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Alderman Fitzgerald referred to the intersection of Mumford Road and Dutch Village Road where a strip of curb and sidewalk has not been completed since the widening took place. He also referred to a garage which the City purchased adjacent to a lady's property which is in an untidy condition. He suggested that the garage be demolished and the area temporarily asphalted.

The City Manager was directed to investigate the conditions reported upon by Alderman Fitzgerald and take any necessary action.

Lease of the Property at the Corner of Lower Water Street and  
Bishop Street to Imperial Oil Ltd.

MOVED by Alderman A. M. Butler, seconded by Alderman Connolly that, as recommended by the Finance and Executive Committee, the land owned by the City at the south-west corner of Lower Water Street and Bishop Street comprising 16,753 sq. ft. plus 5,000 sq. ft. of front lands designated for future road widening, be leased to Imperial Oil Limited, subject to the following terms which are to be incorporated in the lease:

1. The monthly rental to be \$550.00 per month (\$6,600 per annum) to be paid in advance of the due date; the sum of which will include realty taxes only.
2. The lease would be for a period of five years with the renewal clause for a further five years with the amount of monthly rental to be subject to re-negotiation.
3. The right to terminate the lease on a six months' notice if the City intends to put a comprehensive development in the area. This right will not be exercised by the City within the first twelve months of the lease.
4. Escalator clause for taxes making the first year the base year and any subsequent increase in taxes would be absorbed by the Company.
5. The City to retain the right to sell the land at any time subject to the lease. The right of refusal to Imperial

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- Oil Limited at the market value or the offer received whichever is the higher. No right to build on the land or right to assign or sub-let the lands without permission.
6. The company undertake to improve the property for a parking lot in connection with the adjoining service station.
  7. The portion needed for road widening be included in the lease until such time that it is required by the City. It is understood that no compensation will be allowed for the taking and that the rental terms will remain unchanged.
  8. Imperial Oil Limited agree to use the access points on Bishop Street as indicated in the plan submitted to the City.

Motion passed.

Property Acquisition - 2326 Barrington Street

MOVED by Alderman Ahern, seconded by Alderman Sullivan that, as recommended by the Finance and Executive Committee, the sum of \$7,200.00 be paid to Mrs. Marie C. Champagne of 3652 Acadia Street, Halifax, as settlement for all claims in connection with the acquisition by the City of her property at 2326 Barrington Street located within the Uniacke Square area. Motion passed.

Settlement of Claim for Compensation - #1888-94 Barrington Street

MOVED by Alderman A. M. Butler, seconded by Alderman Ahern that, as recommended by the Finance and Executive Committee, the sum of \$65,500.00 plus interest at 5 percent from April 1, 1967, be paid to Harry and Vivian Gordon as settlement in full for all claims in connection with the expropriation by the City of their property at #1888-94 Barrington Street, required in connection with the Scotia Square Development. Motion passed.

Parking - Anderson Square

The report of the Finance and Executive Committee reads as follows:

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The Committee considered a report from Staff advising that there are legal difficulties in proceeding in accordance with the Council resolution of October 26, 1968 respecting the temporary operation of an off street parking lot on Anderson Square by the Nova Scotia Rehabilitation Council. The essence of the problem relates to the fact that the agreement provides for full land rental with surplus earnings to be applied against taxes. There is no means by which the City can forgive the difference between taxes assessed and taxes paid. The report suggested that since the realty and business occupancy taxes will be approximately the same as land rentals, the same monetary arrangements can be arrived at if the agreement provides that the Rehabilitation Council paid full realty taxes and that surplus earnings over and above this amount be applied to land rental.

The Committee, being mindful of the urgent need for the provision of parking facilities in that area, directed the Staff to report to the meeting of Council to be held on May 16, 1968, the most effective way of providing parking facilities at Anderson Square at the earliest possible date.

A supplementary report dated May 16, 1968, was submitted from Staff which advised that the Nova Scotia Rehabilitation Council have proposed the following procedure for operating the parking facilities at Anderson Square commencing June 1, 1968, which would appear to offer a satisfactory solution pending results of a feasibility study by the Rehabilitation Council respecting the construction of its new Centre:

a) There are a possible 75 parking slots available on the portion of the lot clear at present, of these the following should be reserved:

1) Entrance to Children's Hospital property	3
2) Canadian Paraplegics Association	7
3) Canadian Red Cross, Staff and Blood Donors parking	<u>8</u>
	18

Net available for rental - 57

b) Since the major requirement is to remove long term Parkers from the streets, it is proposed that Anderson Square be used, at this time, only for weekly and/or monthly parking.

Suggested rates would be \$5.00 per week, and \$20.00 per month.

On this basis the maximum monthly income is estimated at:

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which Agreement was approved by City Council at its meeting held on May 16, 1968.

27 monthly parkers at \$20.00	\$540.00	
30 weekly parkers at \$5.00 x 4.½ weeks	<u>675.00</u>	\$1,215.00

It is emphasized that this is 100% capacity.

- c) Costs involved in setting up, for a barrier, sign, attendants' hut, printing of stickers, etc. are estimated at \$500.00. If amortized over the next 6 months, this would translate into \$50.00 per month.

Cost of attendants (Canadian Corp. of Commissionaires) from 8 a.m. to 6 p.m. Monday to Friday, \$400.00 per month.

General supervision by management staff of the Nova Scotia Rehabilitation Hospital at 5% of maximum gross) \$60.00 per month.

Total cost of operating (without tax or rent) \$510.00 per month.

- d) The maximum gross operating profit could then be estimated at \$700.00 per month or \$4,200.00 from the six months from 1st June to 1st December, 1968.
- e) It is proposed that the gross operating profit should be paid monthly directly to the City of Halifax in lieu of business tax and/or land rent, until such time as more permanent arrangements can be made for increased and more adequate parking.

A lengthy discussion ensued during which the Development Officer explained that the proposal of the Rehabilitation Council is a temporary arrangement pending completion of a study by a consultant engaged by the Rehabilitation Council in co-operation with Dalhousie University and with the approval of the Provincial Government, to determine the feasibility of constructing a Centre on the Anderson Square site or any other site.

MOVED by Alderman Matheson, seconded by Alderman Abbott, that the Agreement between the City and the Nova Scotia Rehabilitation Council respecting the temporary operation by the said Council of an off-street parking lot on Anderson Square,

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which Agreement was approved by City Council at its meeting held on October 26, 1967, be amended to provide for the payment of full realty taxes on the said land by the Nova Scotia Rehabilitation Council; and for payment to the City of any surplus earnings as land rental.

After further discussion the motion was put and passed.

Shubenacadie Residential School

The report of the Committee reads as follows:

The Committee considered a report from Staff which advises that the Shubenacadie Residential School will be declared surplus within a short time and that the Province of Nova Scotia has asked if the City would be interested in bidding for the School with the intention of converting it to a Home for the Disabled.

It is recommended that the City should not consider making a bid for the Shubenacadie Residential School when it has been declared surplus.

MOVED by Alderman Moir, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, the City should not consider making a bid for the Shubenacadie Residential School when it has been declared surplus. Motion passed.

Expropriation - Estate of John James Brown 2054-56 Upper Water St.

MOVED by Alderman Fitzgerald, seconded by Alderman Connolly that, as recommended by the Finance and Executive Committee, the property at 2054-56 Upper Water Street, required in connection with the construction of the Cogswell Street - Harbour Drive Interchange, owned by the Estate of John James Brown, be expropriated and the amount of compensation be set at \$14,000.00; also that in accordance with the provisions of Section 422 of the City Charter, the sum of \$10,500.00 be

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released to the Estate of John James Brown. Motion passed.

A Formal Resolution was submitted giving effect to the foregoing motion of Council.

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

Annexation Expenditures - City Assessor's Department

MOVED by Alderman Black, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, the Staff Establishment of the City Assessor's Department be amended to provide for the addition of four Assessor I, and that a supplementary appropriation in the amount of \$15,455.00 be approved to cover the cost of salaries and office equipment required as a result of the foregoing amendment.

Salaries	\$14,000.00
Three desks and chairs	755.00
Street sheets and Record Cards	<u>700.00</u>
	<u>\$15,455.00</u>

funds for this purpose to be provided under the authority of Section 316C of the City Charter, 1931. Motion passed.

Conveyance of Land to and Acquisition of Land from  
Baron De Hirsch Benevolent Society

MOVED by Alderman Connolly, seconded by Alderman Ahern that, as recommended by the Finance and Executive Committee, 2963 square feet of City-owned land at the South-west Corner of Connaught Avenue and Windsor Street, be sold to the Baron De Hirsch Benevolent Society at a price of 50¢ per square foot, a total of \$1,481.50; and 495 square feet of land at the corner of Connaught Avenue and Windsor Street be purchased from the Baron De Hirsch Benevolent Society at a price of 50¢

per square foot, a total of \$247.50 Plan No. TT-7-17017  
refers. Motion passed.

Charges to Patients - Children's Hospital Outpatient and  
Paediatric Clinic

MOVED by Alderman Matheson, seconded by Alderman  
Sullivan that, as recommended by the Finance and Executive  
Committee:

- a) the following schedule of fees be charged to patients  
of the Paediatric Clinic of the Children's Hospital -  
  
Patients resident in the Cities of Halifax  
and Dartmouth, and the County of Halifax \$3.00 per visit  
  
Patients resident elsewhere 5.00 " "
- b) Patients resident in the City of Halifax who are  
not in receipt of Social Assistance be billed for  
such service.

Motion passed.

Supplementary Appropriation - 316C Mayor's Travel Account

MOVED by Alderman Meagher, seconded by Alderman  
Fitzgerald that, as recommended by the Finance and Executive  
Committee, a supplementary appropriation in the amount of  
\$1,300.00 be approved for the Mayor's Travel Account, such  
funds to be provided under the authority of Section 316C  
of the City Charter.

Motion was put and passed, with Alderman Moir  
voting against.

Nova Scotia Museum of Science

The report of the Committee reads as follows:

The Committee considered a report from Staff respect-  
ing the conveyance of the City Field Site to the Province of  
Nova Scotia as a site for the Nova Scotia Museum of Science.

It is recommended that:

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- "1. Authority be granted to convey to the Province of Nova Scotia title to the proposed Nova Scotia Museum of Science site in accordance with Plan No. TT-8-17282 with the northern boundary altered to Line "C" as drawn by the City Engineer, subject to the conditions set forth in the attached correspondence for the consideration agreed to by City Council on July 14, 1966.
- "2. Staff be instructed to immediately proceed with the actions required to be undertaken in order to lay down street lines in accordance with official Plan 15B and 16B. The actions required to be undertaken will, of course, require public hearings and Council approvals.
- "3. The Visitors and Convention Bureau be informed that the triangular piece of land bounded by the northern boundary of the Museum site, Bell Road and Summer Street is available as a site for the Visitors and Convention Bureau office. This site is 10,250 square feet in area and is now occupied by the Fire Alarm Building. If the site is satisfactory, the Visitors and Convention Bureau can, subject to approval by Council, determine the relative merits of converting the existing Fire Alarm Building or constructing a new building on the site.
- "4. The Halifax Junior Bengal Lancers be informed that the building presently occupied by that organization will not be affected by construction of the Nova Scotia Museum of Science. This is the one building which will not be required to be demolished. The Junior Bengal Lancers will, therefore, be able to continue in occupancy of the building for some period of time.

His Worship the Mayor advised that he had received a letter from the Minister of Public Works for the Province, Mr. Stephen T. Pyke, dated May 15, 1968, which was read:

On June 24, 1966, following earlier negotiations, the Hon. Mr. Stanfield wrote the then Mayor C.A. Vaughan concerning acquisition of land at City Field for the Nova Scotia Museum. The letter asked to be advised if land, as designated on a plan attached, could be made available to the Province.

The plan referred to indicated an area of 174,000 sq. ft. and the dimension of 460 feet along Summer Street established the northern boundary of the property as being approximately 30 feet south of the fire alarm building.

By motion of City Council of July 15, 1966, Mr. Stanfield was advised, "That the land at City Field required for a Nova Scotia Museum, will be made available to the Province for such purpose".

Following discussion as to the possibility of using other sites, you confirmed by letter of December 23, 1966, to

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Mr. Stanfield the City's willingness to make the City Field land available for July 31, 1967.

Some time ago the City proposed widening Bell Road and/or Summer Streets and later a relocation of Jubilee Road. The Deputy Minister of Public Works and the City Director of Development on April 25, 1968, agreed upon these changes which left the north boundary of the property in its original position. This resulted in a reduction in area from 174,000 feet to 135,000 feet and necessitated relocating the building in a less desirable manner.

By letter of May 13th from the Director of Development, the City have now supplied a plan of the property still further reducing it to 125,000 sq. ft. but much more important showing the north boundary some 90 feet further south than the previous location agreed upon. In addition, a twenty foot wide sewer easement not agreed upon is shown running diagonally some 250 feet across the south west corner of the property.

It is our desire to co-operate in every way possible with the City and our plans which are practically complete have been already altered to our disadvantage to accommodate the first reduction in size of land agreed upon.

The second alteration and the establishment of a sewer easement in the location proposed set up limits on the development of the Museum as planned which are considered unacceptable.

I will appreciate your reviewing the situation and confirming that the property will be transferred with its north boundary as agreed upon and either without the sewer easement or relocated in a position acceptable on the basis of our plans for the property.

The City Engineer displayed a plan of the area and with the use of visual aids, the effect of reducing the northern boundary which he contended would not alter the siting of the building on the location but would provide sufficient land for the proposed Tourist Bureau.

Alderman Black contended that the legal implications of reducing the amount of land to be conveyed to the Province of Nova Scotia should be examined to determine whether or not by its previous actions the City Council has made a commitment to convey a stated parcel of land; and if so the City should

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honour its commitment.

At the suggestion of His Worship the Mayor it was agreed to direct the City Manager to obtain a clear statement as to the legal position of the City with respect to the transfer of land to the Province of Nova Scotia as a site for the Nova Scotia Museum of Science; and that His Worship the Mayor be authorized to attempt to negotiate a satisfactory agreement with the Minister of Public Works within the limits of the City's commitment.

Agreement No. 10 - Street Maintenance - Department of Highways

MOVED by Alderman Young, seconded by Alderman Black that, as recommended by the Committee on Works, the proposed Agreement No. 10 with the Department of Highways respecting Street Maintenance be approved and that His Worship the Mayor and the City Clerk be authorized to execute same on behalf of the City. Motion passed.

Tenders - Canteen Construction - Horseshoe Island

MOVED by Alderman Black, seconded by Alderman Fitzgerald that, as recommended by the Committee on Works, the tender of Tennyson J. Cormier of the Arctic Sea Room, 6499 Quinpool Road, Halifax, in the amount of \$500.25, be accepted for the canteen construction at Horseshoe Island. Motion passed.

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REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on May 7, 1968, with respect to the following matters:

Tenders - Chain Link Fence - Fort Needham

MOVED by Alderman Sullivan, seconded by Alderman H. W. Butler that, as recommended by the Committee on Works, the tender of The Gillis Company Limited, being the lowest tender meeting specifications, in the amount of \$2,039.42, be accepted for the installation of a chain link fence at Fort Needham, to the rear of properties facing Needham and Young Streets, funds having been provided in Capital Account No. 58-4. Motion passed.

Agreement No. 10 - Street Maintenance - Department of Highways

MOVED by Alderman Ivany, seconded by Alderman Black that, as recommended by the Committee on Works, the proposed Agreement No. 10 with the Department of Highways respecting Street Maintenance be approved and that His Worship the Mayor and the City Clerk be authorized to execute same on behalf of the City. Motion passed.

Tenders - Canteen Concession - Horseshoe Island

MOVED by Alderman Black, seconded by Alderman Fitzgerald that, as recommended by the Committee on Works, the tender of Tennyson J. Cormier of the Ardmore Tea Room, 6499 Quinpool Road, Halifax, in the amount of \$500.25, be accepted for the canteen concession at Horseshoe Island. Motion passed.

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Tenders - Canteen Concession - Wanderers Grounds

MOVED by Alderman Fitzgerald, seconded by Alderman H. W. Butler that, as recommended by the Committee on Works, the tender of Tennyson J. Cormier of the Ardmore Tea Room, 6499 Quinpool Road, Halifax, in the amount of \$300.10, be accepted for the canteen concession at the Wanderers Grounds. Motion passed.

Fastball Diamonds - North Common

The report of the Committee on Works reads as follows:-

It is recommended that the Recreation and Playgrounds Commission be permitted to locate four fastball diamonds on the North Common in accordance with the plan submitted to the Committee on Works by the Director of Civic Recreation.

In response to a request, the Director of Civic Recreation displayed a plan of the North Common and indicated the location of the diamonds.

Alderman Fitzgerald was concerned that all the recreation facilities were being centralized on the North Common and depriving the outlying districts where such facilities are urgently needed.

Some discussion ensued with respect to the use of the Exhibition Grounds and the liaison between the Forum Commission and the Recreation and Playgrounds Commission.

Alderman Black suggested that the Recreation and Playgrounds Commission ask the Forum Commission if they can use the Exhibition Grounds when the Grounds are not

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needed for Forum Commission uses. He understood that the Grounds are only required by the Forum Commission for a few weeks for Bill Lynch's Fair and the Citation aluminum caravans.

After further discussion, it was MOVED by Alderman Ahern, seconded by Alderman Black that the Recreation and Playgrounds Commission be permitted to locate four fastball diamonds on the North Common in accordance with the plan submitted to the Committee on Works by the Director of Civic Recreation and that the Recreation and Playgrounds Commission request the Forum Commission to endeavour to provide diamonds for softball at the Exhibition Grounds. Motion passed.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on May 7, 1968 with respect to the following matters:-

Sale of Unclaimed Bicycles

MOVED by Alderman Matheson, seconded by Alderman H. W. Butler that, as recommended by the Safety Committee:

- (i) the Police Department be authorized to sell the following bicycles to the Children's Aid Society of Halifax for the sum of \$5.00 each, plus hospital tax:

Boys, sixteen regular size  
Girls, eight regular size  
Two sidewalk bicycles  
Four tricycles

- (ii) the Police Department be authorized to sell twenty bicycles to the Recreation and Playgrounds Commission for the sum of \$5.00 each, plus hospital tax.

Motion passed.

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Tenders Station Wagon - Fire Alarm Department

MOVED by Alderman Matheson, seconded by Alderman Black that, as recommended by the Safety Committee, the lowest tender, that of Halifax Chrysler Dodge Limited for the supply of one Dodge Station Wagon for the Fire Alarm Department, at a net tender price of \$3,739.10, be accepted.  
Motion passed.

REPORT - TOWN PLANNING BOARD

Council considered the report of the Town Planning Board from its meeting held on May 7, 1968, with respect to the following matters:-

Rezoning R-3 Zone to C-1 Zone - #2770-2772 Windsor Street

The report of the Town Planning Board reads as follows:

It is recommended that the application to rezone the property at 2770-2772 Windsor Street from R-3 Zone to C-1 Zone be refused.

The Deputy City Clerk advised that the following petition was submitted, signed by approximately fourteen property owners in the adjacent area and endorsed by Alderman Fitzgerald:

In view of the fact that Mr. Nihas of Windsor Street, #2770-2772 has made application to erect a grocery store on his property, we the undersigned, being property owners and living in adjacent properties wish to file a protest on the following grounds:

- (1) The erection of such store will disfigure the contour of our side of the street in that it would protrude to the sidewalk, and block both views.

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- (2) Such an erection will devalue our properties, one of which is the Rector's Residence.
- (3) Thirdly, even at present the driveway of the Rectory is being used without permission. Since this will be the only suitable avenue for unloading stock we wonder how it will be done when the privilege is taken away.
- (4) We see nothing but a congestion of traffic and garbage cans if this is permitted to go through.
- (5) In one case the sales for Mr. Pilcher's Flowers will be reduced as the view from the street will be obscured.
- (6) Stores for all commodities including Groceries are found less than 200 feet from us. This one is unnecessary.

MOVED by Alderman Ivany, seconded by Alderman

LeBlanc that the report of the Town Planning Board be approved.

Motion passed.

Application from the Scotian Railroad Society for a Footpath  
Across City of Halifax Property

MOVED by Alderman Fitzgerald, seconded by Alderman

Moir that, as recommended by the Town Planning Board, the City of Halifax issue a license, on a year to year basis, to the Scotian Railroad Society to permit the Society to establish a six foot gravel footpath across City-owned land as access to the proposed railroad museum to be located on C. N. R. Property and as shown on Plan #TT-8-17287 on condition that the Society bears the cost of the construction and maintenance of the footpath. Motion passed.

Cornwallis Park

MOVED by Alderman Sullivan, seconded by Alderman

Abbott that, as recommended by the Town Planning Board:-

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1. the City enter into an agreement with the Canadian National Railway to take over Cornwallis Park for a period of not less than 20 years and up to 99 years at a rent of \$1.00 per year;
2. subject to a suitable agreement with the Canadian National Railway, the Recreation and Playgrounds Commission be directed to prepare a plan of rehabilitation for the Park which will include the establishment of a small children's play area within it, such plan to be submitted to the Town Planning Board for consideration.

Alderman Meagher was concerned about the possible cost of such a rehabilitation plan and he suggested that a report should be presented to the next meeting of the Finance and Executive Committee setting out the costs involved.

Alderman Ivany felt that other sites should be looked at in the South End for possible recreational use and suggested the Bellefontaine Property which runs from Fenwick to South Streets and is not suitable for apartment development.

After some discussion, Alderman H. W. Butler said that when a plan for the area is presented to the Town Planning Board, it will include the costs and the Town Planning Board can refer the report to the Finance and Executive Committee if it wishes. He felt that it was important to rehabilitate the Park and provide a play area for the children of the area as quickly as possible.

It was then **MOVED** by Alderman Meagher, seconded by Alderman LeBlanc that a verbal report be presented to the next meeting of the Finance and Executive Committee with respect to the costs of a rehabilitation plan for

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Cornwallis Park.

Alderman Black rose to a point of order and contended that the motion of Alderman Meagher was out of order as the matter of the costs would be considered when the plan is presented to the Town Planning Board and can be referred to the Finance and Executive Committee from that body. He was of the opinion that the intention of the original motion includes that presented by Alderman Meagher.

His Worship the Mayor spoke to the point of order and said that if the original motion is taken it includes the motion of Alderman Meagher. He then ruled Alderman Meagher's motion out of order.

The motion was then put and passed.

In reply to a question, Alderman H. W. Butler advised that the Recreation and Playgrounds Commission would proceed with a rehabilitation plan immediately and present it to the Town Planning Board as soon as possible.

Plans - Parking Garage Complex - Grafton Street Parking Lot

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

1. City Council approve the preliminary plans for the parking garage complex to be constructed on the Grafton Street Parking Lot in principle, as submitted by Mr. Gregory Lambros, architect for Bryant Realty and Leasehold Company;
2. steps be taken to amend the Zoning By-law with respect to landscaped area and angle controls to permit the scheme to proceed;
3. the Company place a bond with the City in the predetermined amount of \$4,500.00 within forty-eight hours of Council's approval of the plans.

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The following supplementary report was submitted from Staff:

The Town Planning Board on May 7, 1968 recommended that City Council approve in principle the preliminary plans of Bryant Realty and Leasehold Company for the development of the Grafton Street Parking Lot and that the appropriate steps be taken to amend the Zoning By-law with respect to the landscaped open space and angle control requirements to permit such development in the City of Halifax.

The Town Planning Board also requested Staff to supply further information concerning the nature of the agreement between the City and the developer, in particular, the financial aspects compared with the returns now being received. Since the meeting of the Town Planning Board the developer has posted a bond in the amount of \$4,500.00 as required by Council.

(A) Financial Aspects

The financial proposals of Bryant Realty and Leasehold Company were set out in a letter from Mr. Jack Bryant dated October 16, 1967.

Mr. Bryant's proposal was based on the leasing of the land for ninety-nine years at an initial rent of 7½ per cent of the present assessed value (assessed value \$118,600 at 7½ per cent produces a yearly rent of \$8,895). The proposal indicated that the rent was to be negotiated every twenty-five years, with an option to purchase the property at any time within the first twenty-five years for the present assessed value.

In addition, Mr. Bryant requested that the Company be extended any privileges, such as tax exemptions, etc., presently enjoyed by similar parking garages in the City.

In addition, it was indicated that the Company wanted to be able to erect a service station similar to Tex-Park or the Willow Tree operation in the event that the parking structure was not financially feasible without a service station of this type.

As the basic offer of rent forms part of the developer's proposal to City Council, it was not considered that this should be challenged although the rental offered is considered to be below the market value of the site. The Option to Purchase request at the assessed value was considered by Staff to be an excessive requirement. In a letter to Mr. Bryant of February 9, 1968, it was indicated that Staff would recommend that the Option to

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Purchase, if exercised, should be at the market value of the site at the appropriate date. The unimproved site value at the appropriate date is to be determined by arbitration.

The parking lot presently operates under an arrangement between the Board of Trade and the City. The Board is responsible for the day to day operation of the parking lot, and the net proceeds are paid to the City. In 1967, the gross receipts were \$21,090.09, and the net return to the City was \$12,000 (no taxes are received).

The approximate construction cost estimates, which are provisional figures only, received from Mr. Bryant are as follows:

Residential (105 Apartments and Parking)	\$1,312,500
Commercial (25,000 square feet)	375,000
Public Parking (375 bays)	750,000

Including fees the total construction cost approximates \$2.6 million. On the basis of this information the full yearly tax return to the City including buildings and land would approximate \$111,142.60 made up as follows:

Commercial (Including Public Parking)

Realty - \$1,184,000 x \$ 4.70 \$55,648.00  
per 100

Business - \$592,000 x \$ 4.63 27,409.60  
\$83,057.60

Residential

Realty - \$1,370,000 x \$2.05 \$28,085.00  
per 100

TOTAL TAXES \$111,142.60

Summary of Return to City

Proposed

Rent \$ 8,895.00

Full Taxes 111,142.60

\$120,037.60

Present (Per Year) 12,000.00

Increased Return \$108,037.60

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(B) Zoning By-law Aspects

Planning and Legal Staff have considered the methods by which the Zoning By-law might be amended in order to overcome the limitations which the present By-law places on such developments.

1. Sloping Sites

Staff is of the opinion that this problem can be overcome by amending the Zoning By-law so that the 60 degree vertical angle would be measured from the mean grade of the lot rather than at the finished or natural grade of the lot line whichever is lower. It is Staff's opinion that the proposed amendment would eliminate the severe limitation which the present method of measuring the 60 degree vertical angle places on development located on sloping sites.

2. Open Space

Staff has also considered the form of the amendment to the Zoning By-law to permit open space situated at roof level in appropriate areas of the City to be calculated as part of the required open space. Planning Staff is of the opinion that open space at roof level under certain conditions can be recommended on planning grounds in the commercial areas of the Central Business District and adjacent areas.

Staff is, however, not prepared to recommend at this time the actual mechanics of amending the Zoning By-law as there has been insufficient time to insure that all the possible consequences of such amendments have been fully examined.

CONCLUSION:

Staff recommends that amendments to the Zoning By-law permitting (1) the 60 degree vertical angle to be measured from the mean grade and (2) permitting open space which is located at roof level to be included in the calculation of the open space requirement in commercial areas in the Central Business District and adjacent areas should be accepted in principle. The amendments in principle can be forwarded to the Regional Planning Commission for its observations during which time Staff can continue to explore more fully the actual mechanics of amending the Zoning By-law.

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The motion was put and passed.

MOTIONS

Motion - Alderman Black Re: Amendment to Ordinance No. 121  
Respecting the Closing and Observation of Holidays  
of Certain Classes of Shops in the City of Halifax

MOVED by Alderman Black, seconded by Alderman  
Abbott that the following amendment to Ordinance Number 121,  
Respecting the Closing and Observation of Holidays of Certain  
Classes of Shops be read and passed a First Time:

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

1. Section 4 of Ordinance Number 121, Respecting the  
Closing and Observation of Holidays of Certain Classes of  
Shops in the City of Halifax, as that Ordinance was approved  
by the Minister of Municipal Affairs on the 23rd day of  
August, A. D., 1967, is amended by striking out "(c) Easter  
Monday" and by relettering the subsequent clauses thereof  
as (c), (d), (e), (f), (g), (h), (i) and (j) respectively.

Motion passed.

Motion - Alderman Sullivan Re: Water Rationing

MOVED by Alderman Sullivan, seconded by Alderman  
Meagher that the following resolution be approved:-

WHEREAS the news media recently have been stressing  
the possibility of water rationing in the not too distant  
future in Halifax;

AND WHEREAS in 1966, the average daily demand for  
water in Halifax was 11.47 million gallons, an increase of  
nearly a million gallons over the daily average during 1965;

AND WHEREAS preliminary studies of the proposed  
Pockwock Lake Development as a new source of supply were  
finalized during 1966;

AND WHEREAS it is stated the reserve capacity of  
the water system is being reduced to uncomfortable levels for  
a metropolitan center the size and importance of Halifax, re-  
quiring some very definite action in the near future;

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THEREFORE BE IT RESOLVED that Halifax City Council consider the Pockwock development as extremely urgent and take immediate steps to assist the Halifax Public Service Commission to get this project started with as little delay as possible.

Alderman Sullivan, in speaking to his motion, referred to the Annual Reports of the Public Service Commission for the years 1966 and 1967 and stressed the fact that the water situation in Halifax could become disastrous if some definite action is not taken soon. He suggested that Council, in co-operation with the Public Service Commission, arrange a meeting with the Atlantic Development Board and stress the grave concern over the probable water shortages and request their assistance in what appears to be developing into a very critical situation.

Alderman Moir questioned the last paragraph of the proposed resolution and asked what assistance the City might give to the Public Service Commission, or in fact what assistance is required.

Alderman Abbott stated that the Public Service Commission has met with representatives of the Atlantic Development Board.

It was suggested that a special committee might be formed to investigate the matter and to find out what can be done.

Alderman Sullivan said he would like to have a Council meeting at which time the Public Service Commission can be invited and the whole matter can be discussed.

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Alderman Matheson After further discussion, it was MOVED by Alderman Moir, seconded by Alderman Abbott that the last paragraph of the resolution proposed by Alderman Sullivan be amended to read as follows:

THEREFORE BE IT RESOLVED that His Worship the Mayor be instructed to make enquiries of both the Public Service Commission and the Atlantic Development Board immediately, and if it seems advisable, try to get the Minister of the Federal Government in charge of the Atlantic Development Board and the Chairman of the Board to meet with City Council privately.

Motion passed.

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

#### MISCELLANEOUS BUSINESS

##### Report - Housing Committee

The report of the Housing Committee reads as follows:

"The Housing Committee, at its meeting held on May 15, 1968, considered various matters relating to housing in the City of Halifax and the County areas to be annexed next year and makes the following recommendation:-

It is recommended that City Council direct the City Manager to ask Staff to advise the Housing Committee on locations in the Annexed area suitable for large scale, comprehensive, integrated community development, and that this be treated as a matter of urgency.

The Housing Committee listened to a general outline of the report of the Advisory Committee for the Preservation of Historic Buildings, to be presented to City Council at its meeting on May 16, 1968 by Mr. L. W. Collins, relating to the survey which has been undertaken of some of the buildings on Brunswick Street.

The Committee informs Council that a resolution was approved unanimously, at its meeting, endorsing the report in principle."

Alderman Matheson briefly reviewed the discussions held at the meeting of the Committee. It was then MOVED by

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Alderman Matheson, seconded by Alderman Abbott that City Council direct the City Manager to ask Staff to advise the Housing Committee on locations in the Annexed area suitable for large scale, comprehensive, integrated community development, and that this be treated as a matter of urgency.

Motion passed.

Lord's Day Permits

The following applications for Lord's Day Permits were submitted:

Gladys Drewett 2347 Agricola Street	Laundromat
James Miles 2860 Oxford Street	Grocery Store
Patrick E. Pottie 5667 Almon Street	Grocery Store
John Dolan 2405 Agricola Street	Grocery Store
Albert L. Coady 5802 South Street	Grocery Store
Joseph Elias 5520 Falkland Street	Grocery Store
Chow Kam Do 2390 Creighton Street	Grocery Store
Ruth S. Murray 5986 Spring Garden Road	Grocery Store
Hyman Wagner 6105 Charles Street	Grocery Store
Stephen E. Hayden 6980 Chebucto Road	Grocery Store
Fong Wing 2129 Creighton Street	Grocery Store
William Crocker 5528 Kaye Street	Grocery Store

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Victor Kenefick  
2586 Agricola Street            Grocery Store

Cecil Billard  
6110 Leeds Street               Grocery Store

John Gombos  
556 Tower Road                  Grocery Store

MOVED by Alderman Black, seconded by Alderman Ahern that the applications, as submitted, for permits to operate businesses on the Lord's Day, be granted. Motion passed.

Appointments - Halifax Forum Commission

His Worship the Mayor submitted the following names for appointment or re-appointment to the Halifax Forum Commission:

Alderman D. G. LeBlanc  
Alderman G. E. Doyle  
Mr. W. B. Greenwood  
Mr. Grover N. Cleveland

Alderman A. M. Butler nominated Mr. Max Foreman to the Forum Commission.

Alderman Ahern nominated Mr. Earle E. Burgess to the Forum Commission.

After considerable discussion with respect to the method of appointing persons to the Commission and after hearing from the City Solicitor with respect to the proper procedure to be followed, His Worship the Mayor decided that the first motion to be taken should be one relating to the Aldermanic re-appointments to the Forum Commission.

It was then MOVED by Alderman H. W. Butler, seconded by Alderman Meagher that Alderman LeBlanc and Alderman Doyle

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be re-appointed to the Forum Commission for a further term  
expiring May 31, 1971. Motion passed.

His Worship the Mayor then called for a motion  
relating to the nomination of Mr. W. B. Greenwood.

It was MOVED by Alderman Black, seconded by Alderman  
Fitzgerald that Mr. W. B. Greenwood be re-appointed to the  
Forum Commission for a further term expiring May 31, 1971.

The motion was put and resulted in a tie vote,  
seven voting for the same and seven against it as follows:

For: Aldermen Black, Abbott, Moir, Matheson,  
Meagher, Fitzgerald and H. W. Butler 7

Against: Aldermen Ivany, A. M. Butler, LeBlanc,  
Ahern, Connolly, Doyle and Sullivan 7

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

His Worship the Mayor then called for a motion  
relating to the nomination of Mr. Grover N. Cleveland.

MOVED by Alderman Fitzgerald, seconded by Alderman  
Abbott that Mr. Grover N. Cleveland be appointed to the  
Forum Commission for a three-year term expiring May 31, 1971.

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

For: Aldermen Abbott, Moir, Matheson, Fitzgerald  
and Black 5

Against: Aldermen Ivany, A. M. Butler, Meagher,  
LeBlanc, Ahern, Connolly, Doyle, Sullivan  
and H. W. Butler 9

His Worship the Mayor then called for a motion  
relating to the nomination of Mr. Max Forman.

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MOVED by Alderman A. M. Butler, seconded by  
Alderman Ivany that Mr. Max Forman be appointed to the Forum  
Commission for a three-year term expiring May 31, 1971.

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

For: Aldermen Ivany, A. M. Butler, Meagher,  
LeBlanc, Ahern, Doyle, Sullivan, Fitzgerald,  
H. W. Butler and Abbott 10

Against: Aldermen Moir, Matheson, Connolly and Black 4

Composition of City Council - Ward Boundaries and Polling  
Divisions

His Worship the Mayor referred to the hearing  
which will be held by the Board of Commissioners of Public  
Utilities shortly relating to the composition of ward  
boundaries and polling divisions. He suggested that a  
meeting should be held before the hearing when all members  
of Council can express their views on the subject so that  
a presentation can be made to the Board which will include  
all questions raised by members of Council. He asked  
members of Council to consider the following items before  
the Council meeting, to be held on Tuesday, June 11, 1968:

Size of the Council;  
Ward system;  
Ward boundaries;  
Timing of an election.

Council agreed to the suggestion of His Worship  
the Mayor and Alderman Meagher asked that the maps of the  
areas to be annexed would be displayed for the meeting.

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Report - Visitors & Convention Committee Re: Tourist Sign

The following report was submitted:

At the meeting of the Visitors and Convention Bureau Committee of April 10, 1968, at the Lord Nelson Hotel, it was decided to recommend to City Council that a sign be erected on the highway near Amherst promoting to passing motorists the idea of visiting Halifax. This sign will be at the highway #2 location starting June 15, 1968, for four (4) months at the rate \$170.00 a month.

We ask City Council to make a decision on the expenditure at its earliest possible convenience for two reasons: The Ruddy Company has advised the Visitors and Convention Bureau that it will be able to hold this desirable sign location for a very short time only. Second, since the sign still has to be painted and the sign painters of the Ruddy Company are extremely busy, an early decision for getting the sign ready by June 15, is required on that basis alone.

Funds for this expenditure have been budgeted for under Account 15-512-54 Advertising.

We shall look forward to your early approval on our recommendation, and remain.

Yours sincerely,

(Signed) H. Hymans  
Director

MOVED by Alderman Abbott, seconded by Alderman Connolly that, as recommended by the Visitors and Convention Bureau, Council approve the erection of a sign at the highway #2 location near Amherst for a four month period starting June 15, 1968, at a rate of \$170.00 a month. Funds for this purpose being available in Account 15-512-54 Advertising.  
Motion passed.

Report - Civic Advisory Committee on the Preservation of  
Historic Buildings

The report of the Committee reads as follows:

The Civic Advisory Committee on the Preservation of Historic Buildings, at a meeting held on May 13, 1968, considered various

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matters of civic business and now reports as follows:

1. (a) that City Council be requested to approve in principle a feasibility study of the buildings fronting on the east side of Brunswick Street from the "West" house south to Cornwallis Street.
  - (b) that such study be carried out by professional consultants.
  - (c) that the terms of reference be drafted by City Staff.
2. that the area on Brunswick Street, north of the "West" house be freed for development with the proviso that any public housing or associated buildings to be placed in the area be so designed as to retain the general architecture of the present street scape.

Mr. L. W. Collins, Chairman of the Advisory Committee, briefly outlined the results of the discussions which had taken place during his visit to Ottawa with His Worship the Mayor. He indicated that the Department of Indian Affairs and Northern Development had promised to undertake, at their expense, a Part 2 study of the buildings south of the Central Victualling Depot and east of Water Street north of the Simmonds building. He also indicated that Central Mortgage and Housing Corporation had promised to share up to 50% in the cost of a study of twelve buildings on Brunswick Street, as listed in a letter from the Corporation to City Staff, which would include recommendations for retention of certain buildings, cost of restoration and possible future use. He said that as a result of these discussions and promises, the Advisory Committee makes the first recommendation to City Council.

Mr. Collins then referred to the second recommendation and reviewed the results of a study of eighteen buildings on Brunswick Street, which was undertaken by the Committee with

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outside assistance, and he said that of the eighteen buildings examined, four are recommended for demolition and the others are in a fair to good condition. He referred to discussions which he had held with Mr. P. J. Osborne, Branch Manager of Central Mortgage and Housing Corporation and Mr. Scott, architect of the Corporation with respect to the housing development in the area to the rear of the properties fronting on the east side of Brunswick Street. He indicated that he was quite impressed with the scheme as outlined by Mr. Scott. He said that Mr. Scott had suggested the possible future use of the "West House" by the Halifax Housing Authority, which would reduce the number of vacant buildings on Brunswick Street.

His Worship the Mayor suggested that a sentence be added to the second recommendation of the Committee relating to a condition that the "West House" be refurbished by Central Mortgage and Housing Corporation as part of the scheme, for use compatible with the area.

Alderman Connolly was of the opinion that there was no necessity for any money to be expended on further studies.

After a short discussion, it was MOVED by Alderman Matheson, seconded by Alderman Fitzgerald that, as recommended by the Advisory Committee on the Preservation of Historic Buildings:

1. (a) City Council approve in principle a feasibility study of the buildings fronting on the east side of Brunswick Street from the "West" house south to Cornwallis Street.
- (b) such study be carried out by professional consultants.