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above the Rotary. The Rotary was still to be used for traffic that was not elevated and to ensure that all traffic could travel to any destination as at present. Consideration of these flyover proposals resulted in Scheme 9 being regarded, at one stage, as a possible solution to be recommended.

Scheme 9 consisted essentially of two flyovers, one between Chebucto and Herring Cove Roads and the other between Quinpool Road and St. Margaret's Bay Road. It included, in addition, an elevated structure to eliminate traffic congestion caused by left turns at the intersection of Herring Cove and Purcell's Cove Roads. The gross estimated cost is \$5,139,000 of which \$2,154,000 would be required for work within the city limits.

Continued study of Scheme 9 revealed that, to implement it in full, would give an ultimate capacity of 7600 vehicles per hour at the Rotary which is over two and one half times present maximum traffic. Such great volume of traffic could not be accommodated by roads leading to and from the Rotary without very extensive and costly alterations involving much disturbance to property. This situation emphasized the principle that traffic should be dispersed over a number of roads wherever possible rather than be concentrated at one location. It was also apparent, with respect to Scheme 9, that while the Chebucto-Herring Cove Road Flyover, or its equivalent, is certain to be required no matter what probable future developments take place in the Metropolitan area it is not certain that the other flyover between Quinpool Road and St. Margaret's Bay Road would necessarily be in the proper place for best future use. For example what may the situation be some years hence respecting use of the Halifax water shed area and how will a bridge across the Narrows actually effect traffic patterns in the general area of the Rotary.

In view of the foregoing it was considered better to construct, for the present, only the Chebucto Road-Herring Cove Road flyover portion of Scheme 9 at an estimated cost of \$3,250,000 of which approximately \$1,700,00 would be within the city limits. From this consideration arose the conception that the better course would be to reposition the Chebucto Road-Herring Cove Road flyover portion of Scheme 9 to a location where it would become a projection of Quinpool Road across the head of the Arm to connect on the opposite side with Purcell's Cove and Herring Cove Roads. "FENCO" was accordingly asked to examine into this possibility. They did so and have presented Scheme 12 which will accomplish at an estimated gross cost of \$2,074,000, what the Chebucto Road-Herring Cove Road flyover portion of Scheme 9 will accomplish at an estimated gross cost of \$3,250,000. Certain additional advantages of Scheme 9, include:

- (a) Deferment of overhead structures at the Rotary;
- (b) Deferment of costly enlargement of C.N.R. bridge over Chebucto Road;
- (c) Avoidance of heavy property damage adjacent to Chebucto Road between the C.N.R. bridge and the Rotary;
- (d) Easing of traffic difficulties at Junction of Herring Cove and Purcell's Cove Roads;

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- (e) Provision of an additional entrance to Halifax that will permit traffic to adjust itself to three entrances, namely; Quinpool Road, the Rotary, the Prospect Connector;
- (f) Avoidance of traffic disruption at the Rotary during construction.

It is stated by "FENCO" in the Report referred to at the beginning of this letter that proposals for traffic improvements at or near the Rotary will be adequate until 1974, at which time further relief should be provided by a crossing of the North West Arm. "Fenco" assumed such crossing would be a bridge connecting the South end of Robie Street in Halifax with the Purcell's Cove Road, the Herring Cove Road and Prospect Road Connector. It was further assumed that such bridge would be subject to a toll of not more than ten cents or be toll free. Any departure from these assumed conditions, such as higher tolls or no connection with Prospect Road Connector, would very substantially reduce the traffic relief that such bridge would provide. It is estimated that the cost of a North West Arm Bridge and its approaches, as assumed above, would be of the order of \$8,000,000.

Yours very truly,

J. L. WICKWIRE,
DEPUTY MINISTER
DEPARTMENT OF HIGHWAYS.

G. F. WEST,
COMMISSIONER OF WORKS,
CITY OF HALIFAX.

His Worship the Mayor stated that Mr. Chang, Traffic Engineer, made proposals calling for a more complete solution to the traffic on the western side of the Arm. He stated that it would cost \$20,000.00 extra to make this a more workable project. The Minister of Highways said he was completely in accord with this; would include it and work out the details because it was such a minor cost, if the City Council agreed to the general project. The Minister also stated that he was primarily seeking, at this time, general agreement to the idea before the Department becomes involved in more detailed engineering. One item discussed was the traffic at the "T" intersection; three lanes or two lanes, and the Minister is quite prepared to talk it over with City Staff

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as well as Provincial Staff in order to find a solution.

The Commissioner of Works displayed a sketch of the proposed Causeway and outlined various features of the project for the information of the members of Council.

In reply to a question from Alderman LeBlanc, His Worship the Mayor advised that Mr. Zahorski of the Fenco firm said the construction of the Causeway would not change the need for an Arm Bridge by 1974. The matter is now under study and the Bridge Commission is awaiting a report from Mr. Pratley. The Province has made its position clear and has handed the matter to the Bridge Commission to make a decision.

MOVED by Alderman Matheson, seconded by Alderman A. M. Butler, that the proposal contained in the letter from Messrs. J. L. Wickwire and G. F. West designated as Scheme #12, as shown on "FENCO" Plan No. 3013-18, dated December 3, 1965, at an estimated cost to the City of \$242,000, be accepted.

Deputy Mayor Butler emphasized the fact that he was impressed that this is the solution to the problem; the City minimizes its costs as against the cost of the Rotary improvements.

Alderman Meagher was of the opinion that the construction of the Causeway would destroy a natural asset in the City of Halifax.

Alderman LeBlanc stated that in his opinion, the construction of the Causeway would be a disastrous move as far as the charm and beauty of the Arm is concerned and Council would regret such a decision. He contended that the area north of the Causeway would be filled in some day and the area would be lost.

His Worship the Mayor advised that the City's share of the costs for a grade separation at the Quinpool Road entrance to

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to the Causeway would be in the vicinity of one-quarter million dollars which would be in addition to the \$242,000.

Alderman Matheson contended that Alderman LeBlanc should make a positive suggestion to the Council as to how to correct the very critical traffic situation existing in the City. He stated that it is not good enough to oppose every recommendation made to Council by qualified people without offering some alternative. He maintained that the bridge would not be built in time to help the traffic congestion. He also contended that it is vital in a modern city to have proper and adequate traffic arteries.

Alderman H. W. Butler said that the alternative was a bridge across the Arm.

His Worship the Mayor pointed out that a sidewalk will be included in the construction of the Causeway on the south side which will give people an excellent view of the Arm crossing the facility itself.

Alderman Moir suggested implementation of the simplest improvements of the Armdale Rotary plus immediate construction of the Arm Bridge.

Alderman Connolly also opposed the proposal and urged the construction of the Arm Bridge.

The Commissioner of Works stated that it was the opinion of Mr. Pratley that construction of the Causeway at the present time is not going to influence, interfere or delay, in anyway, any recommendation for a South Arm Crossing.

Alderman Matheson suggested that the Province could build the Causeway on its own if it so desired to which His Worship the Mayor agreed and added that it could bill the City for its share of the cost.

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

For the motion: Aldermen Abbott, Matheson, A.M. Butler
Trainer, Doyle and Richard - 6

Against: Aldermen H. W. Butler, Connolly,
LeBlanc, Meagher and Moir - 5

9:45 p.m. Council reconvened the same members being present.

IMPROVEMENT TRAFFIC CONDITIONS - ARMDALE ROTARY

MOVED by Alderman Matheson, seconded by Alderman A. M. Butler that, as recommended by the Committee of the Whole Council, the proposal contained in the letter from Messrs. J. L. Wickwire and G. F. West designated as Scheme #12 as shown on "FENCO" Plan #3013-18, dated December 3, 1965, at an estimated cost to the City of \$242,000, be accepted.

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

For the motion: Aldermen Matheson, A. M. Butler,
Trainer, Doyle, Richard and
Abbott - 6

Against: Aldermen Moir, Meagher, LeBlanc,
Connolly and H. W. Butler - 5

TAX RATE - 1966

To: Mr. Ralph H. Stoddard, City Clerk

From: J. L. Leitch, Acting Commissioner of Finance

Date: March 8, 1966

Subject: Tax Rate - 1966

I advise you that in pursuance of Section 409 of the City Charter, I have in accordance with the undernoted calculations fixed the rate of taxation on business assessments and on business realty for the civic year 1966 at \$4.21 per hundred.

Estimated Expenditures approved by City Council

February 28, 1966 \$17,426,568.37

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Income	\$ 5,376,737.96	
Poll Tax Estimated for 1966	<u>330,000.00</u>	5,706,737.96
		\$11,719,830.41
Less: Appropriation from Prefab Housing	50,000.00	
" " Current Surplus	<u>397,185.98</u>	447,185.98
		\$11,272,644.43
Less: Residential Realty and Section 409 City Charter \$261,666,175.00 @ \$1.73		<u>4,526,824.82</u>
		\$ 6,745,819.61
Business Realty and Business Assessment \$160,233,245.00 @ \$4.21		<u>6,745,819.61</u>
		<u> N I L</u>

This letter further advises you that I have complied with the resolution of the City Council passed on February 28, 1966, and have declared the current Business Rate of Taxation to be Four Dollars and twenty-one cents (\$4.21) per hundred.

Please notify City Council accordingly.

J. L. LEITCH,
ACTING COMMISSIONER
OF FINANCE.

FILED.

QUESTIONS

Question - Alderman Trainor Re: Appointment of Architects For West Street Fire Station

Alderman Trainor asked if Architects had been appointed for the West Street Fire Station as yet to which His Worship the Mayor replied in the negative.

The Alderman then asked where the matter stood at the present time to which the City Manager replied that when the work has been completed with respect to a recommendation to Council pertaining to the Call for Development Proposals, a further report will be submitted on the Fire Station with a recommendation for Architects about July 1, 1966.

Question - Alderman Trainor Re: Payment Deed Transfer Tax

Alderman Trainor asked if it is necessary to pay the Deed Transfer Tax on properties acquired through Agreement of Sale.

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He advised that he had purchased a house in 1954 under Agreement of Sale from Her Majesty The Queen but he did not have a deed. When he acquired the deed, he had to pay the deed transfer tax.

The City Solicitor advised that the tax was paid on the purchase price of the property at the time the transfer of the property takes place and it included Prefabricated, Hydrostone and Westmount houses.

Alderman Trainor stated he had to accept the ruling of the City Solicitor.

The matter was then referred to the Finance and Executive Committee for consideration.

Question - Alderman Moir Re: Poll Tax 1958

Alderman Moir referred to the fact that in two cases people had received notification from a Collection Agency for collection of a 1958 Poll Tax. They contended they did not receive a bill in the first place between 1958 and 1966 and their first indication that they owed a bill was on receipt of the notice. In the other case, the person had stated that he had lived at the same address for at least twenty years. The Company informed him that he must have moved a number of times from 1958 to 1966 and the bill had not reached him. The Alderman asked why such a situation had developed.

His Worship the Mayor replied that he did not know but Alderman Moir asked for an answer.

The matter was referred to the Finance and Executive Committee for consideration.

Question - Alderman Richard Re: Condition of Sidewalks

Alderman Richard advised that a citizen had carried out a survey on his own behalf regarding the condition of sidewalks in

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the City. He further advised that the older the sidewalks, the better condition they are in which indicates that the type of material going into the newer sidewalks is inferior to what it used to be. There is a lot of scaling and the top wearing off in two or three years. He asked if the Commissioner of Works could give some attention to this matter and advise why this is happening.

The Commissioner of Works was directed to report to the Committee on Works.

Question - Alderman Moir Re: Street Lighting Improvement Program

Alderman Moir stated that he understood that the Street Lighting Improvement Program had been reduced or had come to a halt possibly because the capital budget for 1965 was not passed or the specific items have never been approved by Council.

His Worship the Mayor replied that the 1965 Budget was approved by Council.

The Alderman asked if the items relating to Street Lighting for 1965 were brought to Council and passed. If they were, he requested a report on the program of the improvement of the street lighting and if not approved, why not.

The matter was referred to Staff for a report.

It was agreed that His Worship the Mayor be authorized to introduce an item dealing with appointments to Committees, Boards and Commissions.

APPOINTMENTS TO COMMITTEES, BOARDS AND COMMISSIONS

His Worship the Mayor nominated Alderman Moir to the following:

Finance and Executive Committee
Public Health and Welfare Committee
Tourist and Convention Committee
Halifax (City) Regional Library Board
Board of Management, Convalescent Hospital

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Board of Management, City Prison
Board of Management, Mental Hospital
Board of School Commissioners

His Worship the Mayor nominated Alderman Ivany to the following:

Committee on Works
Safety Committee
Town Planning Board
Halifax Industrial Commission
Tourist and Convention Committee
Recreation and Playgrounds Commission
Board of Management, Convalescent Hospital
Natal Day Committee
Centennial Committee
Provisional City Government Committee
Advisory Committee on Preservation of Historic Buildings
Development Committee

His Worship the Mayor nominated Alderman Meagher to the Implementation Committee to replace Alderman Moir.

MOVED by Alderman H. W. Butler, seconded by Alderman A. M. Butler, that the nominations be approved. Motion passed.

NOTICES OF MOTION

Notice of Motion - Alderman Richard Re: Amendment to Ordinance #111
"Early Closing Ordinance"

Alderman Richard gave notice that at the next regular meeting of Council, he would move the introduction of an amendment to Ordinance #111 to provide:

"THAT clause (d) of Section 4 of such Ordinance be amended to increase the amount of business occupancy assessment exemption as stated in such Section".

Notice of Motion - Alderman Abbott Re: Amendments to Ordinance #106
"Election Ordinance"

Alderman Abbott gave notice that at the next regular meeting of Council, he would move the introduction of amendments to Ordinance #106 to provide:

1. THAT subsection (2) of Section 3 of such Ordinance be amended to alter the hours for the sitting of The Court of Revision from 2:00 p.m. - 5:00 p.m. to 3:00 p.m. to 8:00 p.m.; and

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2. THAT subsection (2) and (3) of Section 4 of such Ordinance be amended to change the days and hours during which the Returning Officer may accept nominations from the period of fourteen days prior to Nomination Day, from 4:00 p.m. to 5:00 p.m. to the period of four days prior to Nomination Day, from 9:00 a.m. to 5:00 p.m.; and
3. THAT Section 5 of such Ordinance be amended to change the hours during which the Advance Poll is open from the hours of 9:00 a.m. to 5:00 p.m. to 8:00 a.m. to 7:00 p.m.

Notice of Motion - Alderman H. W. Butler Re: Amendment to Ordinance #109, "Lord's Day Ordinance"

Alderman H. W. Butler gave notice that at the next regular meeting of Council he would move the introduction of an amendment to Ordinance #109 to provide:

"THAT subsection (2) of Section 3 of such Ordinance be amended to increase the amount of business occupancy assessment exemption as stated in such Section".

DISCHARGE OF SPECIAL SUPERANNUATION COMMITTEE

MOVED by Alderman Meagher, seconded by Alderman Abbott, that a vote of thanks be extended to the Special Superannuation Committee for its efforts and that it be discharged of its duties. Motion passed.

Meeting adjourned: 10:05 p.m.

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ORDER OF BUSINESS

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Approval of Order of Business - Additions or Deletions.

Deferred Business:

- (a) Rezoning of Land, Southeast Corner of South Park and Fenwick Streets (From C-1 Zone to R-3 Zone).
- (b) Rezoning of Land, Northwest Corner of Tower Road and Point Pleasant Drive from C-1 Zone to R-3 Zone.
- (c) Appointments to Housing Authority of Halifax (His Worship the Mayor and
CHARLES A. VAUGHAN
MAYOR & CHAIRMAN
- (d) Urwick Currie Recommendations. (Special meeting)

R. H. STODDARD
CITY CLERK

Motions of Rescission: NONE.

Motions of Rescission: NONE.

Public Hearings:

- (a) Public Hearing Re: Rezoning Land between South Street, Colony Rd., College Street and Juring Garden Road from R-3 Zone to R-3 Zone + Institutional Zone.

Petitions and Delegations:

- (a) Request to Address Council - Mr. Murray Harrington.
- (b) Petition Re: Parking Facilities - Capital - University, Ave. Area.

Report - Finance and Executive Committee:

- (a) Debentures, Municipal Development & Loan Fund
 - (1) Barrington Street Street Front.
 - (2) Chebucto Road Street Front.
 - (3) Revitalization & Development - South Campus.
 - (4) Street Widening - Fenwick Street.
- (b) Capital Funds - Board of School Commissioners.
- (c) Property Settlement - #2420-24 Brunswick Street.
- (d) Property Acquisition - #5454-56 Gerrish Street.
- (e) Property Acquisition - #2283 Barrington Street.
- (f) Expropriation - Bellevue Property.
- (g) Honoraria - Members of Board of Management - Halifax Mental Hospital.
- (h) Borrowing - \$88,085.37 - Neptune Theatre (5 years).
- (i) Swimming Pool - Capital Funds - \$400,000.00.
- (j) Travelling Expenses Re: Inspection Homes for Special Care - \$500.00 - \$1500.00 - City Charter.
- (k) Permission to Expend in Excess of \$1,000 - City Assessor's Dept.

ORDER OF BUSINESS

CITY COUNCIL

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Lord's Prayer.

Roll Call.

Minutes: February 17, 1966.

Approval of Order of Business - Additions or Deletions.

Deferred Business:

- (a) Rezoning of Land, Southeast Corner of South Park and Fenwick Streets from C-1 Zone to R-3 Zone.
- (b) Rezoning of Land, Northwest Corner of Tower Road and Point Pleasant Drive from C-1 Zone to R-2 Zone.
- (c) Appointments to Housing Authority of Halifax.
(His Worship the Mayor Processing).
- (d) Urwick Currie Recommendations. (Special Meeting of Council).

Motions of Reconsideration: NONE.

Motions of Rescission: NONE.

Public Hearings:

- (a) Public Hearing Re: Rezoning Land between South Street, Coburg Rd., College Street and Spring Garden Road from R-3 Zone to Park & Institutional Zone.

Petitions and Delegations:

- (a) Request to Address Council - Mr. Murray Warrington.
- (b) Petition Re: Parking Facilities - Hospital - University Ave. Area.

Report - Finance and Executive Committee:

- (a) Debentures, Municipal Development & Loan Fund
 - (1) Barrington Street Storm Sewer.
 - (2) Chebucto Road Storm Sewer.
 - (3) Revitalization & Development- North Common.
 - (4) Street Widening - Brunswick Street.
- (b) Capital Funds - Board of School Commissioners.
- (c) Property Settlement - #2420-24 Brunswick Street.
- (d) Property Acquisition - #5454-56 Gerrish Street.
- (e) Property Acquisition - #2083 Barrington Street.
- (f) Expropriation - Bellevue Property.
- (g) Honoraria - Members of Board of Management - Halifax Mental Hospital.
- (h) Borrowing - \$88,085.37 - Neptune Theatre (5 years).
- (i) Swimming Pool - Capital Funds - \$400,000.00
- (j) Travelling Expenses Re: Inspection Homes for Special Care - \$500.00 - 316"C" - City Charter.
- (k) Permission to Expend in Excess of \$1,000 - City Assessor's Dept.

Added Items.

CITY COUNCIL
MINUTES

Report - Committee on Works:

- (a) Tenders for Demolition: (1) #2359 Gottingen St.
(2) #2385 Gottingen St.
(3) #2540 Brunswick St.
- (b) Tenders for Demolition: Group 1 - #2351-55-57 Gottingen St and
#2373 Gottingen St.
Group 2 - #5423, 5425, 5431, 5437,
#5439-41-45, 5453 and
#5455 Gerrish Street.
Group 3 - #2420-2424 Brunswick St.
- (c) Temporary Encroachment - Granville St. - Royal Bank of Canada.

Report - Safety Committee:

- (a) Salary - Corporal G. Herman - Police Department.

Report - Public Health and Welfare Committee:

- (a) Tenders for Dental Equipment.
- (b) Dalhousie University Sponsored Public Health Paediatric Clinics.

Report - Committee of the Whole Council, Boards and Commissions.

Report - Town Planning Board:

- (a) Modification of Set Back Requirements - Robie Street, Quinpool Rd.
and Parker Street - Service Station, Parking Unit
and Office Building.
- (b) C-1 Uses within C-1 Zones and as Non-conforming Uses Outside
these Zones.
- (c) Amendment to Part VII, Zoning By-law - C-1 Zone.

Motions:

- (a) Motion - Alderman Richard Re: Amendment to Ordinance #111,
"Early Closing Ordinance".
- (b) Motion - Alderman Abbott Re: Amendments to Ordinance #106,
"Election Ordinance".
- (c) Motion - Alderman H. W. Butler Re: Amendment to Ordinance #109,
"Lord's Day Ordinance".

Miscellaneous Business:

- (a) Accounts Over \$1000.
- (b) Applications - Tag Days, Door-to-door Canvasses, Campaigns, etc.
- (c) Amendment, Ordinance #105, "Committee Ordinance". First Reading.

QUESTIONS.

Notices of Motion.

Added Items.

CITY COUNCIL
M I N U T E S

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(5) Add Item #20"b" - "Dove ...
At this time, the Chairman welcomed ...
his first meeting of Council,
Council Chamber,
City Hall,
Halifax, N. S.,
March 31, 1966,
8:00 p.m.

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

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

There were present Deputy Mayor A. M. Butler, Chairman; Aldermen Abbott, Moir, Ivany, Matheson, Meagher, LeBlanc, Richard and O'Brien.

Also present were Messrs. P. F. C. Byars, R. H. Stoddard, W. J. Clancey, D. F. Murphy, G. F. West, R. B. Grant, J. L. Leitch, J. F. Thomson, V. W. Mitchell, G. H. Brundige, Malcolm Latham and Dr. E. M. Fogo.

MINUTES

MOVED by Alderman Abbott, seconded by Alderman Moir, that the minutes of a meeting of City Council held on February 17, 1966, be approved. Motion passed.

APPROVAL OF ORDER OF BUSINESS - ADDITIONS OR DELETIONS

The following additions and deletions were approved:

- (1) Delete Item #17"c" - Amendment, Ordinance #105 - "Committee Ordinance" - First Reading
- (2) Delete Item #11"c" - Temporary Encroachment - Granville St. - Royal Bank of Canada.
- (3) Item #15"b" - C-1 Uses within C-1 Zones and as Non-conforming Uses outside these Zones. - to become Item #4"a"
- (4) Add Item #20"a" - "Capital Borrowing - Joseph Howe School - \$426,000"

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Appointment (5) Add Item #20"b" - "Nova Scotia Project"

At this time, the Chairman welcomed Alderman Ivany to his first meeting of Council.

Alderman Ivany with a few well chosen words thanked the Chairman and stated that he was part of the Council team and it was his desire to give his best in service.

8:10 p.m. Alderman Black arrives.

REPORT - TOWN PLANNING BOARD

C-1 Uses within C-1 Zones and as Non-conforming Uses Outside these Zones

REZONING LAND BETWEEN COLLEGE COLLEGE ZONE TO PARK ZONE
MOVED by Alderman Matheson, seconded by Alderman Moir, that, as recommended by the Town Planning Board, no amendment be made to the Zoning By-law at the present time and that the City proceed with the rezoning of the C-1 locations as originally approved by City Council on September 30, 1965. Motion passed with Alderman O'Brien voting against.

DEFERRED BUSINESS

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

This matter was deferred until the next regular meeting of Council to give an opportunity to the City Solicitor to ascertain which members of Council were present when the public hearing was held and therefore could vote on the item.

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

This matter was deferred until the next regular meeting of Council to give an opportunity to the City Solicitor to ascertain which members of Council were present when the public hearing was held and therefore could vote on the item.

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March 31, 1966.

Appointments to Housing Authority of Halifax

This matter was further deferred.

Urwick Currie Recommendations

This matter was further deferred.

MOTIONS OF RECONSIDERATION

None.

MOTIONS OF RESCISSION

None.

PUBLIC HEARING

Rezoning Land between South Street, Coburg Road,
College Street and Spring Garden Road from R-3
Zone to Park and Institutional Zone

A public hearing into the matter of the rezoning of land between South Street, Coburg Road, College Street and Spring Garden Road from R-3 Zone to Park and Institutional Zone was held at this time.

The City Clerk advised that the hearing had been advertised in accordance with the provisions of the Town Planning Act.

The Acting Director of Planning displayed a map showing the areas to be rezoned for the information of the members of Council.

The Chairman called for those in opposition to address the Council and the following persons appeared:

- (1) Mr. R. J. Downie on behalf of Chebucto Properties Ltd. who own properties on Seymour and Henry Streets
- (2) Mr. R. J. Downie on behalf of Mr. J. P. Dumaresq who owns property at the corner of Carlton and College Streets;
- (3) Mr. M. D. MacDonald on behalf of the following property owners:
 - (a) Legatees of the Estate of J. D. Walsh

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- (b) Margaret Mary Courtney, 1348 Robie Street;
Dorothy M. Stailing, 1338 Robie Street;
Mrs. Gillespie, 1328 Robie Street;
John M. Inglis, 1308 Robie Street;
- (c) Dr. W. W. Woodbury, 1389 Robie Street.
- (4) Mr. I. M. MacKeigan on behalf of the Halifax
Medical Arts Building Limited - 5880-5886 Spring
Garden Road;
- (5) Mr. J. E. Godwin on behalf of Mr. J. J. Egan, 1332
Robie Street and Mrs. Margaret Graham, 1390
LeMarchant Street;
- (6) Mr. G. Pellateri, 1378-80 Edward Street;
- (7) Mr. E. C. Cassista, 1377 Robie Street.

The City Clerk advised that he had received 23 letters
of objection to the proposed rezoning.

The Chairman called for those in favor to address the
Council and the following persons appeared:

- (1) Mr. Donald McInnes, Q. C., Chairman of the Board
of Governors of Dalhousie University;
- (2) Dr. Henry Hicks, President of Dalhousie University;
- (3) Mr. G. McL. Daley, Board of Governors, Dalhousie
University.

Mr. McInnes submitted a brief which contained the aims
and hopes of the University. He said there were close to 4,000
students attending the University and within five years or so,
there will be upwards of 8,000 students attending. The Dalhousie
budget for the current year amounts to \$11,000,000; and if pre-
dictions are right, within five to ten years it will be in the
vicinity of 35 to 40 million dollars. The Board decided it would
concentrate its expansion of the University on University Avenue
rather than going to Dartmouth or across the Arm. Buildings
would be erected on University Avenue which would make the City
one of the most attractive cultural centres in the whole of
the North American continent. At the present time, there is under

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construction a Medical Building of 16 storeys at a cost of \$10,000,000 as well as a Law Building at a cost of \$2,000,000. Within the last five years, the University has purchased 40 to 50 properties and some of them are used to house various Departments of the University. He advised that the Late Mrs. Killam had left the University the sum of \$8,000,000 for salaries as well as very large sums for scholarships which would mean that space must be made available for the expected students who will attend the University by way of such scholarships. He stated that all people in the City of Halifax have to take part in the growth of the University and that if the University could purchase any properties that would be offered for sale, it would be prepared to do so.

Alderman Abbott asked Mr. McInnes how the Board of Governors would look on rezoning to R-2 to which Mr. McInnes replied that it would be better than R-3 zoning because the Board was concerned with the construction of the large apartment buildings. With respect to Chebucto Properties Limited, Mr. McInnes stated that the Board would be prepared to concur in any sensible arrangement respecting the property line so that nobody would be hurt.

Alderman Ivany asked if the University is open for negotiation for the purchase of properties at the present time to which Mr. McInnes replied that the Board is dealing with people every day. The money which was paid out for the purchase of 40 or 50 properties was substantially borrowed money and the University has accumulated a deficit of \$1,000,000 with a view to the expansion that was, in a sense, forced upon it.

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Alderman Black asked the Acting Director of Planning if there was a rezoning made of part of the area of the lots adjacent to University Avenue in 1950 and to what extent is the proposed expansion the present application.

Mr. Latham explained that the original rezoning boundary was 150 feet and the intention is to more than double that for a distance of 255 feet to the south.

President Hicks then appeared and asked if he would be limited to a period of 10 minutes to make his presentation.

Council agreed to suspend the Rules of Order at this time.

President Hicks then addressed Council and stated that the University staff numbers 1714, plus 375 graduate students on scholarships. The University supports directly and indirectly 2,089 persons in the City. Salaries for next year will be more than \$5,000,000 and the University will spend in Halifax more than \$3,650,000 for equipment and supplies. Less than \$2,000,000 will be spent in areas other than Halifax. In 1966 the University expects to spend more than \$6,000,000 on capital projects and to keep up this expenditure each year in the City as rapidly as arrangements can be made to do so until 35 to 40 million dollars has been spent on new buildings. The students also spend about 1.4 million dollars in room and board in the Halifax area not counting the students who live in the University residences. They will also spend in books, supplies, entertainment, etc., the sum of \$750,000. Putting all figures together, Dalhousie spends nearly \$13,000,000 in the City of Halifax.

With respect to the rezoning requested, the University

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is seeking an extension of the principle which was acknowledged 16 years ago when the Council saw fit to rezone an area for Dalhousie extending 150 feet north and south of University Avenue. He advised that in the last four years the University has acquired 52 properties at a cost of \$1,595,000. The assessment of these properties under the revised figures is \$1,300,000. The University for the past four years, has been paying 21% over the latest assessments for these properties in the area and nobody has been gouged in the rezoned areas of Dalhousie or beyond it. The University, in its application, does not ask that anyone be compelled to sell their properties. \$700,000 was spent to develop two blocks of land, but the University is frustrated in the use of that land because property owners' lands extend into the middle which means that the University is forced to design its buildings perhaps to the everlasting disfigurement of the University to get around these arrangements. He stated that the University had proceeded in acquiring properties by the direct approach to the owners. He did say that the University tries to prevent the development of such large apartment buildings so that the progress and growth of the University and the proper development of the City of Halifax will be assured.

He said that it is a well-known principle that, in modern times, the individual does not have complete rights of property in any civilized community. This principle is recognized when highways are built as well as public schools. He submitted that it should be recognized insofar as post secondary institutions of education are concerned. He pointed out that many universities have rights of expropriation. He said the University was paying

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a premium for land and houses which is met by no other University in the Atlantic Provinces. He advised that the land the University is asking for is still only about one-half the land that was recommended by the University consultants from Montreal, Messrs. Marshall and Merritt. He estimated that by 1980 the student population would be approximately 10,000.

Dr. Hicks said the Board of Governors would agree to modification of boundaries if the University has split lots of lands unreasonably. He pointed out that in the area that has been rezoned the University has paid more than one-fifth of the new assessed value for the properties. The University asked that people in the area forego the right of putting blocks of land together to build the kind of skyscrapers that will stand in the way of the ultimate development of the University. He said the University does not want to trespass on the rights of individuals anywhere unnecessarily and this has not been done without paying proper compensation.

Alderman Matheson asked Dr. Hicks to comment on the staff statement that the University is underbuilding or underusing its land so that there are large areas of land between buildings.

Dr. Hicks stated that the University is not asking for the land that is shown on the plan and that it must make a much more intensive use of the land that is available than is shown in the Marshall-Merritt Plan. He also felt that it is significant and important that a University does create an environment with some beauty and harmony as well. He said it was his hope that some areas could be preserved in the campus where there will be a courtyard with a little lawn, shrubs and trees. The same architects have already prepared an intensive plan for an entirely

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different kind of development of an area west of the present Arts and Administration building where buildings worth \$10,000,000 will be erected where the plan only shows an area for a small University Chapel. The University has cut down its requests for land by some 40% from those requested on the basis of the Marshall-Merritt Plan and have increased the size of the University by about 60%.

Alderman Black asked Dr. Hicks if the University's big worry is the fear of large apartment blocks in the area proposed for University expansion as opposed to the reduction in values of existing properties in the event that the University proposed rezoning occurs. If the land remains R-3 zone, he could see the possibility of large apartment buildings being erected and the University being unable to purchase as opposed to preventing that type of expansion so that the University will still have an opportunity within the existing Zoning By-law. He stated that the people who objected did so because they bought their properties on an R-3 Zone basis and they feel that they will be put at the mercy of the University.

Dr. Hicks replied that the University is concerned with the developments in the area that will, for 50 or 60 years, make it impossible for it to acquire the property. He did not feel that the proposed rezoning would diminish the values of the properties in the area because University experience in acquiring properties has not shown that this is the case. He was of the opinion that the University will purchase all the properties within the next seven, eight or ten years. The prices paid for properties in relation to the new assessment are very much of a pattern throughout the whole area.

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another Alderman Matheson suggested that the rezoning might discourage sale of property in the area and there might be difficulty in selling a residential property in a Park and Institutional Zone. He asked Dr. Hicks if he knew what the pattern has been since 1950 in the green area whether the houses have exchanged hands during this period and before Dalhousie acquired them or do the people still own them in 1964 as in 1950 when the land was rezoned.

working Dr. Hicks could not answer, but did say that the University has accommodated people in the area who reached the stage when they wanted to dispose of their property, came to them if they were at all reasonable. A number of people have phoned and written the Board in the last week or 10 days and asked if the University would buy their properties and for how much. The University has felt that while this application is pending, this is the wrong time for the Board to become involved in these negotiations and therefore, the University has not dealt with people as promptly as in the last month.

for all A lady in the audience asked Dr. Hicks what happens to property in a Park and Institutional Zone when the owner wants to sell to the University, is the University prepared to purchase.

from the Dr. Hicks stated that the University is prepared to purchase, at reasonable prices and sometimes a little bit more.

that the The lady then asked what would happen if the property was held until 1980 and a working man can't buy another property.

market of Dr. Hicks replied that the man can live in the property as long as he wishes and the University can never put him out.

property The lady then asked if the zone is changed to Park and Institutional Zone and she as an owner wants to purchase

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another property, will Dalhousie purchase her property.

Dr. Hicks stated that this has not been the history of the area which has already been rezoned. He said that save for the last month, the University has without exception, accommodated persons in the position of the lady and the University would recognize that it has a heavy responsibility to continue to do this in the larger area should it be rezoned.

The lady then asked the Council to consider the ordinary working man when it makes its decision on the rezoning application.

Alderman Matheson then asked if the property owners in the rezoned area of 1950 have been able to sell their properties on the market to other people who wanted to buy them to live in as a residence.

The City Assessor advised that he did not have such information at this meeting but that he would have to check the record.

The Chairman then indicated to the lady that the Council and Dalhousie University will work the problem out fairly for all the people who are involved.

Mr. Gordon Daley stated that he wanted to add two things to what has already been said. He did not want to destroy the view from the Carlton campus by forcing the University to build on the Studley Campus too close to the existing buildings. He felt that the Board should do everything in its power to acquire property at a fair and reasonable price with relation to the market of anyone who desires to sell and that this is the viewpoint of the Dalhousie Board of Governors. He said that if a property, in the area, is destroyed by fire, the Board would acquire that property at a fair price immediately and if no agree-

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ment is reached as to what is a fair price, there is always the method of arbitration to arrive at a price. With respect to the Chebucto Properties Limited, he said that if it is necessary, Dalhousie University would have to agree that the line of the rezoning stops at the south boundary of that particular property. He said the Board does not want to be forced into a position where it has to pay far more than what a property is worth by a threat of a high rise apartment building in that area. He said that, based on history of what the University has done, it has paid not only the market value, but market value, plus 22%. He suggested that the rezoning application is a reasonable one and should be given careful consideration by Council.

In reply to a question from Mr. Pelleteri, Mr. Daley stated that if he wanted to sell his property, let him approach Dalhousie University and a fair price could be discussed with him. He said if he had his way, the Board would purchase all the properties in the area just as quickly as the money can be raised and that the Board wants to give everyone a fair price for their property. There is nobody on the Board of Governors who would pay other than a fair price for the properties in the area.

Mr. Fletcher Smith then addressed Council in favor of the rezoning on his own behalf as well as two other property owners. He said that 10 years ago he purchased a piece of property on LeMarchant Street for the purpose of building a high-rise apartment building and it happened to abut the Park and Institutional Zone and Dalhousie wanted it. He sold it to Dalhousie and in this particular case, he had the property appraised and this was

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submitted to Dalhousie and without question the University paid the appraisal value. He said he again purchased land for the same purpose in the present area to be rezoned. He said, as a citizen, he should not stand in the way of the growth of Dalhousie and the City. He felt that values will go up in the area even if it remains Park and Institutional Zone. People will still be able to sell to another single property dweller at a value next year higher than this year.

MOVED by Alderman Richard that the report of the Town Planning Board be adopted.

Alderman Richard reserved the right to vote against his motion if Council saw fit to take heed to some of the remarks he would make.

The Chairman suggested that Council should digest what it heard at this meeting and call attention to the fact that five members of Council are not present. He suggested that the Town Planning Board and the Finance and Executive Committee should consider all the financial implications and discuss the matter with the University representative to ascertain what agreeable arrangement can be made to pursue the line of thought that has been expressed. He suggested that the matter be deferred for study by the Town Planning Board and perhaps associated with the Finance and Executive Committee.

There was no seconder to the motion.

Alderman Richard then withdrew his motion which was not seconded.

In reply to a question from Alderman LeBlanc, it was pointed out that the only members of Council who could vote