptable both to operating tenants and to financial institutions. The basic change in our proposals concerns phasing of the residential as opposed to the commercial elements and this was a principal cause of our difficulties in the latter part of last year. We have never accepted that the agreement should have been terminated in the manner in which the City acted as there were latent contingencies in the agreement and obligations outside our control.

We have proceeded so far with negotiations that before the end of this month we will have to pay a commitment fee of \$120,000 in respect of a mortgage advance on the Shopping Centre. These negotiations have been predicated on the basis of the obligations, both financial and technical, contained in our agreement with the City. In other words, we are proposing to deliver to the partnership a completed package, fully documented, showing not only the ability to lease the space but also the equity and long term financing. It is anticipated that we will be in a position to produce this fully documented submission before the end of November and I would be grateful for an indication from you of the reception that our proposal would receive.



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September 16, 1965.

You will appreciate that we have incurred further considerable expenditure following our discussions of last November and although we are obviously undertaking this project with the object of a profit, we have always had a high regard for the benefit of good planning to the community and community planning in the long term.

I would like to be more specific at this stage but experience in the past has shown that our intentions have very often been misconstrued or misrepresented, resulting in diminution of our efforts.

I would be grateful for an early reply and remain,

Yours sincerely,

(Sgd.) Derrick J. Osborn

MOVED by Alderman Black, seconded by Alderman Trainor, that the City Manager be directed to reply to the letter from Provinces and Central Properties Limited dated September 3, 1965, along the lines indicated in his report. Motion passed.

Resolution - Halifax Dartmouth Bridge Commission

The following resolution, passed at a meeting of the Halifax-Dartmouth Bridge Commission on September 2, 1965, was submitted:

WHEREAS the Halifax-Dartmouth Bridge Commission by Resolution dated June 22, 1963 recommended, among other things, to the governments of the Province of Nova Scotia, City of Halifax, City of Dartmouth and the Municipality of the County of Halifax, pursuant to Chapter 119 of the Acts of 1961 of the Statutes of Nova Scotia, that a 3-lane suspension bridge be built over Halifax Harbour connecting the Circumferential Highway on the Dartmouth side with a traffic interchange in the Gorsebrook area in the City of Halifax;

AND WHEREAS the Commission is now convinced that any crossing of Halifax Harbour should be 4-lane in view of increases in traffic since 1962, which have exceeded estimates made in that year;

AND WHEREAS the construction cost of any 4-lane bridge or tunnel with the proper approaches thereto in the vicinity of George's Island would result in the accumulation of very heavy deficits throughout a 25-year period, thus rendering any such project not feasible from a financial standpoint;

AND WHEREAS an application to the Federal Government for financial assistance by way of a guarantee of deficits would result in further delay;

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AND WHEREAS a 4-lane high level suspension bridge with extensive street and roadway approaches in both the City of Halifax and the City of Dartmouth could be constructed and financed without deficits at the Narrows site;

AND WHEREAS a third crossing of Halifax Harbour in the vicinity of George's Island could be considered in 15 to 20 years in the light of then prevailing conditions;

NOW BE IT RESOLVED that the Halifax-Dartmouth Bridge Commission rescind its Resolution of June 22, 1963 insofar as it relates to a crossing of Halifax Harbour in the vicinity of George's Island, and that it recommend to the Governments of the Province of Nova Scotia, City of Halifax, City of Dartmouth and the Municipality of the County of Halifax the immediate construction of a 4-lane high level suspension bridge at the Narrows site in accordance with the plan of a bridge and the necessary approaches thereto and identified as March 4, 1965, together with relevant undertakings by the Commission, the City of Halifax and the City of Dartmouth, as approved at a meeting of the Commission held on March 9, 1965.

MOVED by Alderman Trainor, seconded by Alderman Matheson, that the resolution be filed. Motion passed.

MOVED by Alderman O'Brien, seconded by Alderman Black, that the City of Halifax representatives on the Halifax-Dartmouth Bridge Commission be requested to report their views as to how the City Council can establish better liaison between the City Council and the Bridge Commission. Motion passed.

Letter - Nova Scotia Light & Power Co. Ltd. Re: Application to Board of Commissioners of Public Utilities for Adjustment in Transit Fares

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A letter was submitted from the Assistant General Manager of the Nova Scotia Light and Power Co. Ltd. requesting the support of City Council in the application of the Company before the Board of Commissioners of Public Utilities for an adjustment in transit fares.

MOVED by Alderman O'Brien, seconded by Alderman Connolly, that the matter be deferred for consideration at the next regular meeting of City Council and that the Assistant General Manager of the Nova Scotia Light and Power Co. Ltd. be invited to appear before Council at that time in support of his application. Motion passed.



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September 16, 1965.

Appeal from the Refusal of the Inspector of Buildings to Issue an  
Occupancy Permit under Section 739 A (3) of the City Charter -  
Tavern, North Side of Hood Street and West Side of Kempt Road

The following Notice of Appeal, served on the City Clerk  
and the Inspector of Buildings, was submitted:

IN THE MATTER OF The Halifax City Charter

- and -

IN THE MATTER OF the Refusal of the Inspector  
of Buildings for the City of Halifax to issue  
an occupancy permit under Section 739 A (3)  
of said Charter to Stillman F. Barnard for a  
tavern to be constructed at the intersection  
of the north side of Hood Street and the west  
side of Kempt Road.

TAKE NOTICE that Stillman F. Barnard appeals  
the decision of the Inspector of Buildings whereby he was refused  
an occupancy permit with respect to the erection of a proposed  
tavern to be located at the intersection of the north side of Hood  
Street and the west side of Kempt Road on the following grounds:

1. THAT the locality in which such occupancy is  
proposed was wrongfully considered unsuitable for such occupancy  
had the zoning of the area and the type of structure presently  
located in the area been given fair and ample consideration.

2. THAT the refusal to issue such an occupancy  
permit was arbitrarily given.

Stillman F. Barnard  
6244 Allen Street, Halifax, N. S.

To: The City Clerk of  
The City of Halifax

To: The Inspector of Buildings  
of the City of Halifax

MOVED by Alderman Trainor, seconded by Alderman Richard,  
that Council fix Thursday, September 30, 1965 at 8:00 p.m. in the  
Council Chambers, City Hall, Halifax, Nova Scotia, as the time and  
place for a hearing in connection with the above appeal. Motion  
passed.