

Council,
January 26, 1967

It is recommended that the rezoning of
6318 Yale Street
6320-22 Yale Street
2045-49 Harvard Street
from R-2 Zone to C-2 Zone to permit development of
a ten-storey office building be rejected.

It was MOVED by Alderman Black, seconded by Alderman
H. W. Butler that any debate on this matter be deferred until a
public hearing is held.

After discussion, the motion was put and resulted in
a tie vote, six voting for the same and six against it as follows:

For: Aldermen Moir, Ivany, Connolly, Sullivan,
H. W. Butler and Black 6

Against Aldermen Matheson, A. M. Butler, Meagher, Ahern,
Doyle and Fitzgerald 6

His Worship the Mayor cast his vote in favour of the
motion and declared it passed.

The City Clerk advised that the public hearing would be
held on March 30, 1967.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and
Executive Committee of its meeting held on January 19, 1967, with
respect to the following matters:

Policy Re: Tag Day Applications, etc.

The Committee had for consideration the report from the
Agency Review Committee of the Welfare Council which outlined
the method used by the Committee to investigate organizations
applying for permission to hold tag days and to carry on other
forms of solicitation under the provisions of Ordinance No. 55.

Council,
January 26, 1967

original MOVED by Alderman Fitzgerald, seconded by Alderman Matheson, that, as recommended by the Finance and Executive Committee, the practice be continued of referring applications, made under the provisions of Ordinance No. 55, to the Agency Review Committee of the Welfare Council for investigation and application of the basic standards of philanthropy to determine the worthiness of each application; and that final approval of such applications be given by City Council on the recommendation of the Finance and Executive Committee. Motion passed.

Applications for Tag Days: (1) Kiwanis Club of Halifax
(2) Kiwanis Club of Armdale-Halifax

(3) Halifax Civic Youth Band Auxiliary

MOVED by Alderman Ivany, seconded by Alderman Connolly that, as recommended by the Finance and Executive Committee, applications for permission to hold tag days be approved as follows:

Kiwanis Club of Halifax	October 6, 1967
Kiwanis Club of Armdale-Halifax	June 2, 1967
Halifax Civic Youth Band Auxiliary	February 25, 1967

Motion passed.

Change Orders - Federal-Provincial Housing Project

MOVED by Alderman A. M. Butler, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, Central Mortgage and Housing Corporation be authorized to issue Change Orders to contracts awarded for the construction of Federal-Provincial Public Housing Projects without the specific approval of the Province and the City, such authority to be limited to changes that are in accordance with the approved plans and specifications and will not involve expenditures beyond the

Council,
January 26, 1967

original estimate approved by the City and Province and Central Mortgage and Housing Corporation. Motion passed.

Rentals - Uniacke Square

MOVED by Alderman Connolly, seconded by Alderman Doyle that, as recommended by the Finance and Executive Committee, the following scale of reductions be applied to the Rental scale for the Uniacke Square Housing Project if the particular service is not provided by the Halifax Housing Authority:

Heat	\$ 8.50
Hot Water	5.00
Water	2.50
Stove	1.00
Refrigerator	1.00
Monthly reduction for completely unserviced accommodation	18.00

Motion passed.

Cost Sharing Drugs by Provincial Government

MOVED by Alderman A. M. Butler, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, the Province of Nova Scotia be requested to participate in the sharing of the cost of drugs to welfare recipients as provided for under the Canada Assistance Act. Motion passed.

Compensation - Martell Property - Legal Counsel

MOVED by Alderman Ivany, seconded by Alderman H. W. Butler that, as recommended by the Finance and Executive Committee, Mr. H. B. Rhude of the law firm of Stewart, MacKeen and Covert be engaged to act for the City in connection with the determination of compensation for the Martell Property on Gottingen Street, expropriated by the City on June 4, 1965. Motion passed.

Council,
January 26, 1967

Capital Expenditure for Fire Exit - North End Branch Library

This item was deleted from the Order of Business.

Expo 67 - Sponsorship of Expo Express Cars

The report of the Committee reads as follows:

It is recommended that the Regional Director for the Atlantic Provinces of Expo 67 be advised that his request that the City sponsor one of the Expo Express cars, which will be used to transport visitors from the main entrance to the Expo Grounds through the islands to the amusement area, be denied as the probable advantages of this type of promotional effort are insufficient to justify the direct outlay of \$5,000.00, in addition to the other expenses of travel and accommodation payable on behalf of the City's representatives.

Alderman Ivany suggested that the City should do something to advertise itself at the Atlantic Provinces Pavilion in Expo 67, and thought that perhaps arrangements could be made whereby the Jolly Tar could participate to encourage visitors to this City.

Alderman Matheson agreed with Alderman Ivany and suggested that the matter be referred to the Tourist and Convention Committee, who might be able to arrange a programme with the Board of Trade.

After a short discussion, it was MOVED by Alderman Matheson, seconded by Alderman Ivany that the whole question of advertising at Expo 67 be referred to the Tourist and Convention Committee. Motion passed.

Act to Incorporate Halifax Parking Authority

MOVED by Alderman Ivany, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, since the City Charter contains a provision authorizing the City to erect

Council,
January 26, 1967

parking garages, no new legislation be sought at this time; but that Staff be directed to prepare legislation for consideration by the Committee before the 1968 Session of the Nova Scotia Legislature; and that the Chairman and members of the Advisory Committee on Parking be advised accordingly. Motion passed with Alderman Black voting against.

Resolution - Bank Borrowing

MOVED by Alderman A. M. Butler, seconded by Alderman Matheson that, as recommended by the Finance and Executive Committee, a special Banking Resolution be approved authorizing the City Treasurer and Deputy City Treasurer to sign demand notes on the Royal Bank of Canada on behalf of the Corporation of the City of Halifax to a limit of \$8,000,000.00 in anticipation of the fixing of the Tax Rates for 1967 and the issuing of debentures; and that His Worship the Mayor and the City Clerk be authorized to sign the said Resolution on behalf of the City. Motion passed.

Legislation Re: Tax Certificate #19976 - #3822 Newbery Street

MOVED by Alderman Matheson, seconded by Alderman Fitzgerald that, as recommended by the Finance and Executive Committee, legislation be sought to enable the City to:

- (a) Refund the sum of \$64.12 (\$50.00 plus interest) to the former owner of the property #3822 Newbery Street who had been obliged to pay the said sum to obtain clear title to his property after having obtained a tax certificate, #19976 on December 1, 1961, which did not include this additional charge of \$50.00;
- (b) Write off the sum of \$64.12.

Motion passed.

Council,
January 26, 1967

Account Over \$1,000.00 - Municipal Capital Contribution for
Hospitals

The Committee considered a report from the City Manager in which he advised that the Province of Nova Scotia has billed the City for the balance of the Municipal Capital Contribution (under the Public Hospitals Act) for the year 1966. This is a per capita contribution and is based on a population of 92,511 (1961 Census); whereas, the Health Grant of \$1.10 per capita, which is paid by the Province to the City, is based on a population of 88,044 as determined by the intercensal census taken in June of 1966.

MOVED by Alderman Matheson, seconded by Alderman Sullivan that, as recommended by the Finance and Executive Committee, His Worship the Mayor be authorized to make further representations to the Province of Nova Scotia in an effort to have the two calculations made on the same population basis to obviate the payment of a higher figure in the case of monies due to the Province; and the acceptance of the lower figure in the case of monies received from the Province. Motion passed.

His Worship the Mayor advised that following the Finance and Executive Committee meeting, he wrote to the Premier on this matter and is expecting a reply shortly.

Amendment Ordinance #36 - Fees for Automatic Machines

MOVED by Alderman Matheson, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, the request, made on behalf of Automatic Amusement Company for an amendment to Ordinance No. 36 to permit the imposition of a flat

Council,
January 26, 1967

fee to cover licensing of a number of automatic machines in an arcade, be denied; but the Staff be directed to prepare a draft amendment to Ordinance No. 36 to provide for the payment of a half yearly fee of \$37.50 applicable to such machines coming into use on or after the first day of November in any license year. Motion passed.

Superannuation - Rights - City Prison Employees

The following report was submitted:

It is recommended that the following recommendations of the Retirement Committee be approved subject to further advice from the City Manager that the Regional Authority has taken the necessary action to provide a Superannuation Plan similar to that covering Civic Employees so that the members of the Prison Staff will have continued protection:

1. THAT any member of the City Prison Staff employed as of December 31, 1966, be permitted to remain in the City of Halifax Superannuation Plan and that the employer contribution be paid by the Regional Authority to the City of Halifax Superannuation Plan in lieu of the City of Halifax, as of January 1, 1967;
2. THAT the City Prison guards either continue to be members of the Halifax Superannuation Plan or if the Regional Authority establishes its own Plan and wishes the guards to become members, then the contributions made by the guards while they were members of the City Superannuation Plan, would remain in the City Plan and they would be entitled to all benefits under the City Plan in respect to their service to December 31, 1966, at the time of their retirement;
3. THAT the necessary legislation be sought.

Alderman Black stated that the Regional Jail will have within its force the County Jail employees who are not members of the City Superannuation Plan so that it would not be fair to impose on the City the obligation to take care of existing employees of the County Jail. He felt that the Regional Authority

Council,
January 26, 1967

should set up its own plan from the effective cut off date. He suggested putting the former City and County employees in a plan similar to that of the City and that the employees who are leaving the City Plan have vested interests in their rights acquired up to the cut off date.

Alderman A. M. Butler suggested that the matter be referred back to the Retirement Committee for further examination.

His Worship the Mayor suggested that Council adopt the principle that the City would carry the Prison Guards in its Superannuation Plan until such time as the Regional Authority Plan is established and then they would be excluded from the City Plan.

The City Manager stated that he understood that the Regional Authority would establish a plan along the lines of the City Superannuation Plan and that the employees of the Regional Jail who will be former employees of the City of Halifax and County Jail will be in it. He suggested that it is proposed to provide protection for the people who are within the City Plan so that they will have secured for them the length of their service with the City as members of the Plan. If the Regional Authority does not establish a Plan, then these persons who are City employees would continue to be members of the City Plan and the Regional Authority would be obliged to pay the employer's contributions for them.

Alderman A. M. Butler suggested that the City should secure broad and general legislation and subsequently decide the matter as it relates to the City Prison Employees.

Council,
January 26, 1967

MOVED by Alderman A. M. Butler, seconded by Alderman Black that permissive legislation be obtained so that the City Prison Guards will not lose any pension benefits they have acquired under the City of Halifax Superannuation Plan. Motion passed.

Payment of Survivors' Benefits to Widows of Deceased Retired Employees

MOVED by Alderman Sullivan, seconded by Alderman Connolly that, as recommended by the Finance and Executive Committee, widows of deceased retired employees who are receiving the 60-payment guarantee (as provided for in the Old Superannuation Plan) as of December 31, 1965, be included with those persons who are entitled to survivors' benefits as provided by Section #42 of the New Superannuation Plan; and that the necessary legislation be sought. Motion passed.

Inclusion in Superannuation Plan of Certain Civic Employees

MOVED by Alderman A. M. Butler, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, legislation be sought to permit compulsory inclusion in the City of Halifax Superannuation Plan persons employed as cleaning women at City Hall and the Police Building. Motion passed.

Contributions to Superannuation Plan by Female Employees Over Sixty Years of Age

MOVED by Alderman Moir, seconded by Alderman A. M. Butler that, as recommended by the Finance and Executive Committee:

1. female employees of the City affected by the change in retirement age from 60 to 65 years be permitted, at their own option, to contribute to the Superannuation Plan, in respect to their services from their 60th birthday to January 1, 1966, and that they be given a period of 30 days to make their

Council,
January 26, 1967

decisions;

2. such female employees be permitted to pay back such amounts, in equal monthly instalments without interest, over the period of years remaining to the age of 65 years;
3. any legislation necessary be sought.

Motion passed.

Amendment Superannuation Plan - Section 4, Sub-section 4

MOVED by Alderman A. M. Butler, seconded by Alderman Matheson that, as recommended by the Finance and Executive Committee, no action be taken on the suggestion of the Halifax Police Association that Section 4, Sub-section 4 of the Halifax Superannuation Plan be amended to provide that Union Representative Members of the Retirement Committee be permitted to vote on all matters pertaining to the Superannuation Plan, but that the present law be retained. Motion passed.

Halifax Civic Hospital - 1965 Deficit

MOVED by Alderman Meagher, seconded by Alderman Fitzgerald that, as recommended by the Finance and Executive Committee, payment of the sum of \$31,718.51, to the Hospital Insurance Commission out of current surplus, be authorized to cover overpayment made by the said Commission to the Halifax Civic Hospital in 1965. Motion passed.

Teachers' Salaries Foundation Program Change

MOVED by Alderman Matheson, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, the report submitted from the City Manager to which was attached a schedule showing the current teachers' salary scales and increments, compared with the salary scales and increments of the Foundation Programme as they are at present and as they will be on August 1, 1967 be tabled for the information of City Council. Motion passed.

Council,
January 26, 1967

REPORT - COMMITTEE ON WORKS

Council considered the report of the meeting of the Committee on Works held on January 19, 1967, respecting the following matters:

National Building Code

MOVED by Alderman Connolly, seconded by Alderman Ivany that, as recommended by the Committee on Works, the following parts of the National Building Code, 1965, be adopted for inclusion in a building code for the City of Halifax subject to the amendments as noted:

PART 2 - DEFINITIONS -

Add the following additional definitions:

Building Inspector - means the Building Inspector of the City of Halifax

City - means the City of Halifax

N.B.C.C - 1965 - means the 1965 edition of the National Building Code of Canada.

PART 3 - USE AND OCCUPANCY - As is.

PART 4 - DESIGN - Add the following:

Posting Notices of Live Loads - the live loads for which each floor or part of a floor of an industrial or a storage building is designed, shall be posted and displayed conspicuously at all times in that part of the floor to which it applies.

The owner of every existing industrial and storage building shall cause the live load which each section of the floors will sustain safely, to be determined by a competent person and a record of such live loads shall be filed with the Building Inspector and when accepted by him, these live loads shall be posted and displayed as required for new buildings.

PART 5 - MATERIALS - As is.

PART 6 - BUILDING SERVICES - As is.

PART 8 - CONSTRUCTION AND SAFETY MEASURES - As is.

PART 9 - HOUSING - As is. Motion passed.

Council,
January 26, 1967

Alteration Building Line - West Side Kempt Road, North of Hood Street from 30 ft. to 5 ft. - Date for Public Hearing

MOVED by Alderman Connolly, seconded by Alderman Fitzgerald that, as recommended by the Committee on Works, the request of A. G. Brown and Son Limited to alter the building line on the west side of Kempt Road immediately north of Hood Street from 30 ft. to 5 ft., to permit the construction of an office building, be approved in principle and that a date be set for a public hearing.

The City Clerk advised that the date of the public hearing will be March 2, 1967. The motion was then passed.

Street Names - Uniacke Square

MOVED by Alderman Ahern, seconded by Alderman Meagher that the matter be referred back to the Committee on Works for consideration of other names which have a historical significance relating to the City and Ward 5 in particular. Motion passed.

Expropriation - #1877 Argyle Street

MOVED by Alderman Connolly, seconded by Alderman Black that, as recommended by the Committee on Works, staff be instructed to proceed with the expropriation of #1877 Argyle Street and that the plan, description and resolution be prepared. Motion passed.

Tenders - One 4-Wheel Drive Vehicle

MOVED by Alderman Fitzgerald, seconded by Alderman Ivany that, as recommended by the Committee on Works, the tender of Haldart International Limited, the lowest tender meeting specifications, be accepted in the amount of \$2,424.63, for one 4-Wheel Drive Vehicle. Motion passed.

Council,
January 26, 1967

Tenders - Demolition of Building - #1863-67 Argyle Street

MOVED by Alderman Black, seconded by Alderman Connolly that, as recommended by the Committee on Works, the tender of George A. Redmond, the lower tender, be accepted for the demolition of #1863-1867 Argyle Street, in the amount of \$3,600.00, provided a Performance Bond in the amount of \$7,200.00 is deposited by him with the City. Motion passed.

Closing of Streets - Miller Subdivision

MOVED by Alderman Matheson, seconded by Alderman Black that, as recommended by the Committee on Works, the request from the National Harbours Board to close the following streets in the Miller Subdivision as shown shaded in red on Plan No. TT-6-16819:

- (1) Ogilvie Street (View Street to Brussels Street)
- (2) View Street (Point Pleasant Drive to 640' North)

be approved and that a date be set for a public hearing; also, that the request be referred to the Halifax-Dartmouth and County Regional Planning Commission for consideration. Motion passed

Proposal by Metropolitan Developments Limited - Lease of R. S. Allen Property - Site for City Field

MOVED by Alderman Black, seconded by Alderman Fitzgerald that, as recommended by the Committee on Works, the proposal by Metropolitan Developments Limited offering to lease space on the R. S. Allen property on Gottingen Street to the City as a site for the relocation of City Field, be declined. Motion passed.

Council,
January 26, 1967

REPORT - SAFETY COMMITTEE

Council considered the report of the meeting of the Safety Committee held on January 17, 1967, with respect to the following matters:

Application - Burglar Alarm - 6307 Chebucto Road
Dictation Equipment (Maritimes) Limited

MOVED by Alderman Black, seconded by Alderman Connolly that, as recommended by the Safety Committee, the request of Dictating Equipment (Maritimes) Limited to have its Modularm subscribers' meters installed and located in the Police Station building, be approved. Motion passed.

Designation - Truck Routes

The following report was submitted from the Safety Committee:

"A report was submitted to the Safety Committee from the City Solicitor respecting meetings held with the Chief of Police, Traffic Engineer, City Solicitor and Mr. Fred Lee, Provincial Traffic Authority representing the Department of Highways, regarding truck routes in the City of Halifax.

The Chief of Police suggested that a public hearing, held by the City, prior to consideration of legislation, which will enable the City to designate certain streets in the City to be truck routes, might bear some weight.

His Worship the Mayor felt that the proposed truck routes should be shown to the Council to permit Council to decide whether or not to hold a public hearing prior to seeking legislation."

The Chief of Police, in his capacity as Acting Traffic Authority, presented Plan No. 1-26-67, showing proposed truck routes in the City of Halifax.

MOVED by Alderman Meagher, seconded by Alderman Moir

(a) that the matter of designation - truck routes in the City of Halifax be referred to the next meeting of the Safety Committee scheduled for February 7, 1967, for consideration;

AMENDED

Council,
January 26, 1967

(b) that a public hearing be held in this connection at such meeting and;

(c) that representatives of the Maritime Motor Transport Association and other interested groups be invited to attend the public hearing.

Motion passed.

REPORT - PUBLIC HEALTH AND WELFARE COMMITTEE

Council considered the report of the meeting of the Public Health and Welfare Committee held on January 19, 1967, with respect to the following matters:

Sale of Food - Halifax City Market

MOVED by Alderman Moir, seconded by Alderman Ahern that, as recommended by the Public Health and Welfare Committee,

1. The following procedure be adopted with respect to vendors using the facilities of the Halifax City Market who are required to pay a \$5.00 permit fee under Provision 2(3) of the Foodshop Regulations.
 - (a) No fee reduction be granted to those vendors renting space in the Halifax City Market under yearly contract;
 - (b) Those vendors who rent space in the Halifax City Market on an occasional basis at weekly rates be assisted by amending Ordinance No. 44 to provide for the abolition of the fee for the first use in a given year but that the standard weekly fee be maintained with respect to all subsequent occasions of use during the year and the Foodshop permit be obtained on or before the first use;
 - (c) The change in fees become effective May 1st, 1967, to coincide with the date on which new Foodshop permits are required;
 - (d) The City Solicitor be directed to prepare a draft amendment to Ordinance No. 44.
2. The following improvements to the facilities at the Market building be implemented:

AMENDED

Council,
January 26, 1967

- (a) That doors be installed on the ladies' and men's toilet rooms to prevent direct access from such rooms to the food preparation areas;
- (b) A deep two-compartment sink be installed in the meat department for the cleaning of dishes, utensils, trays, etc. and containers;
- (c) Screen doors be provided from the 1st May to the end of October;
- (d) The meat selling operations be separated from the rest of the Market by means of an enclosed area;
- (e) Any other improvements be implemented as the Chief Sanitary Inspector deems necessary to bring the premises up to a standard complying with the Foodshop Regulations.

Motion passed.

Tenders for Groceries and Cleaning Materials - Basinview Home

MOVED by Alderman Ahern, seconded by Alderman Moir that, as recommended by the Public Health and Welfare Committee, the tender of Halifax Wholesalers Limited for the supply of groceries and cleaning materials for Basinview Home for the three month period February 1, 1967 to April 30, 1967, in the following amounts be approved:

GROUP	1	Baking Ingredients	\$ 88.97
GROUP	2	Fruits, Dry and Canned	800.31
GROUP	3	Spices and Seasoning	184.02
GROUP	4	Vegetables, Bulk and Canned	759.04
GROUP	5	Biscuits, Breakfast Foods	390.90
GROUP	6	Beverages, Soups	747.91
GROUP	7	Miscellaneous	848.23
GROUP	8	Cleaning Materials	209.25
GROUP	9	Diabetic Fruits	43.00
GROUP	10	Juices	290.30
GROUP	11	Fish, Canned	<u>257.13</u>
			<u>\$4,619.06</u>

Motion passed.

AMENDED

Council,
January 26, 1967

Tenders for Milk and Cream - Basinview Home

MOVED by Alderman Meagher, seconded by Alderman Ahern that, as recommended by the Public Health and Welfare Committee, the tender of Twin Cities Co-operative Dairies Limited for the supply of milk and cream for Basinview Home for the three month period February 1, 1967 to April 30, 1967, in the following amounts be approved:

MILK

1 Polygal	.25½ qt.
2 Quart Cartons	.27½ ea.
3 Pint Cartons	.15 ea.
4 Quart Bottles	.25 ea.
5 Pint Bottles	.13½ ea.
6 ½-pint Bottles	.08½ ea.

CREAM

1 Cans	1.15 qt.
2 Quart Cartons	1.18 ea.
3 Quart Bottles	1.15 ea.
4 ½-pint Bottles	.37 ea.
5 Salad (Sour) ½-pint	.37 ea.

BLEND

1 Cans	.40½ qt.
2 Quart Cartons	.43 ea.
3 Pint Cartons	.23 ea.
3 Quart Bottles	.40 ea.
5 Pint Bottles	.21 ea.

CHOCOLATE DAIRY DRINK

1 Cans	.25½ qt.
2 Quart Cartons	.27½ ea.
3 Pint Cartons	.15 ea.
4 8-oz. Cartons	.08½ ea.
5 Quart Bottles	.25½ ea.
6 Pint Bottles	.13½ ea.
7 ½-pint Bottles	.08 ea.

SKIM

1 Quart Cartons	.21½ ea.
2 Quart Bottles	.18½ ea.
3 Can	.19 qt.

AMENDED

Council,
January 26, 1967

BUTTERMILK

Quart Cartons .22 ea.

Motion passed.

Tenders for Bread - Basinview Home

MOVED by Alderman Moir, seconded by Alderman Ahern that, as recommended by the Public Health and Welfare Committee, the tender of Ben's Limited for the supply of White Bread and Whole Wheat Bread for Basinview Home for the three month period February 1, 1967 to April 30, 1967, in the following amounts be approved:

White Bread	20 oz.	sliced	.16¢
Whole Wheat Bread	20 oz.	sliced	.16¼¢

Motion passed.

MOVED by Alderman Moir, seconded by Alderman Ahern that, as recommended by the Public Health and Welfare Committee, the tender of Eastern Bakeries Limited for the supply of Raisin Bread and Brown Bread for Basinview Home for the three month period February 1, 1967 to April 30, 1967, in the following amounts be approved:

Raisin Bread	20 oz.	sliced	.17¢
Brown Bread	20 oz.	sliced	.17¢

Motion passed.

REPORT - TOWN PLANNING BOARD

Council considered the report of the meeting of the Town Planning Board held on January 17, 1967, with respect to the following matters:

Rezoning - 1060-1078 Wellington Street - R-2 Zone to R-3 Zone

MOVED by Alderman Black, seconded by Alderman Connolly

Council,
January 26, 1967

that, as recommended by the Town Planning Board,

- (1) the application to rezone #1060-1078 Wellington Street from R-2 to R-3 Residential to permit construction of a 13-storey, 46-unit apartment building as shown on Drawing Nos. P200/2180-2188 be approved;
- (2) the affected area of property owners be notified as indicated by Staff and
- (3) a date be fixed for a public hearing into the matter.

Motion passed.

Amendment - Zoning By-law Re: Day Nurseries

MOVED by Alderman Ivany, seconded by Alderman

Connolly that, as recommended by the Town Planning Board, the following proposed amendments to the Zoning By-law be approved and a date set for a public hearing:

- "1. A Definition would be inserted in Part I of the Zoning By-law
'day nursery means any institution, agency or place, whether known as a day nursery, nursery school, kindergarten, play school, or under any other name, which for compensation or otherwise, receives for temporary custody on a daily or hourly basis with or without stated educational purpose, during part or all of the day, apart from the parents, more than three children under seven years of age and not attending the first grade of school or kindergarten conducted as part of a public or private school.'
2. The list of uses permitted in an R-2 zone should be amended to add as Clause (g) 'day nursery'. The accessory uses would then become Clause (h).
3. The section of the regulations affecting standards in the R-2 zone should be amended to read as follows:

Buildings erected, altered or used for R-2 uses in an R-2 zone should comply with the following requisites:

	<u>Minimum Requirements</u>		
	<u>Lot Frontage</u> Ft.	<u>Lot Area</u> Sq. Ft.	<u>Side Yard</u> Ft.
R-1 uses	40	4,000	4
Duplex and pair of semi-detached dwellings	50	5,000	5
3-unit and 4-unit apartment building	60	6,000	6
Day Nursery	60	6,000	8

Council,
January 26, 1967

4. That Part II, Section 8 be amended by adding sub-sections (5) and (6) as follows:
- (5) The owners of every building hereafter erected or altered for use as a day nursery shall therein or upon such lands appurtenant thereto, provide and maintain accommodations for the parking or storage of motor vehicles for the use by the employees of such day nursery.
 - (6) Such accommodations shall consist of one separately accessible parking space at least 9 feet wide and 20 feet long for every 1,200 square feet of building space actually used for day nursery purposes exclusive of the front yard and entrance or driveway leading to such parking space."

Motion passed.

Temporary Building - 1707 Lower Water Street - Fisheries Research Board

MOVED by Alderman Ivany, seconded by Alderman Fitzgerald that, as recommended by the Town Planning Board, the application from the Fisheries Research Board of Canada requesting permission to erect a temporary building at 1707 Lower Water Street, as shown on Drawing No. P200/2179, be approved.

Motion passed.

MOTIONS

Motion - Alderman Ahern Re: Use of Tokens - Parking Meters

MOVED by Alderman Ahern, seconded by Alderman Connolly that the matter of the use of tokens in parking meters be referred to the Safety Committee for consideration and report back to Council. Motion passed.

Motion - Alderman A. M. Butler Re: Legislation Respecting Membership on the Forum Commission

MOVED by Alderman A. M. Butler, seconded by Alderman Connolly that legislation be sought to amend the Halifax Forum Commission Act to increase the aldermanic representation on the

Council,
January 26, 1967

Halifax Forum Commission by one member. Motion passed.

Motion - Alderman Black Re: Amendment - Section 226, City Charter

Alderman Black said that the record shows that at the last meeting of City Council, he gave notice that he would move that legislation be sought to amend Section 226(b) of the City Charter by substituting the word "forty" for the word "forty-five" in the last line thereof.

He contended that his Notice of Motion included proclamation of the entire Section 226 and the amendment to 226(b); but he felt that, in view of the fact that a public hearing had been scheduled for January 30, 1967, to consider the proposal to establish a third tax rate to be applied to rented residential accommodation in the City of Halifax, the matter of the proclamation and amendment to Section 226 should be deferred for consideration after the public hearing is held.

It was agreed to defer the matter as suggested by Alderman Black.

Lord's Day Permit

An application was submitted from Noah Bassil for permission to operate a Grocery Store at 5190 Morris Street on the Lord's Day.

MOVED by Alderman H. W. Butler, seconded by Alderman Ahern that the application be approved. Motion passed.

Expropriation Resolution - #2369 Maitland Street

The following resolution as prepared by the City Solicitor was submitted as follows:

Council,
January 26, 1967

W H E R E A S 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 purposes;

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-6-16815, 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>
2369 Maitland Street	Eugenie Marie LeBlanc	\$11,000.00

the said lands being described as follows:

ALL that certain lot, piece or parcel of land, situate, lying and being on the eastern side of Maitland Street in the City of Halifax, shown bordered in red on a plan entitled "Expropriation Plan of Certain Lands Required by the City of Halifax for Redevelopment Purposes", dated January 12th, 1967, and being on file in the Office of the Commissioner of Works of the City of Halifax at City Hall, as Plan No. TT-6-16815; the said land being more particularly described as follows:

BEGINNING at a point where the eastern street line of Maitland Street is intersected by the northern boundary line of property now or formerly owned by Peter M. Doucette;

Thence northwardly along the said eastern street line of Maitland Street for a distance of ninety-one feet (91') more or less to the southern boundary line of land now or formerly owned by Armview Construction Limited;

Council,
January 26, 1967

Thence eastwardly along the said southern boundary line of land of Armview Construction Limited for a distance of thirty feet and seven-tenths of a foot (30.7') more or less to the western boundary line of land now or formerly owned by Industrial Union of Marine and Shipping Workers of Canada Local No. One;

Thence southwardly along said boundary line of land now or formerly owned by Industrial Union of Marine and Shipping Workers of Canada Local No. One for a distance of ninety-one feet (91') more or less to a point on the northern boundary line of the aforesaid Doucette property;

Thence westwardly along the said boundary line of the Doucette property for a distance of thirty-nine feet and five-tenths of a foot (39.5') more or less to the place of beginning.

MOVED by Alderman Black, seconded by Alderman Fitzgerald that the Formal Resolution as submitted be approved. Motion passed.

Acquisition - Parking Garage Site - Barrington & Blowers Streets

The following report was submitted from the City

Manager:

"A report dated December 28, 1966, informed the Council as to the state of negotiations respecting acquisition of property at Barrington and Blowers Streets for the purpose of constructing a parking garage. The further correspondence expected from the solicitor for the Sisters of Charity, owners of the property, has now been received.

The letter refers to certain extensive repairs and improvements made to the Convent property within the past seven years, so that the building is now considered to be in very satisfactory condition.

The Convent provides accommodation for a number of Sisters, some of whom are engaged in teaching in Halifax Public Schools. It is now fully occupied and the need for the kind of accommodation being provided is expected to increase rather than diminish.

The letter concludes:

'In the circumstances we have been instructed to advise you that the owners are not in a position to indicate that this property can be made available for the purposes envisioned in the City Council Resolution or for any other use which would in any way interfere with their present enjoyment of the property.'

Council,
January 26, 1967

In the circumstances, staff respectfully requests Council's direction relative to the acquisition of a site for a parking garage in the downtown area of Halifax."

MOVED by Alderman Black, seconded by Alderman Ivany that the matter be referred to the Advisory Committee on Parking for its consideration. Motion passed.

Collective Bargaining Agreement - Local Union #143 (City Hall)

A report was submitted from the City Manager dated January 25, 1967, in which he advised that he has concluded negotiations with the Bargaining Committee of Local Union #143 - Canadian Union of Public Employees, and would recommend for acceptance a new agreement with the said Union to run from January 1, 1967, to December 31, 1968; the terms of the agreement to be similar to the terms contained in the previous agreement which expired on December 31, 1966, with the following variations as shown in a review of Union requests and the result of the bargaining:

<u>REQUESTED CHANGES</u>	<u>AGREEMENT REACHED</u>
1. 20% increase in salary over a two year agreement.	Agreed to recommend that effective January 1, 1967, and January 1, 1968, the rates of pay be as listed in Schedule A.
2. Standard overtime rate of \$3.60 per hour from 8:00 a.m. until midnight. For any hours worked between midnight and 8:00 a.m. on Saturdays, Sundays and Holidays \$4.80 per hour requested (Former rate was \$2.25 per hour)	Agreed to recommend a flat overtime rate of \$3.25 per hour.
3. Unlimited accumulative sick time. (Present maximum is 120 days)	Agreed to recommend that sick leave be accumulative to a maximum of 125 days. This is maximum allowance for other City Unions and makes for uniform sick leave allowance.

Council,
January 26, 1967

4. Reduction in hours for those employees working more than 32½ hours per week. It was agreed to recommend that under Schedule "D" to the agreement the regular hours of work for electricians be 8 a.m. to 12 noon and 1 p.m. to 5 p.m., five days a week, Monday through Friday.
5. City requested deletion of Treasurer's Assistant and Assessor 3 Union representatives agreed.
6. City requested deletion of reference to Prison Guards in Local 143 agreement. It was agreed that since the City Prison Guards are now certified as Local Union 991, all reference to Prison Guards would be deleted from Union Local 143 agreement.

The City Manager reported verbally that Local Union #143 has accepted the proposed changes in the agreement with the exception of the deletion of Assessor 3 (Item #5 above) from the Schedule of positions listed in the Collective Bargaining Agreement and; therefore, that Schedule A (A copy of which is attached to the official copy of these minutes) would have to be amended by adding the following scale:

<u>CLASSIFICATION</u>	<u>1966 RANGE</u>	<u>S.R.NO.</u>	<u>PROPOSED 1967 RANGE</u>	<u>S.R.NO.</u>	<u>PROPOSED 1968 RANGE</u>
Assessor 3	5700-6660	54	5940-6900	56	6180-7140

MOVED by Alderman Moir, seconded by Alderman Fitzgerald that a Collective Bargaining Agreement be entered into with Local Union #143 - Canadian Union of Public Employees, for the period January 1, 1967, to December 31, 1968, the terms of the said agreement being the same as contained in the previous agreement with the said Union but with variations as recommended in the City Manager's report dated January 25, 1967; and that the Mayor and City Clerk be authorized to execute same on behalf of the City. Motion passed.

Council,
January 26, 1967

Category Changes - Local Union #143 (City Hall)

A report was submitted from the City Manager respecting Union category changes dated January 25, 1967.

MOVED by Alderman Fitzgerald, seconded by Alderman Moir that the position of Treasurer's Assistant be deleted from the schedule of positions included in the Collective Bargaining Agreement between the City of Halifax and Local Union #143 - Canadian Union of Public Employees, and that the following salary ranges for the position be approved, effective January 1, 1967:

<u>CLASSIFICATION</u>	<u>1966 RANGE</u>	<u>S.R.NO.</u>	<u>PROPOSED 1967 RANGE</u>	<u>S.R.NO.</u>	<u>PROPOSED 1968 RANGE</u>
Treasurer's Assistant	5189-6203	55	6060-7020	57	6300-7260

Motion passed.

Notice of Application for Certification:

1. Local Union #1035 - Halifax Health Service Employees at Basinview Home
2. Local Union #1030 - Cleaners, Maids, Domestic, Utility, Cooks, Assistant Chef and Chauffeurs Employed at Basinview Home
3. Local Union #108 - Halifax Health Centre, General Service Maids

The following report was submitted from the City Manager:

"The City has been advised by the Chief Executive Officer of the Labour Relations Board of Nova Scotia of three applications by the Canadian Union of Public Employees, as listed above, for certification as bargaining agent. There are three (3) employees involved in Local 108; twenty-nine employees (29) involved in Local 1030 and thirty-six (36) employees involved in Local 1035.

In compliance with the Trade Union Act a copy of the application for certification has been posted at Basinview Home for Local 1030 and Local 1035 and at the Halifax Health Centre for Local 108, and the City has fourteen (14) days from January 31, 1967, the date of receiving Notice, to contest these certifications.

Council,
January 26, 1967

The Trade Union Act grants employees the right to join a Trade Union for the purpose of collective bargaining. There are no apparent reasons for contesting these applications.

The City Solicitor advises that any dealings with the Union regarding these employees, if certification is granted, would be on behalf of the City Council.

This is submitted for your information and to advise that at present it is not intended to contest the applications. However, should there come to light any grounds for objection it is requested that the City Manager be authorized to bring such objection to the attention of the Labour Relations Board before the expiry date."

MOVED by Alderman Black, seconded by Alderman Moir that the City Manager be authorized to contest the applications if he considers that there are grounds for such objection.
Motion passed.

Neptune Theatre Subscription Campaign

A letter was submitted from the President of the Neptune Theatre Foundation requesting permission to conduct a subscription series campaign for a period of six to eight weeks commencing on February 10, 1967.

MOVED by Alderman Moir, seconded by Alderman Matheson that the requested permission be granted. Motion passed.

QUESTIONS

Question - Alderman A. M. Butler Re: Ordinance Respecting Poll
Tax

Alderman A. M. Butler asked if any action had been taken to prepare the ordinance respecting Poll Tax.

The City Solicitor stated that the work of preparing the Draft Ordinance is in progress.

Council,
January 26, 1967

Question - Alderman Sullivan Re: Layoff - Halifax Shipyards

Alderman Sullivan referred to reports he had received respecting layoff of employees at the Halifax Shipyards, and he asked if there is any way that City Council could act in a more vigorous manner to bring to the attention of the appropriate government officials, the unemployment situation at the Shipyards.

At the suggestion of His Worship the Mayor, it was agreed to request the City's Industrial Commission to look into the matter of the layoff of workers at the Shipyards and report to Council without delay after consultation with the officials of the Halifax Shipyards Limited.

Question - Alderman Fitzgerald Re: Collection - Poll Tax Arrears

Alderman Fitzgerald referred to the fact that he had received complaints from a number of citizens who had received demands for payment of Poll Tax for the year 1959 from a Collection Agency.

He said that the people involved contended that they had paid taxes for five years but had never received a notice from the City before respecting the 1959 Poll Tax.

He asked if the system of collection of Poll Tax used by the City through the Collector's Office could be made more efficient so that the City's "public relations image" can be improved.

The City Manager said that Council had decided in 1965 to place Poll Tax accounts and arrears, for the years 1958-1962 inclusive, in the hands of a private collection agency; and an effort is being made by Staff to have these accounts cleared up.

He pointed out, however, that any cases that are referred to him are given very careful attention and to date, he had been able to satisfy every person referred to him that a valid charge had been made.

Alderman Black asked if it would not be desirable in the case of Poll Tax to have the City subject to the same statute of limitations as is any private individual or corporation to eliminate this type of public irritant.

It was agreed to refer the matter of Poll Tax collections to the Finance and Executive Committee for consideration.

NOTICES OF MOTION

Notice of Motion - Alderman A. M. Butler - To Rescind Resolution of Council Respecting Tax Relief - Children's Hospital

Alderman A. M. Butler gave notice that at the next regular meeting of City Council to be held on February 16, 1967, he will move that the motion passed by City Council this date with respect to Tax Relief - Children's Hospital, be rescinded.

Notice of Motion - Alderman Black - To Rescind Resolution of Council Respecting the Closing of a Portion of George Street

Alderman Black gave notice that at the next regular meeting of City Council to be held on February 16, 1967, he will move that the motion passed by City Council this date with respect to the closing of the portion of George Street east of Water Street, be rescinded.

Notice of Motion - Alderman Ahern Re: Grievance Committee

Alderman Ahern gave notice that at the meeting of City Council to be held on April 13, 1967, he will move that the Grievance Committee be revived.

Council,
January 26, 1967

ADDED ITEMS

Letter - Municipality of the County of Halifax Re: Resolution -
Court House Site

The following letter was submitted from the Municipality
of the County of Halifax dated January 24, 1967:

His Worship Allan O'Brien &
Aldermen of the City of Halifax

Dear Sirs:

At the January Session of the Municipal Council of the Municipality of the County of Halifax considerable objection was raised with respect to the proposal of the Halifax Court House Commission to build the new Court House on the waterfront at a greatly increased cost over the Rainnie Drive site. It was also indicated by the debate in Council that the waterfront should be retained for those types of business which require their own docking facilities and several members of Council felt that the building of a public building like a Court House would unnecessarily use up waterfront areas that should be kept for business development in the future, if it were not required for this purpose at the present time.

There was a further objection to the closing of George Street to the east of Bedford Row, as apparently many inshore fishermen, who are residents of the County, sell their produce to the Fisherman's Market, which also maintains a lobster pound. It was also pointed out that this was the type of business that could not move to a location removed from the waterfront.

The actual resolution that was passed by the Council was as follows:

"That a letter be sent to the Mayor of the City of Halifax, the Members of the City Council and to the Court House Commission, objecting to the waterfront site for the Court House Building."

We trust that the City Council will give careful consideration to this matter.

Yours very truly,

(Signed)

R. G. Hattie,
Municipal Clerk and Treasurer

Council,
January 26, 1967

MOVED by Alderman Matheson, seconded by Alderman Meagher that the City Clerk be directed to advise the Municipality of the County of Halifax of the action taken by City Council with respect to (a) the acquisition of the waterfront site, (b) the closing of the portion of George Street east of Water Street. Motion passed.

Letter - Board of School Commissioners Re: Salaries - 1967
Estimates

A letter was submitted from the Board of School Commissioners requesting that Estimates of Expenditures for 1967, submitted by the Board, be amended as follows:

Increase Maintenance Salaries by	\$21,648.60
Increase Janitors Salaries by	21,561.60
Increase General Foreman Heating Superintendent Janitors Superintendent Salaries by	<u>1,432.31</u>
	<u>\$44,642.51</u>

MOVED by Alderman Moir, seconded by Alderman Ivany that the request be referred to the City Manager for presentation when the 1967 Estimates are being considered by Council. Motion passed.

Letter - Board of School Commissioners Re: Five-year School
Construction Capital Budget

A letter was submitted from the Board of School Commissioners advising that a Five-year School Construction Capital Budget had been adopted by the Board as follows:

1968 - New School in St. Patrick's Area	\$680,000
1969 - Bloomfield Jr. High Replacement with Auditorium and Gymnasium	780,000
1970 - Addition to Gymnasium at Chebucto, also possible additions to A. McKay and St. Joseph's, totalling 7-9 rooms	350,000
1971 - Possible additions to Gorsebrook, Tower Road, St. Thomas Aquinas, St. Stephen's and St. Agnes, totalling 23 rooms	600,000
1972 - New Administration Office and Educational Centre	600,000

MOVED by Alderman Connolly, seconded by Alderman Sullivan that the matter be deferred for consideration when the Capital Budget is being considered. Motion passed.

Letter - Board of School Commissioners Re: 1967 Capital Budget

A letter was submitted from the Board of School Commissioners requesting that the following additional items be included in the 1967 Capital Budget:

School Paving for St. Stephen's, Richmond, Bloomfield	\$36,000
New Toilets for Alexander McKay (Lavatories)	5,000
Academy Renovations & Repairs (Electrical & Roof)	9,000
Replacement to Existing Capital Appropriations of Bank Interest Charges made during 1965-66 Period	10,300

MOVED by Alderman Connolly, seconded by Alderman Sullivan that the matter be deferred for consideration when the Capital Budget is being considered. Motion passed.

12:12 a.m. Council adjourned to meet as Committee of the Whole to consider the matter of additional expropriation compensation - Martell Property - 2227 Gottingen Street.

12:15 a.m. Council reconvened, the following members being present: Aldermen Black, Ivany, Moir, A. M. Butler, Matheson, Meagher, Ahern, Connolly, Doyle, Sullivan, H. W. Butler and Fitzgerald.

Expropriation Compensation - Martell Property - Gottingen Street

MOVED by Alderman Black, seconded by Alderman Ahern that, as recommended by the Committee of the Whole Council, the Resolution pertaining to the expropriation of the property #2227 Gottingen Street, formerly owned by Mr. Raymond Martell, be amended to increase the amount of compensation payable to Mr. Martell to \$115,000.00. Motion passed.

12:17 a.m. Meeting adjourned.

Council,
January 26, 1967

HEADLINES

Minutes	47
Approval of Order of Business	47
Deferred Items	
Compensation - #2373-75 Gottingen Street	48
Tax Relief - Children's Hospital	48
Motions of Reconsideration	49
Motions of Rescission	49
Public Hearings and Hearings	49
Public Hearing Re: Street Closure - Portion of George Street Easterly from Water Street to Halifax Harbor	49
Public Hearing Re: Alteration to Subdivision - Lots "B", "C" and "D" W/S MacLean Street Between Atlantic and Inglis Streets	52
Petitions and Delegations	52
Mr. David Wickins - Provinces and Central Properties Limited	52
Action of the Fire Department	53
1967 Legislation	54
Rezoning Quinpool Road, Harvard & Yale Streets from R-2 Zone to C-2 Zone	54
Report - Finance and Executive Committee	55
Policy Re: Tag Day Applications, etc.	55
Applications for Tag Days: (1) Kiwanis Club of Halifax (2) Kiwanis Club of Armdale- Halifax (3) Halifax Civic Youth Band Auxiliary	56
Change Orders - Federal-Provincial Housing Project	56
Rentals - Uniacke Square	57
Cost Sharing Drugs by Provincial Government	57
Compensation - Martell Property - Legal Counsel	57
Capital Expenditure for Fire Exit - North End Branch Library	58
Expo 67 - Sponsorship of Expo Express Cars	58
Act to Incorporate Halifax Parking Authority	58
Resolution - Bank Borrowing	59
Legislation Re: Tax Certificate #19976 - #3822 Newbery St. Account Over \$1,000.00 - Municipal Capital Contribution for Hospitals	59
Amendment Ordinance #36 - Fees for Automatic Machines	60
Superannuation - Rights - City Prison Employees	61
Payment of Survivors' Benefits to Widows of Deceased Retired Employees	63
Inclusion in Superannuation Plan of Certain Civic Employees	63
Contributions to Superannuation Plan by Female Employees Over Sixty Years of Age	63
Amendment Superannuation Plan - Section 4, Sub-section 4	64
Halifax Civic Hospital - 1965 Deficit	64
Teachers' Salaries Foundation Program Change	64

Council,
January 26, 1967

Report - Committee on Works	65
National Building Code	65
Alteration Building Line - West Side Kempt Road, North of Hood Street from 30 ft. to 5 ft. - Date for Public Hearing	66
Street Names - Uniacke Square	66
Expropriation - #1877 Argyle Street	66
Tenders - One 4-Wheel Drive Vehicle	66
Tenders - Demolition of Building - #1863-67 Argyle St.	67
Closing of Streets - Miller Subdivision	67
Proposal by Metropolitan Developments Limited - Lease of R. S. Allen Property - Site for City Field	67
Report - Safety Committee	68
Application - Burglar Alarm - 6307 Chebucto Road Dictation Equipment (Maritimes) Limited	68
Designation - Truck Routes	68
Report - Public Health and Welfare Committee	69
Sale of Food - Halifax City Market	69
Tenders for Groceries and Cleaning Materials - Basin- view Home	70
Tenders for Milk and Cream - Basinview Home	71
Tenders for Bread - Basinview Home	72
Report - Town Planning Board	72
Rezoning - 1060-1078 Wellington Street - R-2 Zone to R-3 Zone	72
Amendment - Zoning By-Law Re: Day Nurseries	73
Temporary Building - 1707 Lower Water Street - Fisheries Research Board	74
Motions	74
Motion - Alderman Ahern Re: Use of Tokens - Parking Meters	74
Motion - Alderman A. M. Butler Re: Legislation Respec- ting Membership on the Forum Commission	74
Motion - Alderman Black Re: Amendment - Section 226, City Charter	75
Lord's Day Permit	75
Expropriation Resolution - #2369 Maitland Street	75
Acquisition - Parking Garage Site - Barrington & Blowers Streets	77
Collective Bargaining Agreement - Local Union #143 (City Hall)	78
Category Changes - Local Union #143 (City Hall)	80
Notice of Application for Certification:	
1. Local Union #1035 - Halifax Health Service Employees at Basinview Home	
2. Local Union #1030 - Cleaners, Maids, Domestic, Utility, Cooks, Assistant Chef & Chauffeurs Employed at Basinview Home	
3. Local Union #108 - Halifax Health Centre, General Service Maids	80
Neptune Theatre Subscription Campaign	81

SPECIAL CITY COUNCIL MEETINGS
MINUTES

Council,
January 26, 1967

Questions	81
Question - Alderman A. M. Butler Re: Ordinance Respecting Poll Tax	81
Question - Alderman Sullivan Re: Layoff - Halifax Shipyards	82
Question - Alderman Fitzgerald Re: Collection - Poll Tax Arrears	82
Notices of Motion	83
Notice of Motion - Alderman A. M. Butler - To Rescind Resolution of Council Respecting Tax Relief - Childrens' Hospital	83
Notice of Motion - Alderman Black - To Rescind Resolution of Council Respecting the Closing of a Portion of George Street	83
Notice of Motion - Alderman Ahern Re: Grievance Committee	83
Added Items	84
Letter - Municipality of the County of Halifax Re: Resolution - Court House Site	84
Letter - Board of School Commissioners Re: Salaries - 1967 Estimates	85
Letter - Board of School Commissioners Re: Five-year School Construction Capital Budget	85
Letter - Board of School Commissioners Re: 1967 Capital Budget	86
Expropriation Compensation - Martell Property - Gottingen Street	86

ALLAN O'BRIEN
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

DR 700

SPECIAL CITY COUNCIL MEETING
MINUTES

Special Council
January 30, 1967

Council Chamber,
City Hall,
Halifax, N. S.
January 30, 1967,
8:05 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.

Present: His Worship the Mayor, Chairman and Aldermen Black, Abbott, Moir, Ivany, A. M. Butler, Meagher, Ahern, Connolly, Sullivan, Fitzgerald and H. W. Butler.

Also Present: City Manager, City Solicitor, City Clerk, City Assessor and other Staff members.

The City Clerk advised that the meeting was held especially to consider suggested legislation to establish a separate tax rate applicable to rented residential accommodation and to hold a public hearing on the same.

8:07 p.m. Aldermen LeBlanc and Matheson arrive.

His Worship the Mayor asked if anyone wished to be heard on the matter.

Mr. Fletcher Smith appeared against the imposition of a third tax rate and quoted some points raised in a taxation study undertaken by Judge Pottier some years ago. He felt that too much land in the City of Halifax is zoned for R-1, R-2 and Commercial use which does not permit high density apartment development and contended that this fact was creating sprawl development in the fringe areas of the City.

Special Council,
January 30, 1967

Aldermen Black, Matheson and A. M. Butler put several questions to Mr. Smith at this time.

Mr. Hardman of Halifax Developments Limited appeared in favour of the third tax rate if the following two provisos are adhered to:

1. The tax is spread over all multi residential premises;
2. That the additional revenues derived from this additional tax are used to keep the commercial tax rate down and not the residential rate.

In reply to a question posed by Alderman Black, Mr. Hardman stated that the imposition of the third tax on rented residential accommodation would not deter Halifax Developments Limited from constructing the 444 units proposed for Scotia Square and would not deter the Company from seeking, at a later date, additional adjoining land to Scotia Square on which to construct a further 1,000 units.

Mr. Arthur Speed appeared against the rented residential tax rate on behalf of the Halifax-Dartmouth Real Estate Board. Mr. Speed felt that the imposition of this third tax rate would discourage the further development of the City and considered that greater incentive should be given to increase development and land usage to higher densities.

His Worship the Mayor asked Mr. Speed what the rented residential Halifax versus Dartmouth impact in tax dollars for the same kind of unit was. His Worship said it had been suggested earlier that maybe Dartmouth's assessment was at a lower percentage, and he asked Mr. Speed how it worked out.

Special Council,
January 30, 1967

Mr. Speed replied that if one was to analyze any group of assessments in the City of Dartmouth one would find the assessments ran between 70% and 80%.

His Worship asked what they would run in Halifax on apartment buildings.

Mr. Speed replied somewhere between 80% and 90%.

Alderman Black asked Mr. Speed if he thought that rents in the Dartmouth and County areas were lower than in Halifax, and also if he agreed that the tax rate in Dartmouth was about double the residential tax rate in the City of Halifax.

Mr. Speed replied in the affirmative to both questions.

Alderman A. M. Butler said he would like to mention that Mr. Speed had suggested that any action Council might take would be discriminatory and he wished to point out that the top rate in Halifax is the business rate. Alderman Butler said he was suggesting that Halifax had three rates now, and the second highest rate was the residential rate because for a homeowner to pay \$500.00 in taxes a person had to allot about \$650.00, since before a person is ready to pay the civic tax he has to pay Dominion Income Tax. In the case of the apartment developer this is not so, if he is going to put \$500.00 in for taxation he gets the full benefit from that, subsequently his profit statement, which he can pretty well wash out through the medium of depreciation, and from this he asked Mr. Speed if he did not see that the top rate was the business rate, second highest the residential owner, and the lowest rate of all was the person who enjoyed the apartment rates. Alderman Butler then went on

Special Council,
January 30, 1967

to say that the homeowner had to put away about \$700.00 to pay the \$500.00 to the City to free that \$500.00 for his own use and pay it to the City, but not so in the case of an apartment owner or apartment corporation paying its taxes, it might subsequently if it so arranges its affairs pay some income tax but not necessarily so in view of the massive depreciation that is everlastingly there for years and years.

Mr. Speed replied that tax must be paid eventually on depreciation when the property is sold.

Alderman A. M. Butler answered that this was recaptured depreciation and was something else again.

His Worship the Mayor asked Mr. Speed if he knew the relative assessment to actual value on single family dwellings in Halifax-Dartmouth and the County from his experience, and how it would line up.

Mr. Speed replied that they had found a few variations in the City since the re-assessment, there were quite a number at or around the 100% but very few over. His own residence was assessed at \$100.00 over what he paid for it two years ago, but mostly he said they ran at around 90%. Dartmouth would be about 75% to 80%, and the County very difficult to assess, anything from 45% to 70% depending on the area. Some of the new areas such as Clayton Park where there is uniformity, and where the assessor knows what the actual properties are buying and selling for, and where there is a large body of them being traded, then the assessments tend to be more uniform.

Special Council,
January 30, 1967

His Worship then said that if we considered Mr. Speed's figures for the three municipalities for assessment and the tax rates that we know of the three, then the homeowner in Halifax is paying substantially less dollars in property tax than he would with a similar house in Dartmouth or the County.

Mr. Speed replied that this was correct.

Alderman A. M. Butler then asked if Mr. Speed would comment or give him an answer to what his thoughts are on the really true realistic existence of the three rates now?

Mr. Speed replied that he did not think this entered the picture at all. He said that if a man wanted to invest his capital in real estate the Federal Government makes certain allowances for it.

Alderman A. M. Butler then asked who realistically is getting the lower rate of the three today, businessman, residential owner or the apartment owner?

Mr. Speed replied he could not go along with the proposition on the depreciation and income tax aspect.

His Worship the Mayor then said he would like to state the proposition in this way, "isn't what Alderman Butler is saying, that because of the application of Federal Income Tax laws the burden in the average is lowest on the rented residential accommodation owner of the three categories that he has mentioned, we only have two rates really, but the burden is least in the average situation because of the application of the Federal Income Tax law?"

Special Council,
January 30, 1967

Mr. Speed replied he could see Alderman Butler's point but he did not feel it was a valid one.

Alderman Matheson then mentioned that Mr. Smith had raised the matter of the economic principle of the old law of supply and demand, and it had been suggested on other occasions, that if Council impose a higher rate on residential rented realty that we will frighten everyone into the City of Dartmouth or into the County, and Alderman Black had been pushing rather hard on this and he presented some statistics to Council one night which indicated that some of the high rise apartment buildings, the newer ones in Halifax, giving an example of LeMarchant Towers where the assessment was \$10,000.00 a unit. He then stated that Mr. Speed had said the average assessment on apartment buildings in Dartmouth was 70% to 80% and that over here in Halifax it was 80% to 90%, and he asked Mr. Speed if he thought LeMarchant Towers at \$10,000.00 a unit amounted to the same - 90% of the value of the building.

Mr. Speed answered that he thought this was about 70%.

Mr. Donald McInnes appeared against the third tax rate on behalf of Mr. Raymond Ferguson and in a short address agreed basically with the foregoing persons.

Mr. R. J. Downie appeared against the proposal on behalf of the owners of four apartment buildings on Olivet Street, namely Fort Knox, Fort George, Fort Anne and Fort Lawrence. He contended that the imposition of the third tax rate would discourage any new apartment development.

Special Council,
January 30, 1967

Mr. Hubert Langlois appeared in favour of the third tax rate as a home owner and contended that the imposition of this rate would relieve the home owner from additional taxes which he cannot afford.

Mr. K. R. Curtis appeared against the proposal as a home owner renting one apartment unit. He felt that the tenant is paying sufficient and the rent should not be increased, but that he could not afford the additional taxes which might be levied against him.

Mr. G. R. Guy appeared against the proposal on behalf of the Nova Scotia Savings and Loan Company. He contended that the matter should be deferred until a tax study is undertaken of the whole question, and no changes should be made until that time.

Mr. Andrew Mathews appeared in favour of the third tax rate as a home owner and reiterated the remarks of Mr. Langlois.

Mr. Frank Fryer appeared in favour of the proposal as a home owner and stated that Mr. Pottier, in his taxation report, states that apartment buildings are a business, and should be taxed as such. He advised that he had received numerous telephone calls from citizens who are home owners expressing their disapproval of any increase in taxes levied on the home owner. He agreed with the point made by Judge Pottier and felt that the third rate would ease the burden on the home owner.

Mr. Herman Newman appeared against the proposal as an apartment developer and contended that the third tax rate, if imposed, would be passed on to the tenants as an increase in rent,

Special Council,
January 30, 1967

and in some cases would cause a hardship. He felt that it would curtail any incentive to build more apartment buildings.

Mr. Ralph Medjuck appeared against the imposition of the third tax rate and felt that office building developments could absorb any increase in taxes more easily than apartment building development. He contended that the City had not proceeded quickly enough to dispose of some of the redevelopment areas which, when developed, would bring in additional taxes. He stated that he considered the present tax rates to be fair and equitable, and if they are to be increased, they should be increased equally and the rules should not be changed, at this time, to impose a third tax rate. He suggested a thorough review of the taxing policies in the City. That all properties be taxed alike; spur redevelopment; review the assessments of the older properties where the land is of more value than the building; give some commercial incentives as recommended by Judge Pottier and press for a fair share of financial assistance from both the Federal and Provincial Governments as well as the National Harbours Board.

Professor John Graham appeared and addressed Council on the subject matter of the hearing and stated that any increased tax on apartment buildings cannot be passed on if the real estate market will not permit it. If it could not be passed on, it would have to be borne by the home owner. It is likely that the tax levy would be passed on in large part with the effect to discriminate against those who are renting apartments in relation to home owners in the City. He suggested

Special Council,
January 30, 1967

that Council should look into some of the questions regarding ratio of assessment between apartment buildings and owner occupied residential property.

Alderman Sullivan asked Professor Graham if he thought the whole tax structure should be changed.

Professor Graham replied that he thought it should be changed essentially in this way, that all of the general services in which the cities, towns and municipalities are presently contributing, should become the complete fiscal responsibility of the Province and that the municipalities should be left with those local services which are, to his mind, among the most important services provided to citizens, the whole environment of the city, fire protection, police protection, streets, sidewalks, recreational facilities, parks, urban development etc. so that the cities and towns will be left with those services which was the reason really for coming into existence in the first place and which they are particularly competent to deal with and that these should be continued to be supported, in large part, by the property tax with sufficient equalization payments by the Province to enable all municipalities to provide these services at standard rates; equal burden of taxes. It is likely, if this were done, it would be necessary for the Province, for revenue purposes, to continue to levy some taxes for general services on property to help finance the services they took over. This rate should be uniform throughout the whole province but it should be a stable rate not one that fluctuates from year to year with rapidly changing costs for