

Council,  
March 3, 1966.

Rezoning of Land, Southeast Corner of South Park and Fenwick Streets  
from C-1 Zone to R-3 Zone.

Further deferred.

Rezoning of Land, Northwest Corner of Tower Road and Point Pleasant  
Drive from C-1 Zone to R-2 Zone.

Further deferred.

Appointments to Housing Authority of Halifax

Further deferred.

Alteration of Ward Boundaries.

The City Clerk advised that consideration of the above matter has been deferred at the last meeting for consideration by the Finance and Executive Committee which reports as follows:

The Committee considered six plans showing alternative methods of redrawing the ward boundaries, as prepared by the City Clerk with the co-operation of Alderman Moir.

It is recommended that the matter of the alteration of the ward boundaries be referred to the Committee of the Whole Council for consideration and recommendation to City Council; and that the issues be broken down and taken in the following order:

- (1) The question of single versus dual ridings;
- (2) The total number of wards;
- (3) Ward boundaries;

MOVED by Alderman H. W. Butler, seconded by Alderman Doyle that no changes be made in the ward boundaries at this time.

8:10 p.m. Alderman Black arrives.

After discussion, the motion was put and passed as follows

For the Motion: Alderman Abbott, Matheson, A. M. Butler, Meagher, Trainor, Doyle, and H. W. Butler

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Against it: Alderman Black, Moir, LeBlanc, Richard and O'Brien

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Alderman Black gave motion of reconsideration.

Mumford Road Bridge.  
Narrows Bridge Approaches.  
Improvements - Armdale Rotary  
Urwick Currie Recommendations.

His Worship, the Mayor, stated that the above noted items will be considered at a special meeting of Council which has been scheduled for March 9, 1966.

MOTIONS OF RECONSIDERATION:

There were no motions of reconsideration for presentation at this time.

MOTIONS OF RESCISSION:

There were no motions of rescission for consideration at this time.

PUBLIC HEARINGS:

There were no public hearings scheduled for this meeting.

PETITIONS AND DELEGATIONS:

Property Owners, Fairfield Road Re: Width of Fairfield Road.

A petition was submitted dated February 7, 1966, signed by four residents of Fairfield Road requesting that their street, which is presently under construction, be increased in width before new paving is undertaken.

The petition was endorsed by Alderman Moir.

MOVED by Alderman Moir, seconded by Alderman Abbott that the petition be referred to the Committee on Works for consideration and report. Motion passed.



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REPORT - FINANCE AND EXECUTIVE COMMITTEE:

Council considered the report of the meeting of the Finance and Executive Committee held on February 24, 1966, with respect to the following matters:

Declaration - Joseph Howe Area as Urban Renewal Area.

The following recommendation was submitted by the Finance and Executive Committee:

"It is recommended that the Joseph Howe School Area, (the block bounded by Maynard, Charles, Creighton and North Streets) be declared an Urban Renewal Area for the purpose of constructing thereon a school to serve the Urban Renewal Area and to provide social and recreation facilities for the residents in addition to school purposes; and that His Worship the Mayor be authorized to hold discussions with the appropriate government officials with regard to possible cost sharing arrangements."

His Worship the Mayor stated that as a result of discussions with Mr. J. A. Houston, Regional Supervisor of Central Mortgage and Housing Corporation, it has been decided that the area to be declared an Urban Renewal Area, should be extended to include the adjacent block bounded by Gottingen, Charles, Creighton, and North Streets.

MOVED by Alderman Abbott, seconded by Alderman O'Brien that the area bounded by Gottingen, Charles, Maynard and North Streets be declared an Urban Renewal Area; and that representations be made to Central Mortgage and Housing Corporation for financial assistance to redevelop the said area.

Alderman O'Brien asked that a progress report in this connection be submitted at a subsequent meeting of Council.

The motion was put and passed unanimously.

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Lease of Property - #5229 Jacob Street

MOVED by Alderman Abbott, seconded by Alderman Trainor that, as recommended by the Finance and Executive Committee, the property at 5229 Jacob Street be leased to Maritime Cans Limited on a month-to-month basis, at a monthly rental of \$175.00, the lessee to be responsible for provision of heat, electricity, water and maintenance; and also, for any taxes levied against the said property.

Motion passed.

Property Acquisition - #2548 Brunswick Street

MOVED BY Alderman O'Brien, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, the sum of \$10,000.00 be paid to Mrs. Viola Mosher as settlement in full for all claims arising from the purchase by the City of her property at 2548 Brunswick Street, located within the Uniacke Square Redevelopment Area. Motion passed.

Property Acquisition - #2415-17 Brunswick Street

MOVED by Alderman Trainor, seconded by Alderman Moir that the following report of the Finance and Executive Committee be accepted as information.

The Committee accepted for information purposes reports from the City Manager in which he advised that the offer of Mr. John Gallagher to sell his property at 2415-17 Brunswick Street for \$19,500.00, which was accepted by City Council on November 25, 1965, has been withdrawn by Mr. Gallagher because of the fact that the 1966 assessment on the said property was set at \$24,800.00.

Mr. Gallagher has subsequently approached the City and has offered to sell his property to the City for the assessed value.

The report further advised that the offer is being reviewed by Staff in relation to the independent appraisals and negotiations for the acquisition of the property will proceed.

Motion passed.



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Fee for Issuing Documents by Police Department

MOVED by Alderman Trainor, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, the fee charged by the Halifax Police Department for issuing documents for visa purposes and for sound reproduction permits be set at \$2.00 for each document and each permit. Motion Passed.

- (i) Proclamation - Section #248 of the 1963 City Charter  
(ii) Increase in Poll Tax to \$30.00
- 

MOVED by Alderman Black, seconded by Alderman Abbott that as recommended by the Finance and Executive Committee that the Governor in Council be requested to proclaim Section 248 of the Halifax City Charter, 1963, respecting poll tax and that no action be taken on the recommendation respecting the Preparation of a Draft Ordinance to provide for a poll tax of \$30.00 per year. Motion passed.

Sub-lease - R.C.A.F. - Anderson Square

MOVED by Alderman Trainor, seconded by Alderman O'Brien that, as recommended by the Finance and Executive Committee that the City enter into an agreement with the Nova Scotia Rehabilitation Council granting the said Council permission to lease the Officers' Mess at Anderson Square to the R.C.A.F. for a period which can be determined by four months' notice by any of the parties. Motion passed.

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Tax Agreements - Industrial Estates Limited and Volvo (Canada) Limited

MOVED by Alderman Trainor, seconded by Alderman A. M. Butler that, as recommended by the Finance and Executive Committee, tax agreements be entered into with Industrial Estate Limited covering a proposed building to be erected at Pier 9, Halifax, Nova Scotia, and Volvo (Canada) Limited subject to the following conditions:

1. Business realty tax at a fixed amount of \$5,000.00 per annum is to be levied against Industrial Estates Limited for the first five years, with an option to renew for the next five years, on the condition that the building is to be erected for Volvo (Canada) Limited for the manufacturing and assembling of motor cars;

2(a) In lieu of business occupancy tax, Volvo (Canada) Limited is to pay an amount calculated at the rate of \$2.00 per car produced per annum with a minimum payment of \$8,000.00 and a maximum of \$12,500.00 in any one year;

(b) Volvo (Canada) Limited is to deliver to the City Clerk before January 31st in each year a statement setting out the number of cars produced in the preceding year, such figure to be the basis on which the amount to be charged in lieu of business tax for the current year is to be calculated, subject to the minimum and maximum amounts as provided for in No. 2(a) above;

(c) In the event that the plant is expanded at any time, the amount to be paid in lieu of business tax is to be increased proportionately to the amount of square feet added to the initial building, and the taxes are to be calculated on the revised basis from that time forward;

and that the City Solicitor be directed to prepare the necessary draft legislation.



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His Worship the Mayor asked that the motion be amended by adding the following words to condition No. 1 above:

- (i) After the words "Industrial Estates Limited" in line two, add the words "or any other public agency";
- (ii) After the word "for" in the fifth line, add the words "and occupied by".

Alderman Trainor, with the permission of his seconder, agreed to amend his motion accordingly.

The motion, as amended, was then put and passed unanimously.

REPORT - COMMITTEE ON WORKS:

Council considered the report of the meeting of the Committee on Works held on February 22, 1966, respecting the following matters:

Tenders - Demolition - #2518-20 Brunswick Street

MOVED by Alderman H. W. Butler, seconded by Alderman Moir that, as recommended by the Committee on Works, the tender of George A. Redmond, the only tender received, be accepted for the demolition of #2518-20 Brunswick Street, in the amount of \$2,175.00, provided a Performance Bond in the amount of \$4,200.00 is submitted by him to the City.

Alderman LeBlanc asked that Council be supplied with information respecting the comparative cost of demolition tenders compared with other years. The City Manager was requested to submit a report in this connection.

The motion was then passed.

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Expropriation - Properties - Uniacke Square - Phase II

MOVED by Alderman H. W. Butler, seconded by Alderman Moir that, as recommended by the Committee on Works expropriation proceedings be commenced for the acquisition of privately-owned properties required in Stage II of the Uniacke Square Redevelopment Area, as shown on Plan No. TT-5-16415, Phase I, Stage II, Uniacke Square. Motion passed.

A formal resolution to give effect to the foregoing resolution of Council was submitted as follows:

WHEREAS the City Council of the City of Halifax has caused to be prepared a plan and description of certain lands in the City of Halifax and a list of the owners of such land, which lands are required for redevelopment purposes;

AND WHEREAS the City Council is of the opinion that the said lands should be acquired for the aforesaid purpose;

AND WHEREAS City Council cannot acquire the lands hereinafter described by agreement with all the owners thereof at an amount that the said City Council considers a fair price;

AND WHEREAS City Council deems it necessary that the said lands should be expropriated.

THEREFORE BE IT RESOLVED by the City Council that, pursuant to the provisions of the Halifax City Charter, 1963, and amendments thereto, the said lands and any and all estates or interests therein, be and the same are hereby expropriated for redevelopment purposes;

AND BE IT FURTHER RESOLVED by the City Council that, pursuant to the provisions of the said City Charter, the City Clerk do file with the Registrar of Deeds a copy of the said plan of Expropriation, bearing Number TT-5-16415, and a copy of this Resolution under the Seal of the City of Halifax;

AND BE IT FURTHER RESOLVED that the lands to be expropriated, the assessed owners, and the compensation to be paid therefor, are as follows;

<u>LANDS TO BE EXPROPRIATED</u>	<u>ASSESSED OWNERS</u>	<u>COMPENSATION</u>
2392 Brunswick Street	City of Halifax	1.00
2400-02 Brunswick Street	City of Halifax	1.00
2412 Brunswick Street	City of Halifax	1.00
2416 Brunswick Street	City of Halifax	1.00



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<u>LANDS TO BE EXPROPRIATED</u>	<u>ASSESSED OWNER</u>	<u>COMPENSATION</u>
2418 Brunswick Street	City of Halifax	1.00
2420-24 Brunswick Street	Bertha Cappell	5,800.00
5417 Gerrish Street	City of Halifax	1.00
5423 Gerrish Street	J. F. Harrison	8,000.00
5425 Gerrish Street	City of Halifax	1.00
5431 Gerrish Street	Max Pascal	22,000.00
5437 Gerrish Street	Sara Silverman	7,500.00
5439 Gerrish Street	Est. Catherine Ellen Flinn	7,000.00
5441 Gerrish Street	Est. Catherine Ellen Flinn	6,250.00
5445 Gerrish Street	Est. Catherine Ellen Flinn	7,250.00
5451 Gerrish Street	City of Halifax	1.00
5453 Gerrish Street	City of Halifax	1.00
5455 Gerrish Street	Gertrude May Rafuse (City of Halifax)	1.00
5461-63 Gerrish St.	City of Halifax	1.00
5467 Gerrish Street	Wilfred & Samuel Mosher	3,100.00
2351 Gottingen Street	Est. Ida Mosher	19,400.00
2359 Gottingen Street	City of Halifax	1.00
2361-63 Gottingen Street	City of Halifax	1.00
2365-67 Gottingen Street	City of Halifax	1.00
2369-71 Gottingen Street	City of Halifax	1.00
2373 Gottingen Street	Vera Elizabeth Osborne	11,100.00
2377-79-81-83 Gottingen St.	City of Halifax	1.00
2385 Gottingen Street	Albert Newman (City of Halifax)	1.00
5418-20-22 Uniacke St.	City of Halifax	1.00
5426 Uniacke Street	City of Halifax	1.00
5430 Uniacke Street	Burgess Transfer & Storage Ltd.	2,750.00
5434 Uniacke Street	City of Halifax	1.00
5438 Uniacke Street	City of Halifax	1.00
5440 Uniacke Street	City of Halifax	1.00
Uniacke Street	Owner Unknown (Right-of-way)	1.00
5444 Uniacke Street	City of Halifax	1.00
5446 Uniacke Street	City of Halifax	1.00
5450 Uniacke Street	City of Halifax	1.00
5452 Uniacke Street	City of Halifax	1.00
5454-56 Uniacke Street	City of Halifax	1.00

the said lands being described as follows:

ALL that certain lot, piece or parcel of land situate, lying and being bounded by Gottingen Street, Uniacke Street, Brunswick Street and Gerrish Street, as shown bordered in red on a plan entitled "Expropriation Plan of Certain Land Required by the City of Halifax for Redevelopment Purposes", dated February 22, 1966, and being on file in the Office of the Commissioner of Works of the City of

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Halifax at City Hall as Plan No. TT-5-16415; the said land being more particularly described as follows:

**BEGINNING** at the point where the former northeastern street line of Gottingen Street is intersected by the northwestern official street line of Gerrish Street;

Thence northwestwardly along the said former northeastern street line of Gottingen Street for a distance of two hundred and thirty seven feet and seven tenths of a foot (237.7') to the southeastern official street line of Uniacke Street;

Thence northeastwardly along the said southeastern street line of Uniacke Street for a distance of five hundred and four feet (504') to the former southwestern street line of Brunswick Street;

Thence southeastwardly along the said former southwestern street line of Brunswick Street for a distance of two hundred and fifty five feet and seventy four hundredths of a foot (255.74') to the aforesaid northwestern official street line of Gerrish Street;

Thence southwestwardly along the said northwestern official street line of Gerrish Street for a distance of five hundred and eight feet (508') more or less to the place of beginning.

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

that the formal resolution as submitted be approved. Motion passed unanimously.

REPORT - SAFETY COMMITTEE:

Council considered the report of the meeting of the Safety Committee held on February 22, 1966, respecting the following matters:

Tenders - Uniform Clothing - Fire Department, Police Department and City Prison Guards

MOVED by Alderman Matheson, seconded by Alderman Black that, as recommended by the Safety Committee, the following tenders for the supply of uniform clothing be accepted:

Fire Department

Uniforms - Alexander Chambers - \$65.05  
Overcoats - Tip Top Tailors Limited - \$45.10  
Shirts - Gordon B. Isnor Limited - \$3.60  
Burberrys - Eatons of Canada - \$23.22  
Ties - Morris Goldberg Limited - \$0.69

Police Department

3-piece Uniform Suits - Eatons of Canada Limited - \$71.00  
Officer Suits - Eatons of Canada Limited - \$71.00  
2-piece Uniform Suits - Eatons of Canada Limited - \$53.10  
Blue Pea Jackets - Eatons of Canada Limited - \$50.25  
3-piece Grey Uniforms - Eatons of Canada Limited - \$73.10  
2-piece Grey Uniforms - Eatons of Canada Limited - \$57.10  
Blue Trousers - Tip Top Tailors Limited - \$15.65  
Grey Winter Breeches - Alexander Chambers - \$18.45



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Grey Pea Jackets - Eatons of Canada Limited - \$49.50  
Uniform Shirts - Eatons of Canada Limited \$3.80  
Socks - Morris Goldberg - \$1.09  
Neckties - Morris Goldberg - \$0.69

City Prison Guards:

Male Guards:

Overcoats - Tip Top Tailors Limited - \$45.45  
3-piece Suits - G. B. Isnor Limited - \$61.25  
Trousers - Tip Top Tailors Limited - \$14.35  
Raincoats - Eatons of Canada Limited - \$10.65  
Ties - Morris Goldberg - \$0.69  
Shirts - G. B. Isnor Limited - \$3.60

Female Guards:

Burberrys - A. B. Chambers - \$48.60  
Suits - Tip Top Tailors Limited - \$51.40  
Skirts - A. B. Chambers - \$13.30  
Shirts - G. B. Isnor Limited - \$3.60  
Ties - Morris Goldberg - \$0.60

Also, that purchase of uniform hats be deferred as samples submitted by tenderers are not satisfactory. Motion passed.

Alteration - Police Department Establishment Re: Corporal

MOVED by Alderman Moir, seconded by Alderman Matheson as recommended by the Safety Committee that the authorized establishment of the police department be amended by subtracting five constables and by adding five corporals, funds for this purpose having already been provided for in the current budget. Motion passed.

REPORT - PUBLIC HEALTH AND WELFARE COMMITTEE

Transfer of Mental Hospital Patients

The following recommendation was submitted:

"It is recommended that the Commissioner of Public Health and Welfare be authorized to transfer ambulatory patients from Basin-view Home to Beaverbank and to utilize licensed nursing homes for the disposition of mental patients.

MOVED by Alderman O'Brien, seconded by Alderman Richard that the last four words of the report be amended to read "placing of patients of the mental hospital no longer requiring hospitalization".

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

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Appointment to Committee to Co-ordinate Welfare Services of the Province, City, Children's Aid Society and the United Appeal in one Central Location.

MOVED by Alderman Trainor, seconded by Alderman LeBlanc that, as recommended by the Public Health and Welfare Committee, Alderman H. W. Butler be appointed to a Committee of representatives of the Provincial Welfare Department, the Children's Aid Society, the City Welfare Department and the United Appeal who are studying the possibilities of co-ordinating welfare activities provided by the different units in one central location in the City. Motion passed.

REPORT - BOARD OF MANAGEMENT HALIFAX MENTAL HOSPITAL

Per Diem Rates - Halifax Mental Hospital

The following report was submitted:

TO: His Worship the Mayor  
and Members of City Council

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

DATE: February 25, 1966

SUBJECT: Per Diem Rates - Halifax Mental Hospital

The Superintendent of the Halifax Mental Hospital has notified me that at a Board meeting on Wednesday, February 23rd, 1966, it was regularly moved and seconded that City Council be notified that the Nova Scotia Hospital Insurance Commission has fixed an approved rate of \$5.50 per day for the care of mental patients who require active medical care in the Halifax Mental Hospital.

The Board of Management of the Halifax Mental Hospital seek the authority of City Council for the Mental Hospital to collect from non hospital patients (that is patients who do not qualify for active care in the Mental Hospital) the sum of \$5.50 per day. The Board of Management also agreed that City Council should set a rate of \$1.00 per day, pursuant to Section 6(a) of the regulations, as a charge to other municipalities having patients cared for in the hospital. This \$1.00 per day is allowed to cover the capital costs and non-chargeable costs incurred by the City.



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The former City Solicitor ruled at one time that the City should also charge an additional \$1.00 per day for all patients who are capable of paying for their care. This would mean, of course, that the rate would be \$6.50 per day.

It has been requested that these matters be brought before Council at the February 28th meeting for consideration of the 1966 estimates, as they have a direct bearing on hospital revenue.

Respectfully submitted,

P. F. C. BYARS  
CITY MANAGER

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

REPORT - TOWN PLANNING BOARD:

Council considered the report of the meeting of the Town Planning Board, held on February 22, 1966, with respect to the following matters:

Rezoning - #2490-2500 Creighton Street, #5569 To Vacant Lot  
Gerrish Street

MOVED by Alderman Moir, seconded by Alderman Meagher that, as recommended by the Town Planning Board, the application to rezone #2390-2500 Creighton Street, #5569 to Vacant Lot Gerrish Street from R-3 Zone to C-2 Zone be rejected.

At this time, Mr. George Davis appeared and was permitted to address Council.

Mr. Davis stated that he was speaking on behalf of residents and home owners of Creighton Street who reside on the west side of Creighton Street between Garrish and Charles Streets who are opposed to the application because they desire that the residential character of the neighbourhood be retained.

The motion was put and passed.

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Modification of Front and Side Yard Requirements - #5651 Inglis St.

MOVED by Alderman Matheson, seconded by Alderman Moir that, as recommended by the Town Planning Board, the modification of front and side yard requirements at 5651 Inglis Street, as shown on Drawing No. P200/2010, to permit the conversion of the existing dwelling into a church, be approved, subject to the lot coverage being reduced to 35 per cent. Motion passed.

MOTIONS

None.

MISCELLANEOUS BUSINESS:

Accounts Over \$1,000.00.

No accounts were submitted for approval at this time.

Report - Canadian Urban Economics Limited - Phase II

It was agreed to defer consideration of this item until all other matters had been disposed of.

Appeal from Refusal of Building Inspector to Issue Occupancy Permit for a Motel at #6779 Chebucto Road. (Date for Hearing).

The following letter was submitted:

February 23rd., 1966

The City Clerk,  
City Hall,  
Barrington Street,  
Halifax, Nova Scotia.

Re: MOTEL No. 6779  
Chebucto Road

Dear Sir:

Pursuant to my receiving your letter of February 7th., on the 14th of February last, indicating that the City are of the



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opinion that the proposed occupancy is unsuitable for the above location and would refuse any application made on behalf of my clients for the erection of a Motel, I am writing you by way of a Letter of Appeal, under SECTION 739 A Sub-section 4 of the City Charter, asking for a Hearing on behalf of my clients before the City Council.

The reasons for the Appeal are:-

- (a) The grounds upon which the Commissioner of Works and Buildings refuses an occupancy permit under Section 739 A of the City Charter;
- (b) The lack of reasons why the occupancy permit is refused.

All of which is respectively submitted.

Yours very truly,

ALLAN GREEN

cc to Mr. G.F. West,  
Commissioner of Works & Buildings,  
City Hall,  
Halifax, N. S.

MOVED by Alderman H. W. Butler, seconded by Alderman Doyle that Council hear the appeal at a subsequent meeting.

Motion passed.

Appointment - Council Representative to Welfare Council of  
Halifax and Dartmouth.

His Worship the Mayor nominated Alderman G. E. Doyle for appointment as the Council Representative of the Welfare Council of Halifax and Dartmouth.

MOVED by Alderman A. M. Butler, seconded by Alderman H. W. Butler that the appointment of Alderman Doyle as the Council Representative of the Welfare Council of Halifax and Dartmouth be approved. Motion passed.

The following letter was submitted:

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Call for Development Proposals - Central Redevelopment Area.

Proposals for the acquisition and development of land in the Central Redevelopment Area, which have been received from the undernoted firms, were tabled at this time:

1. Centennial Properties Limited, Halifax, N. S.
2. Halifax Developments Limited, Halifax, N. S.
3. Cornwallis Centre Limited, Halifax, N. S.

Also submitted were letters from the undernoted firms advising that they will not be submitting proposals with respect to the Central Redevelopment Area at this time:

Park Lands Limited of Winnipeg, Manitoba  
Booth Huza Flynn Associates of Halifax, on behalf of  
General Sales and Development of New York.

Alderman LeBlanc contended that the letters received from the parties who were unable to submit proposals should be acknowledged, and, if possible, that a representation of the City be delegated to visit the two firms and explain to them that the City plans further developments in which they may be interested in the future.

His Worship the Mayor stated that all of the proposals and letters would be officially acknowledged and consideration given to the suggestion of Alderman LeBlanc.

MOVED by Alderman O'Brien, seconded by Alderman Moir that the proposals be referred the Joint Staffs (City and Central Mortgage and Housing Corporation) Committee for study and report. Motion passed.

Letter - Board of Directors, Centennial Aquarium Re: Appointment  
of Special Consultant

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The following letter was submitted:



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To His Worship the Mayor and the Aldermen,  
Corporation of the City of Halifax,  
City Hall,  
Halifax, N. S.

Dear Sirs,

In accordance with the agreement between the City of Halifax and Messrs. Aza Avramovitch and Associates for the construction of the Halifax Centennial Aquarium the employment of a consulting firm of engineers was authorized. At a meeting of the Board of Directors of the Aquarium on February 4th, 1966, a building committee was appointed to carry forward the design to the final stage of planning. This committee, after careful inquiry, now recommends the appointment of Thomas Riddick and Associates, 1722 First Avenue, New York, N. Y. 10028, as the consulting engineers to provide detailed plans for the aquarium systems per se, to include pipes, valves, pumps, compressors, feeders, filters, and other mechanical equipment for both warm and cold sea water and fresh water to the various tanks in the Aquarium. This requires knowledge and experience of a special kind possessed by few engineers on this continent.

The cost of these services is quoted as \$11,000 (U.S.) plus travelling expenses for visits which are estimated as four in number with a week in Halifax at the start of operations for an estimated additional sum of \$1,000. Riddick and Associates propose to operate through the local engineering firm which will prepare other details for the building, such as heating, lighting, plumbing and ventilating.

Riddick and Associates have been selected because (a) their plans can be completed in about 2 months after conclusion of the agreement, (b) they are the most experienced engineers in the construction of such water systems to our knowledge, (c) their preliminary estimate for the total cost of this work is well within the budget for the Aquarium.

Submitted on behalf of the Building Committee and  
Board of Directors of the Aquarium,

Yours very truly,

E. Gordon Young  
(Chairman)

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MOVED by Alderman A. M. Butler, seconded by Alderman Trainor that Thomas M. Riddick and Associates, 1722 First Avenue, New York, be appointed as consulting engineers to provide detailed plans for the aquarium systems per se in the Centennial Aquarium to include pipes, valves, pumps, compressors, feeders, filters, and other mechanical equipment for both warm and cold sea water and fresh water to the various tanks in the Aquarium; the cost of the said services to be \$11,000.00 (U.S. dollars) plus \$1,000.00 for travelling expenses covering four visits and a one week stay in Halifax.

Motion passed with Alderman Black and Alderman Moir voting against.

#### QUESTIONS

#### QUESTION - ALDERMAN MATHESON RE: CENTENNIAL CELEBRATIONS COMMITTEE

Alderman Matheson asked the Mayor to report the results of the meeting of the Centennial Celebrations Committee which had been held on the previous evening.

#### RELATIONSHIP - CITY COUNCIL TO NOVA SCOTIA LEGISLATURE

Alderman Matheson referred to remarks made by Mr. James H. Vaughan, Member of the Legislative Assembly for Halifax, respecting the legislation requested by the City relating to the proposed transient occupancy tax, described by Mr. Vaughan as a



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His Worship the Mayor said that the Chairman of the Committee, Alderman LeBlanc, would give the report.

Alderman LeBlanc reported that His Worship the Mayor had given an excellent and stimulating address to the representatives of the various groups who were present which should engender the necessary enthusiasm and give an answer to the cynics and skeptics who have been denouncing the proposed plans and have been "crying the blues when so much is going on in the City".

He contended that the Mayor had established among those present a certain faith in the City and optimism for the future; and his speech had served to put the members of the Committee in the right frame of mind so that they can go forward to do a job of which the City will be proud.

NOTICE OF MOTION - ALDERMAN TRAINOR - RE: INTRODUCTION OF AN ORDINANCE RESPECTING POLL TAX

Alderman Trainor gave notice that at the next regular meeting of City Council to be held on March 17, 1966, he will move the introduction of an Ordinance respecting poll tax, under the authority of Section 248 of the City Charter, which will increase the poll tax payable to \$30.00 providing the poll tax is paid within a specified period of time.

RELATIONSHIP - CITY COUNCIL TO  
NOVA SCOTIA LEGISLATURE

Alderman Matheson referred to remarks made by Mr. James H. Vaughan, Member of the Legislative Assembly for Halifax, respecting the legislation requested by the City relating to the proposed transient occupancy tax, described by Mr. Vaughan as a

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"smokescreen put up by the City Council to fool the people into thinking that the City was acting in their best interest".

Alderman Matheson said that he considers the remarks of Mr. Vaughan to be "discourteous, unjustified, inflammatory and irresponsible". He said that ordinarily Mr. Vaughan is not a discourteous, unjust or irresponsible person; therefore, some reason or motivation has to be found for such remarks. He said that in an effort to determine the reason for Mr. Vaughan's remarks, he had come to the conclusion that it was due to a lack of knowledge, a lack of understanding of the problems of the City and of the objectives and aspirations of City Council, which he termed "a regrettable situation both from his point of view and from ours". He contended that in order to provide an opportunity to explain to the members of the Legislature the motivation and objectives of the legislation proposed by City Council, that the Council should follow the suggestion made by Alderman LeBlanc previously that a meeting of the two groups be held. After discussion, it was MOVED by Alderman LeBlanc, seconded by Alderman Matheson, that His Worship the Mayor be authorized to appoint a Committee of Council to meet with the member of the Legislature. Motion passed.

9:25 p.m. Council adjourned to meet as a Committee of the Whole, to consider the report of Canadian Urban Economics Limited respecting Central Business District - Phase II - Redevelopment Planning and Implementation.

His Worship the Mayor introduced Mr. John Green of Canadian Urban Economics Limited, and said that Mr. Green would answer any questions by the members of Council.



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Report - Canadian Urban Economics Limited - Phase II

Alderman O'Brien referred to the last sentence of page 28 of the report which reads as follows:

"Under the circumstances, and having regard to the extent to which a commitment to a particular form of development on the Central Redevelopment Area constitutes the point of no return for the program of overall CBD redevelopment, we would urge the City of Halifax to re-examine and redefine its objectives for the CBD, and then to reconsider the form of development proposed, in the light of these objectives."

And he asked if, in the light of all the facts uncovered in the report, Mr. Green could elaborate on the statement and advise Council as to what are the main points to be considered in redefining its objectives.

Mr. Green stated that when the members of his firm had first come to Halifax to study the Metropolitan Area, and the downtown area in particular, they had two principle objectives in mind. The first objective with respect to Phase 1, was to identify as far as possible the probable economic limitations to growth of the Metropolitan Area as a whole, and the downtown area in particular. The second objective was to examine the Draft Master Plan in the light of the probable economic limitations identified in Phase 1.

To answer the specific question with respect to the following statement made in the introduction to the Report on Phase II: the CBD, Mr. Green stated:

"We have been concerned from the time that we got deeply involved in the study of Halifax that the massive development proposed for the Central Redevelopment lands, which is incorporated in your Draft Master Plan of June, 1964, was so large that

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it would take away the opportunity to develop the balance of the  
in a different manner. It is compared with the size of part-  
downtown area.

"I am sure that your basic objective is to develop all  
Area. Our Phase I report suggests, I think, that about 600,000  
of the downtown; redevelop where necessary to bolster what is  
square feet of retail space can only be accommodated in the  
currently good; and to create development in areas where present  
downtown area by 1985-86, which is a 20-year period. The Corn-  
conditions are unsatisfactory. We have felt, from the time that  
wallis Centre was proposed for the same period and the  
we first examined the Draft Master Plan and the features of the  
massive weighting of retail space on Duke Street is a 5-year  
Cornwallis Centre which are contained in it, that the size of the  
period seemed to us to be excessive. We felt that the Cornwallis  
Cornwallis Centre would tend to overwhelm the balance of downtown;  
standpoint.  
that there was a very grave problem in that the retail function  
which has historically belonged to Barrington Street would be  
are: (a) the problem of tying  
transferred to the area north of Duke Street. And, I am sure  
of creating something that will  
that this is not the basic objective or intention of any of you  
sufficient customers to be able  
because the historic function of Barrington Street probably is  
something that should be retained, and is something that you want  
Master Plan probably would succeed  
to retain.

"This is the point that I was particularly trying to  
the balance of Barrington Street  
make with this final comment; and it arises from the basic concern  
Alderman O'Brien observed  
that we felt because of the massiveness of the major plan elements  
Report the Company is against  
that were planned for the Central Redevelopment Area."

His Worship the Mayor asked Mr. Green to explain the  
included in the alternative  
following statement made on page ii of the Introduction to the  
Mr. Green how his firm "gets  
Report on Phase II:

Mr. Green: "The Phase I Report  
"Our position with respect to the Cornwallis Centre  
development has been clearly stated on page 6 and 54 of our Phase  
I report; nevertheless, the Draft Master Plan continues to be  
based upon this concept. These sections of the following report  
are therefore, of necessity, based upon a redevelopment program  
built around a concept which we do not believe to be necessarily  
in the best interests of the Halifax CBD or the City of Halifax  
as a whole."

Mr. Green: "This, again, is basically the same problem, phrased



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in a different manner. It is concerned with the size of particular retail facilities planned for the Central Redevelopment Area. Our Phase 1 report suggests, I think, that about 600,000 square feet of retail space can probably be accommodated in the downtown area by 1985-86, which is a 20-year period. The Cornwallis Centre was proposed for about a 5-year period, and the massive weighting of retail space north of Duke Street in a 5-year period seemed to us to be entirely unrealistic from an economic standpoint.

"The other problems with the Central Redevelopment Area are: (a) the problem of tying it in with the downtown; and (b) of creating something that will be strong enough to attract sufficient customers to be economically viable.

"We felt that the concept as expressed in the Draft Master Plan probably would succeed by itself because it was so massive; however, that there was this much greater danger that the balance of Barrington Street would deteriorate."

Alderman O'Brien observed that on p.54 of the Phase 1 Report the Company is against a department store essentially downtown whereas on p.25 of the Phase 11 report such an element is included in the alternative development concept; and he asked Mr. Green how his firm "gets from one position to the other".

Mr. Green: "The Phase 1 Report in fact makes two basic statements with respect to department stores. It says, in the first, that it's our opinion that it's not feasible for the City to anticipate attracting a department store to a free-standing location in the

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downtown area. By free-standing, I mean a location such as the old Eaton's location where it stands alone on the main street with other retail along the street rather than being integrated and tied into a shopping centre type development.

"The second point that is made with respect to department stores is that the massive retail space that was planned for Cornwallis Centre, while probably being more than adequate to make a department store and the retail space successful, was so big that it would overwhelm the balance of downtown.

"Now, you are really looking at the two extremes and, certainly, we did not suggest any middle ground. This was at least partly because we had anticipated on the basis of the original proposal that we made, that the City would come back and revise its Draft Master Plan, and suggest some middle area which we could then examine from an economic standpoint. When the Draft Master Plan was left in its original form so that no middle ground had been presented to us, we spent a lot of time both in thought and in discussion to try and discover a middle ground that we felt would work--which would allow a department store to locate in the downtown and give it adequate retail support while not overwhelming the balance of the retail facilities in the downtown.

"The positions that we have taken in Phase 1 and Phase 11 are not by any means opposite. It is simply that in the first report we go to the two extremes; in the Phase 11 Report, we try and suggest some form of development which is workable."

Alderman Black asked if Mr. Green had formed any opinion as to the validity or expediency of the proposals which the City



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had recently received for the Central Redevelopment Area.

Mr. Green said that he would hesitate to give a considered opinion because of the lack of opportunity to examine the three proposals but he commented that the plan called the "Scotia Square" has a considerably reduced amount of retail content, and it has located the department store north of the small amount of other retail that is being considered for the total complex. This, he contended, will tend to create a movement from the south up to the north towards the department store.

He said that in the original Cornwallis Centre scheme, the department store was located at the south end of the other retail; and he felt there was a real danger that the people would come in from the north, shop in the huge interior mall and go back out again without ever coming south onto Barrington Street.

He contended that the reduction of retail space in the current proposals is a move in the right direction from our economic standpoint.

Alderman Moir said that the 35 million dollar Cornwallis Centre proposal had been considered too massive to be viable and yet the two current major proposals are valued at from 29 to 32 million dollars. He asked if Mr. Green is of the opinion that the two new proposals are also too massive.

Mr. Green: "It isn't a question of the overall cost. Certainly, the proposals that are now in are both massive and magnificent, at least from the drawings that I have seen. The real problem is

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this question of retail. We identified a substantial opportunity for office space in the downtown. I think everyone is agreed that it is very important that population be brought back into the downtown. So that, even if you spent 29 or 30 million on apartment buildings, providing you can find sufficient demand to justify it, this massiveness would not upset the balance in the downtown. The one element that is so critical is the retail element; and, by reducing the amount of retail space, you increase the opportunity for the balance of retailers on Barrington Street to continue in business and to increase their business as a result of this new development."

Alderman Moir asked if the proposed development of the Central Redevelopment Area will preclude the possibility of new office building and hotel development in other parts of the City some years to come.

Mr. Green: "This is difficult to say because I am not sufficiently conversant at this stage with the precise amounts of space in the office and hotel categories that have been suggested in the three proposals that are in. But, again, we identified a fairly substantial opportunity for hotel space in the downtown area. I don't see any reason why a development of a hotel on Central Redevelopment Area land should delay development of a hotel elsewhere in the downtown area beyond, perhaps, five or six years. I would have to go back and examine the numbers in my Phase 1 Report to really justify that. But I feel that I can."



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Alderman Black said that it was his impression that the developers indicated a reluctance to go ahead with office accommodation until such time as a demand insisted. He asked if Mr. Green agreed that this may be the place where we may be getting to the point of over-supply as opposed to demand.

Mr. Green: "Again, it is difficult to answer specifically without knowing the precise space allocations that have been made, and the phasing. Of course, you have had new office space developments over the last couple of years in the downtown area. You have the Royal Bank expansion which is fairly substantial. Now, against this, in 1976, our first phase report suggested about one million square feet of new office space for the downtown area. Now, building in any of the land uses tends to go in cycles and you get a certain degree of over-building; and then it slackens off until you create a demand again; and then you over-build again. So, I think that you have to accept that this will happen probably in the normal construction process."

Alderman O'Brien contended that the proposals for the CRA, having been received, the main use the Phase 11 Report will be to the City, is in its emphasis on integration of the CRA with the rest of the CBD. He expressed concern over the fact that in the Phase 11 Report, the parking garage is suggested for the south end of the CBD at Blowers Street in the second phase of an alternative scheme.

He asked if an earlier date for provision of the parking garage should not be considered in order to sustain the existing

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downtown area while the construction of the CRA is underway.

His Worship the Mayor agreed and addressed the following comment to Mr. Green: "In reading over the proposals, it appears to be that the parking element contained in all of the proposals seemed to be adequate to provide for the new buildings to be constructed. There seems to be nothing built into this area that would provide any relief to the parking problem downtown. Surely, we should not wait until 1976 to build a parking garage at the corner of Blowers Street and Barrington Street which is so badly needed."

Mr. Green: "Yes, I would agree entirely. The City Planning Department has identified a parking shortage in the downtown; and, naturally, the developers are working on ratios for their own development; and it would be wrong to assume that any of your deficiency could be covered by the parking in this development. Moreover, one of the problems of the development area is going to be drawing people up Barrington Street to it and, to the extent that you can create any extensive parking facilities at the southern end of Barrington Street, you will encourage people to stop and park there, walk up past the stores on Barrington Street to the complex at the north end. And this is, obviously, desirable from a pedestrian movement standpoint."

His Worship the Mayor said that one developer had made the point that a very necessary part of developing the downtown area would be the integrating of the new with the old part and this required that some action be taken with regard to the block



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east of City Hall, between Duke and George Streets.

He asked Mr. Green to comment on the suggestion that some form of facility, such as a mall, be provided within that block to tie in the old with the new.

Mr. Green: "This is the greatest problem for any retail development on the Central Redevelopment Area-- to tie it in with the balance of the downtown. If you look at Barrington Street now as you go south on Barrington Street from Duke Street or Buckingham Street, Birks is about the beginning of the better quality retail on Barrington; and it goes down as far as Blowers, or maybe a little below.

"One of the questions that has to be asked when you evaluate all of the proposals is whether the retail development that you are putting on the CRA will create new retail between Birks and that location; and part of this question can be answered by the amount of demand that you think probably exists. If the development on the CRA creates substantial demand for retail shopping in the downtown, I think you can assume that private enterprise will move in and fill up the blanks. And this, of course, is what we feel redevelopment should be -- it should be a catalyst for private action; and this is why it is so vital that not too much retail space go on the Central Redevelopment Area, because there is a limit to the total amount of space available. If you put it all in there, you can't possibly expect it to appear on Barrington Street."

His Worship the Mayor asked Mr. Green to define "department store" as it is used in developers' terminology.