

Council,
February 29, 1968

Repeal of Section 310H City Charter - Survivors' Benefits

MOVED by Alderman Black, seconded by Alderman Ivany that, as recommended by the Finance and Executive Committee, City Council seek the repeal of Section 310H of the City Charter 1931 which Section permitted the City to pay certain allowances to Survivors of deceased employees.

The City Solicitor has advised that inasmuch as the 1966 Superannuation Plan makes provision for survivors' benefits for virtually all employees of the City, there would appear to be no necessity for retaining this section in force.

The motion was put and passed.

Assignment of Lease - 5418 Gerrish Street

MOVED by Alderman Black, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, approval be given to Mr. Arthur Boudreau to assign his interest under the lease between the City and Mr. Boudreau respecting the premises at 5418 Gerrish Street to Automatic Amusement & Vending Company Limited. Motion passed.

Possible Acquisition - 2001 Brunswick Street

MOVED by Alderman Abbott, seconded by Alderman H. W. Butler that, as recommended by the Finance and Executive Committee, the sum of \$107,500.00 be paid to Miner Rubber Company as settlement in full for all claims in connection with the acquisition by the City of their property at 2001 Brunswick Street, located within the Scotia Square site.

Motion passed.

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Final Certificates

MOVED by Alderman H. W. Butler, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, the following accounts be approved for payment:

<u>Certificate No.</u>	<u>Company</u>	<u>Project</u>	<u>Amount</u> \$
4 (Final)	Standard Paving Maritime Limited	Street Widening	714.75
4 (Final)	"	Renewals & Re-surfacing	3,514.68
4 (Final)	"	New Paving	32,209.50
2 (Final)	"	Patching Sewer Cuts	107.40
2 (Final)	"	Traffic Improvements	2,600.75
2 (Final)	"	Paving & Associated Work - Scotia Square	6,121.53
7 (Final)	"	Contract Patching	7,689.51
3 (Final)	Fraser Construction Limited	Sewer Watt Street	738.45
3 (Final)	"	Sewer Vernon St.	1,144.10

Motion passed.

Salary Scale - Engineering Assistant

MOVED by Alderman Black, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, the following salary scale for the position of Engineering Assistant be approved:

1968 - \$6,300 - 6,540 - 6,780 - 7,020 - 7,260

Motion passed.

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Staff Report - Historic Buildings - Brunswick Street

MOVED by Alderman Black, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, Staff be authorized to make necessary repairs to the properties at 2309 and 2319-2323 Brunswick Street which are considered to have historic value and to seek the approval of Central Mortgage and Housing Corporation to share the cost of such repairs as part of the Uniacke Square Redevelopment project capital account. The estimated cost totals \$22,700.00 a portion of which is recoverable as a result of a fire insurance claim. Motion passed.

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on February 20, 1968 with respect to the following matters:

Tenders - Demolition of Buildings

Deferred.

Fuel Loading Facilities and Office Building - 3479 Barrington Street

The report indicated that the Committee had for consideration a Staff Report relating to the issuance of a building permit to Canadian Petrofina Limited to construct fuel loading facilities and a small office building at 3479 Barrington Street at an estimated cost of \$12,000.00.

MOVED by Alderman Black, seconded by Alderman Abbott that, as recommended by the Committee on Works, Canadian Petrofina Limited be permitted to continue with the

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construction of fuel loading facilities and an office building at 3479 Barrington Street, as recommended in the Staff Report. Motion passed.

REPORT - PUBLIC HEALTH AND WELFARE COMMITTEE

Council considered the report of the Public Health and Welfare Committee from its meeting held on February 22, 1968 with respect to the following matter:

National Health Week

MOVED by Alderman Black, seconded by Alderman Meagher that, as recommended by the Public Health and Welfare Committee, City Council approve of a motion endorsing the 24th Annual National Health Week from March 10th to 16th, 1968, in accordance with the memorandum received from the Canadian Federation of Mayors and Municipalities.

Motion passed with Alderman Moir voting against.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS AND COMMISSIONS

Amendment to Ordinance #55 - Respecting Tag Days and the Solicitation of Money on the Streets (Second Reading)

Deferred.

REPORT - TOWN PLANNING BOARD

Council considered the report of the Town Planning Board from its meeting held on February 20, 1968 with respect to the following matters:

Modification of Front Yard, Lot Frontage and Area - 6162 Chebucto Road

MOVED by Alderman Connolly, seconded by Alderman Black that, as recommended by the Town Planning Board, the

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modification of front yard, lot frontage and area requirements at 6162 Chebucto Road, to permit the conversion of a single family dwelling to a six bachelor type unit apartment building, as shown on Drawings No. P200/2349-50, be approved.
Motion passed.

Alteration to a Subdivision and Modification of Front Yard -
6026 North Street

MOVED by Alderman Fitzgerald, seconded by Alderman Moir that, as recommended by the Town Planning Board:

1. the application for an alteration to a subdivision to combine the three lots into one; Block A, at 6026 North Street, as shown on Drawing Nos. P200/2343 - 00-10-17090, be approved and a public hearing waived;
2. the application for modification of front yard requirements at 6026 North Street be approved.

Motion passed.

MOTIONS

Motion - Alderman LeBlanc - Amendments Committee Ordinance
#105 (First Reading)

MOVED by Alderman LeBlanc, seconded by Alderman Abbott that the following amendments to Ordinance #105 -
The Committee Ordinance - be read and passed a First Time:

BE IT ENACTED by the City Council of the City of Halifax, as follows:

1. (1) Sub-clause (vi) of clause (c) of subsection (4) of Section 10 of Ordinance Number 105, Respecting the Establishment of Standing Committees of Council, is amended by striking out the word "Tourist" in the first line thereof, and substituting therefor the word "Visitors".

(2) Sub-clause (iv) of clause (e) of subsection (4) of said Section 10, is amended by striking out the word "Tourist" in the first line thereof and substituting therefor the word "Visitors".

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2. (1) Clause (b) of subsection (1) of Section 13 of said Ordinance Number 105 is amended by striking out the word "Tourist" and substituting therefor the word "Visitors".

(2) Subsection (2) of said Section 13 is amended by striking out the word "Tourist" in the third line thereof and substituting therefor the word "Visitors".

3. Ordinance Number 105 is further amended by striking out the word "Tourist" as it appears in the heading immediately preceding Section 15 thereof, and substituting therefor the word "Visitors".

4. (1) Subsection (1) of Section 15 of said Ordinance Number 105 is amended by striking out the word "Tourist" in the first line thereof and substituting therefor the word "Visitors".

(2) Subsection (5) of said Section 15 is amended by striking out the word "Tourist" in the second line thereof and substituting therefor the words "Visitors and Convention".

Motion passed.

MISCELLANEOUS BUSINESS

Accounts Over \$1,000.00

MOVED by Alderman Black, seconded by Alderman Sullivan that the City Manager be authorized to pay the following accounts over \$1,000.00:

<u>VENDOR</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Nova Scotia Housing Commission	City's share Federal-Provincial Housing Projects to December 31, 1967	\$7,494.44
A. D. Margison & Associates Ltd.	Study re Cogswell Street Interchange	2,720.41
Royal Print & Litho	Printing of Historic Folders	2,815.68
		<u>\$13,030.53</u>

Motion passed.

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Report - Housing Committee

The report of the Committee reads as follows:

"The Housing Committee, at its meeting held on February 28, 1968, had in attendance, Colonel Lindsay and Mr. G. Belliveau of C. F. B. Halifax to discuss certain aspects of service housing and other development plans for Department of National Defence land in the City of Halifax.

During the discussions, the Committee was informed that the Gorsebrook Area will be vacated by the Armed Forces by the end of this year, with the exception of 36 permanent housing units. The Committee was also informed that the area will be sold to the highest bidder, through Crown Assets Disposal Corporation, in the usual manner unless other arrangements are made. It was thought that the portion on which the permanent housing units are standing will be retained by the Department unless the purchaser undertakes to provide the same number of units in another location, preferably Albro Lake, in which case the total area will be sold.

After considerable discussion, it was recommended that the Housing Committee recommend to City Council that the Partnership of the City, the Province and Central Mortgage and Housing Corporation, be requested to negotiate immediately for the acquisition of the Gorsebrook Area from the Department of National Defence for public housing under Section 35(a) of the National Housing Act, and that the negotiations include discussions with respect to the acquisition of the 36 permanent housing units on that site."

MOVED by Alderman Matheson, seconded by Alderman Ivany that the report of the Housing Committee be approved.
Motion passed.

Annual Report - Halifax Forum Commission, December 31, 1967

MOVED by Alderman LeBlanc, seconded by Alderman A. M. Butler that the Annual Report of the Halifax Forum Commission, December 31, 1967, be tabled. Motion passed.

QUESTIONS

Question Alderman LeBlanc Re: Informal Meeting of Council with Staff

Alderman LeBlanc asked if His Worship the Mayor

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would call a meeting of City Council to meet with Staff as soon after his return from Winnipeg as possible, as he would prefer him to Chair the meeting.

His Worship the Mayor replied in the affirmative.

Question Alderman Matheson Re: Display of Flags at Tourist Bureau

Alderman Matheson asked if it is necessary for City Council to agree to any decision made by the Tourist and Convention Committee to display all kinds of flags at the Tourist Bureau, as, in his opinion, it is a matter of policy.

His Worship the Mayor replied that if Council wished to consider such a decision, a Notice of Motion would be required instructing the Tourist and Convention Committee to refer the matter to Council.

Question Alderman Black Re: Enforcement of Ordinance Relating to Store Hours

Alderman Black referred to advertisements in the local press stating that a book store on Argyle Street is open seven days a week from 8:30 a.m. to 9:30 p.m., which contravenes the Ordinance relating to Store Hours, and he asked if anything was being done about it.

His Worship the Mayor advised that the City Solicitor will take the question under advisement.

Question Alderman Connolly Re: Funds for Construction of New Basinview Home

Alderman Connolly asked if there was any truth in the statement that funds might not be available from other levels of Government for the construction of the new Basinview

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Home for possibly 10 to 12 years.

His Worship the Mayor advised that there is no truth in such a statement.

Question Alderman Sullivan Re: New Basinview Home per Bed Grant from Central Mortgage and Housing Corporation

Alderman Sullivan referred to a request, that was made at a recent meeting of the Basinview Home Board of Management, submitted to Central Mortgage and Housing Corporation that they increase the grant per bed for the new Home from \$7,000.00 upward. He asked if any reply has been received to the request.

The Development Officer advised that two letters have been written to Central Mortgage and Housing Corporation but no reply has yet been received.

Question Alderman Sullivan Re: Fence - Fort Needham Park

Alderman Sullivan referred to the statement of the Active Borrowing Resolutions on Capital Expenditures dated February 27th, 1968 and distributed to members of Council at this meeting, and asked if the item under Community Services, relating to a Chain Link Fence at Fort Needham Park, meant that a fence will be constructed very shortly.

He was advised that Staff have been instructed to include more money in the 1968 Capital Budget for this purpose, since the amount available at the present time is not sufficient to do an adequate job. When sufficient funds are available, the fence will be erected.

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Question Alderman Sullivan Re: Miscellaneous-Sundries

Alderman Sullivan again referred to the statement of the Active Borrowing Resolutions on Capital Expenditures dated February 27, 1968 and asked why, under Miscellaneous-Sundries, an amount is included for Halifax International Airport.

His Worship the Mayor advised that this amount was included for certain property acquisition for the Airport when some difficulties arose, in case such acquisition was referred to the Courts.

Question Alderman Matheson Re: Pigeon Nuisance

Alderman Matheson asked if anything was being done about the pigeon nuisance on Oxford Street.

The City Solicitor advised that the case comes before the Courts tomorrow.

NOTICES OF MOTION

Notice of Motion - Alderman Matheson Re: Flags on Tourist Bureau

Alderman Matheson gave notice that, at the next regular meeting of City Council, he will move that the Halifax Tourist and Convention Bureau be asked to forward any decision made with respect to the displaying of flags at the Tourist Bureau this summer, before it is implemented, for Council's consideration.

Notice of Motion - Alderman Ahern - Rescission of Council Resolution Respecting Forum Seating

Alderman Ahern gave notice that, at the next regular meeting of City Council, he will move that the

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Resolution of City Council passed on February 27, 1968 with respect to the deletion from the Forum Commission budget of an amount of \$7,000.00 included for seating at the Forum, be rescinded.

ADDED ITEMS

Approaches to Narrows Bridge

The following letter was submitted from the Halifax-Dartmouth Bridge Commission:

February 29, 1968

Allan O'Brien, Esq.,
Mayor of Halifax
City Hall,
Halifax, N. S.

Dear Mr. Mayor:

In view of the necessity of the Halifax-Dartmouth Bridge Commission proceeding without delay to finalize plans for the approaches to the so-called Narrows Bridge, it is essential that an agreement be entered into between the City and the Bridge Commission regarding the conditions under which a right-of-way over City owned land for the construction of such approaches will be provided.

All the conditions that exist, or presumably exist, at the present time should be taken into consideration. I refer particularly to the originally projected expenditure by the City of approximately \$2,000,000 for streets necessary for the free flow of traffic throughout the City and to and from the Narrows Bridge, which expenditure the City now say they cannot afford and which, in the interests of all concerned, the Bridge Commission have tentatively agreed to assume.

If, therefore, this very heavy additional expenditure is to be assumed by the Bridge Commission, it seems that, in the interests of fairness and co-operation, the City of Halifax should tender the Bridge Commission a free right-of-way over City property for the approach roads necessary for the satisfactory operation of the Narrows Bridge.

In view of the fact that the Commission's engineers are anxious to proceed with such approaches without delay, it

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would be appreciated if you would have this matter considered and advise me as to your decision at your earliest convenience.

Yours truly,

(Signed) A. Murray MacKay,
Chairman

MOVED by Alderman Black, seconded by Alderman Abbott that Council approve, in principle, the Halifax-Dartmouth Bridge Commission being given free right-of-way over City property and that Staff be authorized to contact Mr. Pratley to ascertain exactly what land he proposes to put the bridge approaches on and that the matter be reported to Council at a later meeting for final approval. Motion passed.

Fire Protection - Basinview Home

In reply to a question, the Director of Health and Welfare advised that Basinview Home has a sprinkler system, is connected to the central fire alarm system, has sufficient fire extinguishers and is adequately protected against fire. He said that inspections have been made and some minor improvements undertaken in accordance with instructions from the Fire Marshall. He said that all Staff working in the Home have been given some training and instruction in case of fire.

11:28 p.m. Meeting adjourned.

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ALLAN O'BRIEN
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

CITY COUNCIL
SPECIAL MEETING
MINUTES

Committee of the Whole,
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Council Chamber,
City Hall,
Halifax, N. S.,
March 11, 1968,
7:35 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 Abbott, Moir, Ivany, Matheson, A. M. Butler, LeBlanc, Ahern, Connolly, Sullivan and H. W. Butler.

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

The meeting was called specially to consider the report of Mr. Lawrence Sandford relating to Annexation. (Copy of the report is attached to the Official Minutes of this meeting).

His Worship the Mayor advised that an item should be added to the Order of Business relating to Legislation and a decision should be made following consideration of the Annexation Report.

Council agreed to add the item.

7:38 p.m. Council adjourned to meet as Committee of the Whole.

At this time, the Committee agreed to hear Mr. Lawrence Sandford and asked him to outline the recommendations

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contained in his report relating to Annexation.

7:40 p.m. Alderman Meagher arrives.

Mr. Sandford addressed the Committee, outlined his recommendations, as contained in the summary of his report, and referred particularly to three points:

1. Pages 2 and 3 - Transitional Grants
2. Page 27 - Tax Rates in the County Areas
3. Maps relating to Boundaries.

7:42 p.m. Alderman Fitzgerald arrives.

In speaking about the boundaries, Mr. Sandford was of the opinion that the present boundaries, as decided by the Board of Commissioners of Public Utilities do not permit the City to expand to any extent and do not allow any land for future industrial and commercial development. He suggested that Mr. R. W. MacKenzie, Senior Planner, might explain in greater detail the boundary areas.

8:00 p.m. Aldermen Black and Doyle arrive.

At this time, Mr. MacKenzie displayed large maps showing the area to be Annexed, as decided by the Board of Public Utilities, the Study Area and a larger Regional Area which might be annexed in the future giving more space for industrial and commercial expansion. He outlined the watershed area, which will be available for development when the Pockwock area is developed as watershed land. He outlined the reasons why it was felt that a larger area should be annexed and said that it would be beneficial for the City to have some say in the development of the outer areas as

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regards zoning, new subdivisions or commercial development.

After considerable discussion, it was MOVED by Alderman Fitzgerald, seconded by Alderman Ivany, that Council authorize the filing with the Clerk of the Executive Council of a notice of objection to the February 15, 1968 decision of the Board.

8:50 p.m. Alderman LeBlanc retires.

The motion was then put and passed.

His Worship the Mayor referred to Item (2) of the Suggested Course of Action for Halifax City Council, as outlined in the report, which states:

- (2) The notice of objection to be accompanied by a copy of the present report with:
 - (a) any amendments or added statements that Council deems appropriate and, possibly,
 - (b) a statement to the effect that while Council reserves final comment on the report, Council considers that the report contains sufficient substantial reasons for the Governor in Council to order another hearing.

Alderman A. M. Butler referred to the fact that the County Council has agreed to request a plebiscite, and he was of the opinion that there should be one held in the City of Halifax.

Alderman Black said that in the report from the Public Utilities Board, in which the Annexation decision was given, they did not agree with the idea of a plebiscite.

It was felt that the reasons for the City's objection should be set out in any submission to the Clerk of the Executive Council.

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After discussion, it was MOVED by Alderman H. W. Butler, seconded by Alderman Fitzgerald that the report should be referred to a small Committee of three Aldermen plus Mr. Sandford to suggest the reasons which can be forwarded to the Clerk of the Executive Council.

His Worship the Mayor suggested that the matter be referred to the Annexation Committee, at this time, and they could meet with Mr. Sandford in the Mayor's Office and draft a resolution which would take into account the points discussed.

Alderman H. W. Butler agreed with this suggestion and with the consent of Alderman Fitzgerald, withdrew his motion.

9:40 p.m. Committee of the Whole Council adjourned to permit the Annexation Committee to draft a resolution.

10:10 p.m. Committee of the Whole reconvened, the following persons being present:

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

His Worship the Mayor reported that the Committee had drafted a resolution, and he would read the suggestions and receive approval from the Committee of the Whole on each point:

The first reason for the City's objection was "that the estimates of the cost of annexation have been grossly underestimated and require the provision of substantial additional

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grants from the Province to the City over and above those suggested in the report of the Board of Commissioners of Public Utilities of February 15, 1968."

It was then MOVED by Alderman Matheson, seconded by Alderman Black that the notice of objection state the first reason of the City as follows:

- (a) That the estimates of the cost of annexation have been grossly underestimated and require the provision of substantial additional grants from the Province to the City over and above those suggested in the report of the Board of Commissioners of Public Utilities of February 15, 1968.

Motion passed.

His Worship the Mayor read the second reason as follows" that consideration should be given to possible freezing of the residential tax burden in areas to be annexed and the avoidance of area rates on business taxes."

It was then MOVED by Alderman Meagher, seconded by Alderman Connolly that the notice of objection state the second reason of the City as follows:

- (b) That consideration should be given to possible freezing of the residential tax burden in areas to be annexed and the avoidance of area rates on business taxes.

Some members of Council were concerned about this point and considerable discussion ensued.

10:30 p.m. Alderman LeBlanc returns.

The motion was then put and passed.

The third reason, His Worship the Mayor read as follows: "that the area is insufficient for planning control

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and does not contain land suitable for industrial and residential development and that a copy of the Sandford Report be submitted in support of these reasons."

It was MOVED by Alderman Black, seconded by Alderman Fitzgerald that the notice of objection state the third reason of the City as follows:

- (c) That the area is insufficient for planning control and does not contain land suitable for industrial and residential development and that a copy of the Sandford Report be submitted in support of these reasons.

After discussion, the motion was put and passed with Alderman Ahern voting against.

Reference was then made to the Report and Items 3(a) and (b) and 4 of the Suggested Course of Action for Halifax City Council.

It was MOVED by Alderman Black, seconded by Alderman Fitzgerald that any new hearing by the Board of Commissioners of Public Utilities be held at the earliest possible date.

Alderman Matheson felt that it might be preferable if Annexation does not take place until January 1, 1970 and he was not in agreement to the City requesting an early hearing.

After discussion, the motion was put and resulted in a tie vote, as follows:

For:	Aldermen Black, Abbott, Moir, Ivany, LeBlanc, Fitzgerald and H. W. Butler	7
Against:	Aldermen Matheson, A. M. Butler, Meagher, Ahern, Connolly, Doyle, Sullivan	7

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

The Committee agreed to delete Item 3(b) from the report when it is submitted to the Clerk of the Executive Council.

Some discussion ensued with respect to the holding of elections and any possible date when an election may be called.

It was pointed out that this is a decision for the Board of Commissioners of Public Utilities and will be stated in the Order which will be presented at a later date.

It was MOVED by Alderman A. M. Butler, seconded by Alderman Meagher that unless the Province of Nova Scotia consents to an adequate level of transitional grants and recognizing that the decision of the Board of Commissioners of Public Utilities is substantially contrary to that which the City of Halifax approved in its earlier representation to the Board of Commissioners of Public Utilities, that the City of Halifax include in the representations to the Executive Council a request that a plebiscite be held.

After considerable discussion, the motion was put and passed, ten voting for the same and four against it as follows:

For: (a) Aldermen Abbott, Matheson, A. M. Butler, Meagher, Ahern, Connolly, Doyle, Sullivan, Fitzgerald and H. W. Butler 10

Against: Aldermen Moir, Ivany, LeBlanc and Black 4

Motion passed.

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LEGISLATION

MOVED by Alderman Connolly
MOVED by Alderman Black, seconded by Alderman
Fitzgerald that the following legislation be added to the
City's General Bill:

47. The Council may, in respect of any area annexed to the City on January 1, 1969, for the purpose of paying sewer installation costs, levy and collect area rates of so much on the dollar of assessed value of the property in any area which, prior to the date of annexation, was paying for sewer installation costs by area rates.

Motion passed.

The City Solicitor advised that the next item of legislation submitted will require redrafting and will be presented to the next meeting of City Council.

11:13 p.m. Council reconvened, all members being present.

MOVED by Alderman Fitzgerald, seconded by Alderman Ivany that, as recommended by the Committee of the Whole Council, Council authorize the filing with the Clerk of the Executive Council of a notice of objection to the February 15, 1968 decision of the Board. Motion passed.

MOVED by Alderman Matheson, seconded by Alderman Black that, as recommended by the Committee of the Whole Council, the notice of objection state the first reason of the City as follows:

- (a) That the estimates of the cost of annexation have been grossly underestimated and require the provision of substantial additional grants from the Province to the City over and above those suggested in the report of the Board of Commissioners of Public Utilities of February 15, 1968.

Motion passed.

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approved. MOVED by Alderman Meagher, seconded by Alderman Connolly that, as recommended by the Committee of the Whole Council, the notice of objection state the second reason of the City as follows:

- (b) That consideration should be given to possible freezing of the residential tax burden in areas to be annexed and the avoidance of area rates on business taxes.

Motion passed.

MOVED by Alderman Black, seconded by Alderman Fitzgerald that, as recommended by the Committee of the Whole Council, the notice of objection state the third reason of the City as follows:

- (c) That the area is insufficient for planning control and does not contain land suitable for industrial and residential development and that a copy of the Sandford Report be submitted in support of these reasons.

Motion passed.

MOVED by Alderman Black, seconded by Alderman Fitzgerald that, as recommended by the Committee of the Whole Council, any new hearing by the Board of Commissioners of Public Utilities be held at the earliest possible date.

Motion passed.

MOVED by Alderman A. M. Butler, seconded by Alderman Meagher that, as recommended by the Committee of the Whole Council, unless the Province of Nova Scotia consents to an adequate level of transitional grants and recognizing that the decision of the Board of Commissioners of Public Utilities is substantially contrary to that which the City of Halifax

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approved in its earlier representation to the Board of Commissioners of Public Utilities, that the City of Halifax include in the representations to the Executive Council a request that a plebiscite be held. Motion passed with two voting against.

MOVED by Alderman Matheson, seconded by Alderman Meagher that, as recommended by the Committee of the Whole Council, the following item of Legislation be added to the City's General Bill:

47. The Council may, in respect of any area annexed to the City on January 1, 1969, for the purpose of paying sewer installation costs, levy and collect area rates of so much on the dollar of assessed value of the property in any area which, prior to the date of annexation, was paying for sewer installation costs by area rates.

Motion passed.

MOVED by Alderman Matheson, seconded by Alderman Fitzgerald that the City ask the Governor in Council, before making a decision, if he will hear further representations from the City of Halifax in support of its notice of objection to the decision of the Board of Commissioners of Public Utilities on Annexation. Motion passed.

11:15 p.m. Council adjourned.

ALLAN O'BRIEN
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

**REPORT ON
ANNEXATION**

CITY OF HALIFAX

MARCH 11, 1968

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1. MEMORANDA:

- Memorandum A: Suggested adjustments to estimated 1967 City expenditures for the Study Area, (Schedule D of Board's Report)
- Memorandum B: Projection of City expenditures and revenues in the Study Area, 1969 to 1973
- Memorandum C: School capital programme and school capital debt charges in the Study Area, 1969 to 1973
- Memorandum D: Capital programme and debt charges, (other than for Schools) in the Study Area, 1969 to 1973
- Memorandum E: Boundaries - The Regional City
- Memorandum F: Submission by Mr. Robert W. MacKenzie Senior Planner, respecting Boundaries
- Memorandum G: Submission by Mr. Charles L. Dodge, City Engineer, respecting Boundaries
- Memorandum H: Submission by Mr. George F. West, Commissioner of Works, respecting Street Maintenance, etc., costs in the Study Area

2. MAPS.

Proposed new Halifax and Dartmouth Boundaries

324 Newlands Avenue,
Sydney,
Nova Scotia,
March 11, 1968

To His Worship the Mayor Allan O'Brien
and Members of the City Council of the
City of Halifax.

REPORT ON ANNEXATION

Gentlemen:

I have examined the report of the Board of Commissioners of
Public Utilities, dated February 15, 1968, and now report accordingly.

(A) THE REPORT OF THE BOARD OF COMMISSIONERS OF PUBLIC UTILITIES

The Board as you are aware, had received applications for
annexation by the City from the ratepayers of Electoral Districts 1
(Rockingham), 4 (Fairview) and 3 (Spryfield) in the Municipality of
the County of Halifax. The applications were received on July 9, 1965,
October 7, 1965, and March 23, 1966 respectively.

The Board held hearings beginning January 17, 1966. On
November 21, 1966 the Board retained Kenneth Grant Crawford, M.A., an
authority on local government, to undertake a study of the material
and factors relevant to the three applications.

The Board decided that the following electoral districts in
the Municipality of the County of Halifax should be made the subject
of the hearings:

1. Rockingham
3. Spryfield
4. Fairview
5. Jollimore & Purcell's Cove
12. Armdale

and parts of the electoral districts 8, 10 and 11 that include the
watershed area of the Public Service Commission of Halifax.

Council will recall that the late Mr. P. F. C. Byars prepared
a report dated February 1966 entitled "Proposed Annexation" and that

the report was adopted by Council as a basis for the submission and presented to the Board with a copy of a Council resolution of March 17, 1966.

The Council resolution stated that Council "looks with favour on the annexation to the City of Halifax of District Nos. 1, 4 and 12 (District 3, Spryfield had not at that time applied for annexation) and lands now in the ownership of the Public Service Commission, preferably in whole", and went on to request the Board to "serve a commitment from the Province of Nova Scotia for payment of Transitional Grants in amounts and duration sufficient to make any proposed annexation a reasonable proposition".

However, the Council resolution also requested a "Study in depth of possible annexation of the balance of the area outlined in the letters of the Board" (mainly electoral districts 1, 3, 4, 5 and 12, and parts of 8, 10 and 11 comprising the watershed area). "Such Study to include determination of the amount of Provincial financial aid to the City and/or County required to make annexation a reasonable undertaking."

The position of City Council in 1966 respecting annexation was therefore quite clear. Council was willing to annex the whole of the Board's Study Area subject to a reasonable financial settlement with the Province by way of transitional grants.

In mid-year 1967 the Board made an interim assessment that expediency and other relevant circumstances required the annexation of an area comprising the following:

- A large portion of District 1 (Rockingham)
- A substantial portion of District 3 (Spryfield)
- The whole of District 4 (Fairview)
- An appreciable portion of District 5 (Jollimore and Purcell's Cove)
- The whole of District 12 (Armdale)

The Board, on August 10, 1967, retained H. R. Doane and Company, Chartered Accountants, to make a further financial study and report with respect to the financial aspects and implications of the above area (referred to as the Study Area). It is to be noted that the watershed lands of the Public Service Commission of Halifax in electoral districts 8, 10, and 11 were omitted from the Study Area although they had been included originally as a subject of the Board's hearings.

The Board stated that the watershed lands were omitted from the Study Area "because of mechanical difficulties in assigning revenues and expenditures to such lands . The lands owned by the Commission do not coincide with the watershed area height of land contours. Most of the land is undeveloped and limited generally to police and highway services."

The Doane Company report was submitted to the Board on December 8, 1967. The Doane Company's terms of reference included the preparation of memoranda "showing gains and losses that would be experienced by the Province in 1967 if annexation of the Study Area had taken place".

It is important to note here that the Board had apparently felt that the financial position, had annexation taken place in 1967, was relevant to the determination of the transitional grants that should be paid by the Province to the City in later years.

May I add, too, that my impression of the Doane Company report after a quite thorough examination of it, is that, within its terms of reference and based on the material available to the Doane Company, it is a clear, accurate and well-drafted report.

The Board having examined and assessed the Doane Company report, and the mass of evidence submitted to the Board, the submissions made

and the information obtained from experts and from other sources, reached a decision: "that it is right that annexation take place and that it be annexation to the City of Halifax of all of the urban areas and the majority of the semi-urban areas adjacent to the west of the City and included in the Rockingham, Fairview, Armdale, Spryfield and Jollimore-Purcell's Cove areas together with certain undeveloped lands within these areas and adjacent thereto".

The actual area to be annexed is defined by the Board and does not include the whole or all of the five electoral districts referred to above. Only a small portion of the watershed lands of the Public Service Commission of Halifax is included within the area being annexed "pending settlement of such matters as the development of a new water source of supply and the retention of all or a portion of the existing source of supply and watershed lands for water supply purposes".

The Board drew attention to the scarcity and high cost of land in the present City of Halifax for single occupancy houses and industrial development and pointed to the fact that people in areas adjacent to the City "make constant use of the educational, entertainment, commercial and other facilities in the central City and many of them are employed in the central City".

"It is right", said the Board, "that the boundaries of the City of Halifax be enlarged."

The Board went on to say, "actually, this annexation is to a large extent a consolidation within the City of Halifax of urban and semi-urban areas that are already in existence and are in fact part of the urban community located on the western side of Halifax Harbour and Bedford Basin. Some of the essential services in portions of the area now being annexed approach or are equal to the services within the existing City. This situation supports the conclusion that

consolidation within the City is a natural development and it is to be acknowledged as well that because of this the City will be relieved of the burden of initiating these costly essential services in the area that is being annexed".

"This annexation is, to a considerable degree the welding together of the urbanized area on the western side of Halifax Harbour to create a new and viable capital City. In all probability this consolidation should have taken place years ago and it is clearly apparent that the longer it is postponed the greater will be the cost involved."

"It is the Board's opinion that the re-adjustment of municipal boundaries be made effective as early as is practicable and that portions of the costs of accomplishing this consolidation be shared:

By the ratepayers of the existing City;
 By the ratepayers of the annexed area;
 By the ratepayers of the Municipality of the County of Halifax;
 and by the Provincial Government."

"The Board has determined that in this annexation, the City of Halifax ratepayers will be required to assume a reasonable financial cost but not a burdensome one, that ratepayers in the annexed area will be required to continue to pay some taxes on an area basis during a five year transition period, -----that the Province of Nova Scotia be requested to pay a net savings grant and a transitional grant to the City of Halifax."

In its calculations, the Board then took "the estimated excess of expenditures over revenues by the City of Halifax in 1967 in relation to the Study Area if annexation of the area had taken place on January 1, 1967.

This figure is given as \$4,274,000.

The Board then deducted \$736,000 from the figure on the grounds that certain items of expenditure included therein were capital items

that should be spread over five years instead of being charged to one year.

The remaining figure is \$3,538,000.

The Board deducted \$500,000 from this remaining figure for "reduction in estimated costs resulting from a slower implementation of certain civic services".

The remaining figure is now \$3,038,000.

The Board then apportioned the \$3,038,000, which in the Board's opinion represents the net extra cost of annexation to the City had annexation occurred in 1967 as follows:

\$750,000	representing the net savings of the Province resulting from this annexation, and the Province's contribution as an additional grant
<u>\$1,400,000</u>	

The Board went on to say that there would be no abatement in the years following the five year period.

Regarding the \$750,000. savings grant.

"the additional grant of \$750,000. will be paid over a five year term and then gradually abate. The Board recommended that the period of abatement be five years."

Regarding the \$650,000. Provincial grant.

"The Government has stated that a Provincial savings grant of \$650,000. will be paid over a five year term and directs attention to the fact that this grant may be superseded by arrangements under the Provincial-Municipal Financial Relations Act which is now being studied."

Finally the Board considered the net extra costs that it had apportioned to taxpayers in the study area, estimated that this was equivalent to an .89 cent area rate in the area, and decided that study area taxpayers should pay the City tax rate plus an