

ORDER OF BUSINESS

CITY COUNCIL

MAY 30, 1968

8:00 p.m.

1. Lord's Prayer
2. Roll Call
3. Minutes: May 1, 14 & 16, 1968
4. Approval of Order of Business, Additions & Deletions
5. Deferred Items:
 - (a) Business Disturbance Claim - #688-90 Barrington Street
 - (b) Amendments to Ordinance #55 - "Tag Days", etc. - SECOND READING
 - (c) Transit System
6. Motions of Reconsideration: NONE
7. Motions of Rescission: NONE
8. Public Hearings & Hearings: NONE
9. Petitions & Delegations
10. Report - Finance & Executive Committee:
 - (a) Appointment - Independent Auditors
 - (b) Possible Sale of City-owned Front Land - #1591 Conrose Avenue
 - (c) Water Line Relocation - Scotia Square
 - (d) Resolution - City of Sydney Re: Welfare Costs
 - (e) 1968 Welfare Budget & Expenditures
 - (f) Property Acquisition - #2115-17-19 Barrington Street
 - (g) Property Acquisition - #2552 Barrington Street
 - (h) Expropriation Settlement - #1884-1886 Barrington Street
 - (i) Authority - City Manager to enter into Leases on Behalf
of the City
 - (j) Conference on Urban Transportation
 - (k) Expropriation Properties #144, #145 and #146 - Africville
11. Report - Committee on Works:
 - (a) Underground Storage Tank - #3313 Kempt Road
 - (b) Tenders - Repointing Stonework - Memorial Tower
12. Report - Safety Committee:
 - (a) Surplus Fire Apparatus
 - (b) Proposed Taxi Ordinance

Report - Public Health & Welfare Committee:

- (a) Rehabilitation Facilities - Salvation Army

Report - Committee of the Whole Council, Boards & Commissions:

Report - Town Planning Board:

- (a) Extension to a Non-conforming Building, Modification of Side Yard, Lot Frontage and Lot Area Requirements - #6138 Linden Street
- (b) Rezoning - R-1 Zone to R-3 Zone - #6955-65 Mumford Road
- (c) Alteration to a Subdivision - Lot "A", Lower Water Street
- (d) Amendments to Zoning By-law

Motions:

- (a) Motion - Alderman Ahern Re: Changes in Road Patterns Affecting the Wanderers' Grounds

Miscellaneous Business:

- (a) Report - Housing Committee
- (b) Lord's Day Permits
- (c) Accounts Over \$5000
- (d) Application for Auctioneers License - Armstrong-Lawrence Auctions Limited
- (e) 1969 Summer Games - Report of City's Representative on the Co-ordinating Committee
- (f) Borrowing Resolutions - 1968 Capital Budget
- (g) Conveyance of Land - Stage I - Scotia Square
- (h) Lease of Land - Stages II, III and IV - Scotia Square

QUESTIONS

Notice of Motion

Added Items

CITY COUNCIL
MINUTES

Council
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Council Chamber,
City Hall,
Halifax, N. S.,
May 30, 1968,
8:00 p.m.

Re: Allocation of Properties
1, 3 and 5 and Districts
20(d) Notice of Intention -
Properties Limited

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 Deputy City Clerk, joined in reciting the Lord's Prayer.

Present were: His Worship the Mayor, Chairman; Alderman Abbott, Ivany, A. M. Butler, Meagher, LeBlanc, Ahern, Doyle, Sullivan and H. W. Butler.

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

MINUTES

MOVED by Alderman Abbott, seconded by Alderman Meagher that the minutes of meetings of Council held on May 1, 14 and 16, 1968, be approved. Motion passed.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS AND DELETIONS

The Order of Business, as prepared by the Deputy City Clerk, was submitted for approval.

At the request of the Deputy City Clerk, Council agreed to add the following items to the Order of Business:

- 14(a) Amendment to Ordinance No. 121 Respecting the Closing and Observation of Holidays of Certain Classes of Shops in the City of Halifax - Second Reading
- 20(a) Letter - Minister of Public Health Re: Collection of Hospital Accounts by Halifax Mental Hospital
- 20(b) Expropriation of Properties - Cogswell Street/ Harbour Drive Interchange
- 20(c) Order - Board of Commissioners of Public Utilities

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Transit By Re: Annexation of Portions of Districts Nos. 1, 3 and 5 and Districts Nos. 4 and 12.

20(d) Notice of Intention - Provinces and Central Properties Limited

8:05 p.m. Aldermen Matheson and Black arrive.

Alderman Meagher requested that item 17(d) be moved ahead on the Order of Business and be considered as item 4(a).

Council agreed to the request of Alderman Meagher.

His Worship the Mayor requested the addition of an item entitled "Designated Areas" to be considered as 20(e).

His Worship the Mayor further requested an item be added to the Order of Business entitled "Museum of Science Lands" to be considered as Item 5(d).

Council agreed to add both items.

MOVED by Alderman LeBlanc, seconded by Alderman Meagher that the Order of Business be amended accordingly. Motion passed.

MOVED by Alderman LeBlanc, seconded by Alderman Ahern that the Order of Business, as amended, be approved. Motion passed.

DEFERRED ITEMS

Business Disturbance Claim - #688-90 Barrington Street

Staff requested that this item be referred to the Finance and Executive Committee to consider further information.

Amendments to Ordinance #55 - "Tag Days", etc. - Second Reading

This matter was further deferred.

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Transit System

His Worship the Mayor reported that discussions had been held with the President & General Manager of Nova Scotia Light & Power Co. Ltd., the City Manager and himself and as a result of these discussions the following letter was submitted:

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

Dear Sir:

I would like to confirm this Company's position as discussed at the meeting held on Tuesday, May 28, with yourself and the City Manager with respect to transit operations.

You advised Mr. McGrail and myself that the Council, during a special discussion on transit, raised the question as to efficiencies that could be effected through co-operative effort that might minimize the transit problem.

Although the Company has stated on more than one occasion that if the average coach speed could be increased to that obtained in some cities the problem would be very much less, we do not know of any practical way that this can be accomplished in Halifax at this time. The Company knows of no other efficiencies that can be made that will materially affect the present difficulties. Special traffic consideration for transit can materially assist in keeping a transit deficit within certain limits for the future but will not remove the existing problem.

I would like to confirm the outline of the problem and the other information the Company provided at Tuesday's meeting:

1. The existing trolley coach fleet is worn out and will not last beyond 1969.
2. Recent traffic changes and the fact that trolleys will not be able to travel Barrington Street through the new interchange require the immediate purchase of at least fifteen new diesel coaches to replace trolley coaches for early 1969 operation.
3. Orders should be placed no later than early 1969 for replacement of the remainder of the trolley coach fleet.

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4. The manner of supplying transit services in the to be annexed area of the City must be determined. (Nova Scotia Light and Power Company, Limited do not have equipment available should the City desire the Company to operate in the annexed area.)
5. The desirability of a transit connection across the Narrows Bridge must be determined.
6. The Company suffered a loss of \$202,000 on transit operations in 1967 without considering any interest on capital invested.
7. The Company has had a loss of \$107,700 up to the end of April this year and expects a loss of \$250,000 by the end of the year, again without interest on capital.
8. Transit losses cannot be recovered from earnings on the electric utility under the Public Utility Act.
9. Although legislation was passed a few years ago whereby the Company could apply to the Board of Commissioners of Public Utilities for a surcharge on electric bills in the City of Halifax to cover transit losses, this facility will be expressly extinguished under a diesel replacement programme. Under such a programme the system would no longer be "essentially electric". Also, the Company cannot recommend a system that would fairly assess such a surcharge.
10. Under to-day's traffic patterns and passenger densities, a trolley coach system would not be as efficient or flexible as a diesel coach system.
11. A replacement of the existing trolley coach fleet with diesel coaches to serve the present City of Halifax will require a Capital expenditure of approximately \$2,000,000.
12. Historically, during the period the Company operated Birney tram cars in the City prior to 1949, the Company operated at a loss for most years and it was only during the war years and under special arrangements with the Income Tax Department that the Company was able to recoup the original tram investment through special depreciation. (Full financial details were given to the Special Transit Committee during discussions last fall.)
13. During the period since 1949 when the Company operated trolley coaches and latterly some diesels, it has operated at a loss in almost every year. This accumulated loss is now well over \$2,000,000. (Financial information supporting this was again presented to the Special Committee during discussions last fall.)

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14. Since the Company has not been able to recoup its original investment in trolley coaches because of continuous losses, it has no funds set aside for their replacement.
15. Even with a new fleet and route revisions, the Company projects annual losses in the next few years amounting to between \$250,000 and \$275,000 considering interest on any new investment.

In summary - because of the above facts, the Company cannot operate the system past this year with such heavy losses; nor can the Company successfully raise \$2,000,000 of new capital for fleet replacement unless it can receive some guarantee that it or, more particularly, the investor will be reimbursed. Failing some arrangement whereby the return of any new investment and its interest can be assured, the Company will be forced to apply to the Board of Commissioners of Public Utilities for disposal of the problem. The Company has made proposals to the Special Transit Committee and to Council with respect to continued and improve transit service for the citizens of Halifax. The most recent proposal was contained in a letter dated May 3, 1968. The Company believes that Halifax needs a good mass transportation system and that it can make a real contribution toward solving present and future traffic problems in the most efficient and economic manner. In fact, the Company and the City's own planning staff have stated that millions of dollars in future expenditures for traffic can be saved if mass transit is used as a planning tool. The Company is prepared and, indeed anxious to work with Council to determine a solution to the transit problem. It respectfully suggests that although improvements and efficiencies can accrue through a new fleet and new or amended routes, the basic problem can be defined in its simplest terms as being:

1. The requirement of an early Capital expenditure of \$2,000,000.
2. A projected annual operating loss of between \$250,000 and \$275,000.

I wish to thank you for the opportunity of discussing this matter on Tuesday and I hope this confirmation and recapitulation of the problem as discussed will help to define the situation so that further progress can be made toward a solution.

I would like to reiterate that Halifax definitely needs a mass transportation system. There is no question but that a system tied in with municipal planning can be of major assistance in solving traffic problems both physically and financially. Even though fare box revenue alone will not support a proper system, the savings from the overall position of transit within City planning will more than return any annual support that the City might see fit to provide.

Yours very truly,

(sgd) A. R. Harrington,
President & General Manager.

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His Worship the Mayor suggested that this matter is so complex that it be dealt with at a Special Meeting of Council to be held on June 18, 1968 at 8:00 p.m.

Museum of Science Lands

His Worship the Mayor asked the City Solicitor to report on any commitments that had been made to the Province of Nova Scotia with respect to the northern boundary of the site for the Museum of Science.

The City Solicitor advised that a commitment was made by the City in some correspondence between the previous Mayor and the Premier, which indicated that the northern boundary line was fixed by a plan submitted to Council some time ago. He was of the opinion that the City was obligated to convey the land to the boundary line north of the line on the plans submitted to the last regular Council meeting.

Alderman Ahern asked if it was true that the line would not affect the Wanderers' Grounds.

The City Solicitor replied in the affirmative.

Alderman Matheson felt that negotiations should continue with the Province in an attempt to have them consider the Museum of Science on a slightly smaller site to leave sufficient space available on which to build a new Tourist Bureau.

His Worship the Mayor said that it appears that the Province have gone as far as they can and are not prepared to change their plans now.

Alderman Ivany referred to discussions which had taken place at the last meeting of the Visitors and Convention Committee relating to the land for the Museum of Science with

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the architect for the Museum, Mr. Allan Duffus. Mr. Duffus had indicated that he would reconsider the design of the Museum in the light of the requirements for the new Visitors and Convention Bureau.

After further discussion it was MOVED by Alderman Abbott, seconded by Alderman Matheson that the matter be deferred for two weeks to permit Mr. Duffus to report to the Visitors and Convention Committee. Motion passed with Alderman Ahern voting against.

Application for Auctioneers License - Armstrong-Lawrence Auctions Limited

A request was submitted from Mr. M. B. Lawrence Vice-President of Armstrong-Lawrence Auctions Limited for a license to carry on the business of auctioneering in the City of Halifax on Saturday, June 1st, 1968 at MacDonald Chevrolet Oldsmobile Ltd. 3681 Kempt Road, Halifax.

MOVED by Alderman Black, seconded by Alderman Ahern that the license, as requested above, be granted. Motion passed.

PETITIONS & DELEGATIONS

No petitions were submitted or delegations heard at this time.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee of its meeting held on May 23, 1968 with respect to the following matters:

Appointment - Independent Auditors

The report of the Finance and Executive Committee

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reads as follows:

"It is recommended that the firm of H. R. Doane and Company be reappointed independent auditors for the City of Halifax for the year 1968."

The City Manager said that at the meeting of the Finance and Executive Committee he had been asked to comment on the statement that there had been some inaccuracies between the Treasurer's Return and the Annual Report for 1966.

The City Manager continued and said; "At that time I said that the Treasurer's Return had been prepared before the Annual Report because the latter was revamped and took longer than we had expected, and therefore when the auditors came along to do the audit for that year they were auditing statements versus the Treasurer's Return which had already been submitted. I said that two errors had been found by the auditors at that time. I was wrong in saying that because there was only one error that the auditors actually found. Due to an ambiguity, I read the other item incorrectly, and there was a \$7,800.00 item that was incorrect on both statements. The auditors did not find it. One of the reasons being is that they only test check, it is an old practice of auditors, they do not do a complete check because it would be far too expensive, and that is the correction I want to make regarding the Finance and Executive Committee statement."

8:15 p.m. Alderman Moir arrives.

MOVED by Alderman Matheson, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, the firm of H. R. Doane and Company be reappointed independent auditors for the City of Halifax for the year 1968.

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Alderman A. M. Butler spoke at length in opposition to the motion. (A verbatim report of Alderman A. M. Butler's remarks and the debate which ensued has been prepared and is attached to the official minutes as Appendix "A").

The motion was then put and passed with Alderman A. M. Butler voting against.

MOVED by Alderman Black, seconded by Alderman Abbott that a transcript of the remarks of Alderman A. M. Butler be forwarded to the auditors (H R. Doane and Company) with the request that they explain, in writing, their reasons for not observing upon the errors alleged to have been made in the City's financial statements for the year 1966, and for having failed to take the necessary action to have such errors corrected. Motion passed.

1591 Conrose Avenue - Possible Sale of City-owned Front Land

MOVED by Alderman Black, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, Mr. B. K. Raju of 1591 Conrose Avenue, be permitted to purchase the City-owned front lands lettered A and B on the plan attached to the Staff Report dated May 17, 1968, for the sum of \$750.00. Motion passed.

Water Line Relocation - Scotia Square

The Committee had for consideration a Staff Report dated May 16, 1968 relating to the above matter.

MOVED by Alderman Ivany, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, the City agree to accept the cost of all of the new water line

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installations less depreciation allowances on services to be abandoned, the estimated net cost of relocating services being \$130,900.00, so that the Public Service Commission can proceed with the remainder of the work to be undertaken. Motion passed.

The Report indicated that negotiations will continue between the City and Central Mortgage and Housing Corporation on cost sharing on the basis that the Partnership accept responsibility for the full amount mentioned above.

Resolution - City of Sydney Re: Welfare Costs

MOVED by Alderman Abbott, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, City Council not support the City of Sydney Resolution on the principle that the City of Halifax feels it should and must have basic control of its welfare services and that it must show a very active interest in rehabilitation with the hope that costs can be reduced in that manner but that the City reiterate its stand that it must look to the Province for its full participation in the costs of the Welfare Budget. Motion passed.

1968 Welfare Budget and Expenditures

MOVED by Alderman A. M. Butler, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, no cuts be made in the Welfare Programme at the present time but that representations be made both to the Province and the Union of Nova Scotia Municipalities as a follow up to the resolution passed by City Council a few weeks ago and forwarded to the Province. Motion passed.

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Possible Acquisition - 2115-17-19 Barrington Street

MOVED by Alderman Black, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, the sum of \$20,500.00 be paid to Mr. H. A. Salter, 1751 Oxford Street, Halifax, as settlement in full for all claims in connection with the acquisition by the City of the property at 2115-17-19 Barrington Street, required for the Cogswell Street/Harbour Drive Interchange. Motion passed.

Possible Acquisition - 2552 Barrington Street

The report from the Committee reads as follows:

"It is recommended that the sum of \$13,000.00 be paid to Mr. Joseph Bastarache, 2552 Barrington Street, Halifax, as settlement in full for all claims in connection with the acquisition by the City of the property at 2552 Barrington Street, required for the further development of Uniacke Square.

Alderman Ivany raised the question as to whether or not the amount of compensation being offered to the owners of residential property, especially owner-occupied property is sufficient, and he asked the question "are we dealing as fairly with these people as we should"? He said that the property in question is well maintained and clean and he asked where can the people relocate for the money that is being offered by the City for their property.

Alderman Moir congratulated Alderman Ivany for bringing this issue before Council, and contended it is time that Council came to grips with the problem of adopting a principle of equitable compensation for home owners who are displaced as a result of redevelopment or improvement projects undertaken by the City. He said many of the people being displaced, for one reason or another, cannot purchase alternative

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accommodation and must of necessity go into public housing often times against their wishes. He expressed the opinion that it is time that Council met with senior staff members and re-opened the whole question of owner-occupied housing, for a discussion of the principle of a home for a home for those people who are displaced by City programmes.

Alderman Ahern agreed that Council should take action to develop a principle whereby displaced property owners would be fairly compensated, but he was of the opinion that the Council should meet to consider this matter without members of staff being present.

Alderman LeBlanc said that he agreed with the sentiments expressed by the three Aldermen who spoke previously on this matter, but he wished to remind Council that several years ago he had made a presentation to Council in which he advocated the adoption of a principle whereby property owners displaced by reason of City projects would be compensated on the basis of a home for a home, and any person so affected would be in no worse position than at the time of the acquisition of the property by the City, with respect to mortgage or tax payments. He expressed the hope that Council would take some action now so that there would not be a repetition of the earlier experience where some home owners were forced out of the City as they were unable to acquire other property in Halifax for the amount of money the City paid to them for their properties.

Alderman Black said that the question of how much compensation should be paid for a particular property is one of policy and Council may have to obtain new legislation to amend the present expropriation laws to permit Council to pay in excess

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of the market value on the property. He said such a policy requires study and he would be happy to devote time to such a study.

Alderman Matheson contended that the fact that nothing has been done does not indicate that Council is not concerned but it is an extremely complex problem. He said that Newfoundland is the only province in Canada where such a policy (home for a home) has been adopted. There it was restricted to cases where a home was moved from an outport to a developed area. He contended that any legislation would have to be carefully worded to obviate the possibility of speculation by unscrupulous persons. He also pointed out the problem of assessment if the suggestion to leave the property at the previous assessment is maintained and he said it is because of this and other problems that no action has been taken to implement a more equitable policy.

MOVED by Alderman Black, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, the sum of \$13,000.00 be paid to Mr. Joseph Bastarache, 2552 Barrington Street, Halifax, as settement in full for all claims in connection with the acquisition by the City of the property at 2552 Barrington Street, required for the further development of Uniacke Square.

The Motion was put and lost as follows:

For - Aldermen Black, Abbott, Matheson,
A. M. Butler, H. W. Butler - 5 -

Against - Aldermen Moir, Ivany, Meagher, LeBlanc,
Ahern, Doyle, Sullivan - 7 -

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MOVED by Alderman Meagher, seconded by Alderman Ahern that the matter be referred back to the Finance and Executive Committee for further consideration.

Alderman Meagher gave the following reasons for his motion to refer:

- a) to give the Legal Staff an opportunity to examine the law to determine the legal ramifications if Council were to adopt a policy to pay compensation in excess of market value;
- b) to give the members of Council an opportunity to view the property in question;
- c) to give the Staff (Real Estate Division) an opportunity to advise the Committee how they arrived at the recommended price;
- d) to ascertain why the owners of the property did not have legal counsel to give them legal advice on this matter.

The Motion to refer was then put and passed with Aldermen Black and A. M. Butler voting against.

Possible Settlement - 1884-1886 Barrington Street

MOVED by Alderman Abbott, seconded by Alderman Matheson that, as recommended by the Finance and Executive Committee, the sum of \$36,000.00 plus interest from the Date of Vacant Possession (September 1, 1967) be paid to Capital Realties Limited, as settlement in full for all claims arising from the expropriation by the City of the property at 1884-1886 Barrington Street, required for the Scotia Square Development. Motion passed.

Authority - City Manager to Enter into Leases on Behalf of the City

MOVED by Alderman Moir, seconded by Alderman Ahern that, as recommended by the Finance and Executive Committee,

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the City Manager be empowered to enter into leases on behalf of the City for periods not exceeding one year under the following guidelines:

- 1) The City Manager is empowered to lease any real property of the City, residential, commercial or otherwise.
- 2) The rental charged in respect of each lease shall, to the best of his ability and belief, return to the City reasonable return on the City's investment.
- 3) Tenants who lease City property for one year shall be entitled to three months notice to vacate, but those tenants who are permitted to remain on the property after the expiry of one year shall be there on a month to month basis.
- 4) Tenants who rent on a month to month basis, or for periods of less than one year, shall be entitled to one month notice to vacate.
- 5) The City Manager is empowered to terminate tenancies at his discretion, and is authorized to sign all notices to vacate for leases which he has entered into on behalf of the City.
- 6) Such other terms as he, in his discretion, considers necessary for the best interests of the City.

Motion passed.

Conference on Urban Transportation

MOVED by Alderman Matheson, seconded by Alderman Moir that, as recommended by the Finance and Executive Committee, the expenditure of an amount of \$2,000.00 as the City of Halifax contribution towards the Conference on Urban Transportation being arranged by the Canadian Federation of Mayors and Municipalities for February 1969, in Toronto, be approved. Motion passed.

Expropriation Properties - Nos. 144, 145, & 146 Africville

The Committee considered a report from the Committee on Works recommending that expropriation proceedings be instituted with respect to Properties Nos. 144, 145 and 146 City Plan No. P500/46 Africville, and it was agreed that no action be taken pending consideration of the matter by the Africville Sub-Committee.

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REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on May 21, 1968 with respect to the following matters:

Underground Storage Tank - #3313 Kempt Road

MOVED by Alderman Ivany, seconded by Alderman H. W. Butler that, as recommended by the Committee on Works, the application from British American Oil Limited for a permit to install one 2,000 gallon underground gasoline storage tank and pump at 3313 Kempt Road, as shown on Plan No. TT-8-17301, be approved in accordance with Section 801 of the City Charter. Motion passed.

Tenders - Repointing Stonework - Memorial Tower

MOVED by Alderman LeBlanc, seconded by Alderman Matheson that, as recommended by the Committee on Works, the tender of Paul Maillet, Contractor, 3688 Leaman Street, Halifax, N. S. in the amount of \$3,850.00, being the lowest tender meeting specifications, be accepted for repointing the stonework at the Memorial Tower, Fleming Park; funds having been provided in the 1968 Current Budget. Motion passed.

REPORT - SAFETY COMMITTEE

Council considered the report of the Safety Committee from its meeting held on May 21, 1968 with respect to the following matters:

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Surplus Fire Apparatus

MOVED by Alderman Abbott, seconded by Alderman Sullivan that, as recommended by the Safety Committee, the Fire Chief be authorized to offer a surplus engine for sale and a reserve bid of not less than \$1,000.00 be included in the invitation to tender. Motion passed.

Proposed Taxi Ordinance - No. 116

The following report was submitted:

It is recommended that:

- a) a clause by clause examination of the proposed Taxi Ordinance, as prepared by Staff, be made by the Committee of the Whole Council;
- b) the matter of the allocation and location of taxi stands be considered in detail by the Committee of the Whole;
- c) any further presentations from representatives of the taxi industry be permitted at the time the two matters are considered by the Committee of the Whole.

His Worship the Mayor advised that the intention was that the Taxi Ordinance should be considered in detail by the Committee of the Whole Council before the Ordinance is given Second Reading. He suggested that in order to advance the matter further, a Notice of Motion should be given at this meeting for First Reading at the next regular Council meeting.

Alderman LeBlanc, at this time, gave notice that at the next regular Council meeting he would move that the proposed Taxi Ordinance No. 116, as prepared by Staff, be introduced for first reading.

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REPORT - PUBLIC HEALTH AND WELFARE COMMITTEE

Council considered the report of the Public Health and Welfare Committee from its meeting held on May 23, 1968 with respect to the following matter:

Rehabilitation Facilities - Salvation Army

The report of the Committee reads as follows:

"Your Committee considered a report from staff respecting the relocation of the Salvation Army Hostel, which stressed the need for rehabilitation facilities planned to be incorporated in the new hostel.

The Committee took the following action:

- a) Recommended approval of the plans of the Salvation Army for a new hostel with rehabilitation facilities, without any cut-back.
- b) Appointed a Committee to approach the Province of Nova Scotia to seek cost sharing of the additional funds required.
- c) Agreed in principle to make a grant to the Salvation Army based on a formula to be determined as a result of the negotiations with the Province.

Alderman Matheson explained to members of Council the rehabilitation facilities that are planned to be included in the new Salvation Army Hostel and advised that such facilities are urgently needed in the City of Halifax. He reported briefly on the discussions held in the Office of the Minister of Health of the Committee appointed by the Public Health and Welfare Committee and indicated that a sympathetic hearing had been given by the Minister. He said that the Provincial decision is one which will have to be given by the Governor in Council and the City of Halifax would stand a better chance of support from the Province if

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City Council indicates its willingness to make a financial contribution towards the deficit of the new Salvation Army facilities.

It was then MOVED by Alderman Matheson, seconded by Alderman Meagher that the recommendations of the Public Health and Welfare Committee be approved and that the City inform the Province that it is willing to offer to pay 50% of the deficit amounting to approximately \$233,000.00 provided the Province contributes the balance; and that the City will pay its share of the deficit over a period of five years.

Alderman Ivany commended the Deputy Mayor at this time for his handling of the problem while His Worship the Mayor was out of town.

The motion was then put and passed.

9:15 p.m. Council adjourned to meet as Committee of the Whole Council.

Amendments to Ordinance No. 121 Respecting the Closing and Observation of Holidays of Certain Classes of Shops in the City of Halifax (Second Reading)

MOVED by Alderman Black, seconded by Alderman Abbott that the following amendments to Ordinance Number 121 be read and passed a Second 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.

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9:16 p.m. Council reconvened, the following members being present: His Worship the Mayor, Chairman, Aldermen Black, Abbott, Moir, Ivany, Matheson, A. M. Butler, Meagher, LeBlanc, Ahern, Doyle, Sullivan and H. W. Butler.

MOVED by Alderman Black, seconded by Alderman Abbott that, as recommended by the Committee of the Whole Council, the following amendments to Ordinance Number 121 be read and passed a Second 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.

REPORT - TOWN PLANNING BOARD

Council considered the report of the Town Planning Board from its meeting held on May 21, 1968, with respect to the following matters:

Extension to a Non-conforming Building, Modification of Side Yard, Lot Frontage and Lot Area Requirements - 6138 Linden St.

MOVED by Alderman Black, seconded by Alderman H. W. Butler that, as recommended by the Town Planning Board, the application for an extension to a non-conforming building, modification of side yard, lot frontage and lot area requirements at 6138 Linden Street, as shown on Drawing No. P200/2382, to permit the construction of a one-storey addition to the rear of a single family dwelling, be approved. Motion passed.

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Rezoning R-1 to R-3 - 6955-6965 Mumford Road

MOVED by Alderman H. W. Butler, seconded by Alderman Ivany that, as recommended by the Town Planning Board:

1. City Council approve the rezoning of 6955-6965 Mumford Road from R-1 Zone to R-3 Zone to permit the construction of a five-storey 60-unit apartment building, as shown on Drawings No. P200/2400, P200/2421 to 2427;
2. a date for a public hearing be set;
3. the area outlined on the plan attached to the Staff Report dated May 16, 1968 be designated as the area within which people will be notified of the public hearing.

Motion passed.

Alteration to a Subdivision - Lot A, Lower Water Street

MOVED by Alderman Black, seconded by Alderman Ahern that, as recommended by the Town Planning Board, City Council approve Lot "D" subdivided from Lot "A" Lower Water Street, as shown on Drawing Nos. P200/2406 - 00-10-17298, but that approval of Lot "A" be considered after Council has made a decision with respect to the street lines of Lower Water Street southwardly from the Post Office building. Motion passed.

Amendments to Zoning By-law

MOVED by Alderman Black, seconded by Alderman Ivany that, as recommended by the Town Planning Board, the necessary steps be taken by Staff to study the Zoning By-law of the City of Halifax, making comparison with other cities; and if it is found that a change is in order and in agreement with good and accepted City planning principles, to amend the Zoning By-law to permit up to 8 units on 60 foot lots, or on

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lot size as recommended by Staff. Motion passed.

MOTION

Motion - Alderman Ahern Re: Changes in Road Patterns Affecting
the Wanderers Grounds

At the last regular meeting of City Council, Alderman Ahern gave notice that he would move that City Council review the proposed changes in road patterns in the vicinity of the Wanderers Grounds and that Staff come prepared to answer questions with respect to the proposed changes and traffic patterns.

At this time, Alderman Ahern advised that some information is being gathered with respect to the matter and he asked Council to defer his motion for two weeks.

After a short discussion, Council agreed to defer the matter until the next regular meeting of City Council.

MISCELLANEOUS BUSINESS

Report - Housing Committee

The report of the Committee reads as follows:

"The Housing Committee, at its meeting held on May 29, 1968, considered various matters relating to housing in the City of Halifax and reports as follows:

1. The Committee held discussions with respect to the development of public housing in some County areas to be annexed.

It is recommended:

- (a) That City Council request the Partnership to make a public call for proposals from private developers for the construction of public housing projects either in the existing or enlarged City;
- (b) That the demand factors be supplied to Central Mortgage and Housing Corporation by City Staff and the Housing Authority of Halifax.

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2. For the information of City Council, the following housing projects are under construction or in advanced stages of planning:

Creighton Street	25 units	under construction
Maitland Street	95 units	expected June tender call
Gottingen Street (Senior Citizens)	166 units	awaiting Order in Council
Brunswick St. (First Phase)	120 units	design in preparation
Brunswick St. (Second Phase)	40-50 units	being planned
Bayers Road	50-75 units	site under investigation

In total, approximately 511 units are under consideration at this time.

Alderman Matheson explained briefly the reason why the Housing Committee made the above recommendation.

It was then MOVED by Alderman H. W. Butler, seconded by Alderman Abbott that, as recommended by the Housing Committee:

- (a) City Council request the Partnership to make a public call for proposals from private developers for the construction of public housing projects either in the existing or enlarged City;
- (b) the demand factors be supplied to Central Mortgage and Housing Corporation by City Staff and the Housing Authority of Halifax.

Motion passed.

Lord's Day Permits

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

Jean Henderson 3461 Dutch Village Road	Grocery Store
Joseph Salah 2620-22 Agricola Street	Grocery Store

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Judy Matthews
Julia Casey
Roger Hupman
Spring Garden Road Sidewalk Art Sale

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.

Accounts Over \$5,000.00

MOVED by Alderman Moir, seconded by Alderman Ivany that the City Manager be authorized to pay the following accounts over \$5,000.00:

<u>VENDOR</u>	<u>PURPOSE</u>	<u>AMOUNT</u>
Hayes Insurance Ltd.	Fire Insurance - City Property	\$14,659.28
N. S. Housing Comm.	Low Cost Housing	20,094.28
		<u>\$34,753.56</u>

Motion passed.

1969 Summer Games - Report of City's Representative on the Co-ordinating Committee

A report was submitted from the City's Representative on the Co-ordinating Committee for the 1969 Summer Games dated May 27, 1968.

MOVED by Alderman A. M. Butler, seconded by Alderman Abbott that:

1. City Council approve the current budget as set out in the above-mentioned report and inform the Co-ordinating Committee accordingly as required by Paragraph 3(2) of the Memorandum of Agreement.
2. City Council agree to pay to the 1969 Canada Games Society, within 30 days of acceptance, the \$165,489 of capital contribution for the period to September 30, 1968, as recommended by the Committee, subject

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to the receipt, from the 1969 Canada Games Society, of the \$300,000 already spent by the City of Halifax on the provision of part of its commitment.

3. City Council agree, where necessary, to call tenders on behalf of the 1969 Canada Games Society.
4. Preformation expenses be forgiven by the City of Halifax subject to recovery if any excess funds are available at the final accounting of the event.

Motion passed.

Borrowing Resolutions - 1968 Capital Budget

A report was submitted from the City Manager requesting approval of the following borrowing resolutions aggregating \$10,326,000 for the 1968 Capital Budget:

1. \$143,000.00 - For the purpose of a new Fire Department Headquarters Station to be located on West Street in the City of Halifax, which amount is supplemental to the sum of \$500,000.00 authorized to be borrowed by resolution of the City Council passed the 28th day of July, 1966 and approved by the Minister of Municipal Affairs on the 15th day of December, 1966, and borrowed for the same purpose;
2. \$ 5,000.00 - For the purpose of installing and improving traffic lights in the City;
3. \$345,000.00 - For the purpose of constructing curb and gutter and paving sidewalks with permanent paving;
4. \$ 97,000.00 - For the purpose of paving streets with permanent paving;
5. \$165,000.00 - For the purpose of renewing or resurfacing certain streets in the City;
6. \$215,000.00 - For the purpose of street widening in the City;
7. \$121,000.00 - For the purpose of improving traffic conditions in the City

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8. \$ 200,000.00 - For the purpose of acquiring sites for parking garages in the City, which amount is supplemental to the sum of \$300,000.00 authorized to be borrowed by resolution of City Council passed on the 14th day of February, A.D., 1967, and approved by the Minister of Municipal Affairs on the 6th day of July, A.D., 1967, and borrowed for the same purpose;
9. \$ 129,000.00 - For the purpose of sewer construction in the City;
10. \$ 88,000.00 - For the purpose of sewer rehabilitation in the City;
11. \$ 7,000.00 - For the purpose of installation of automatic sprinklers at the Incinerator;
12. \$4,400,000.00 - For the purpose of construction of Lane Memorial Hospital, to replace the present Halifax Mental Hospital, which amount is supplemental to the sum of \$100,000.00 authorized to be borrowed by resolution of the City Council passed on the 14th day of February, 1967 and approved by the Minister of Municipal Affairs on the 4th day of May, 1967, and borrowed for the same purpose;
13. \$ 50,000.00 - For the purpose of installing a six-court Tennis Court on the Central Common of the City of Halifax;
14. \$ 15,000.00 - For the purpose of providing new facilities and improving present facilities at the Wanderers' Grounds in the City of Halifax;
15. \$2,911,000.00 - For the purpose of constructing a new building to replace the present Basinview Home, and for acquiring land for a site therefor, which sum is supplemental to the amount of \$300,000 authorized to be borrowed by resolution of the City Council passed on the 14th day of February, 1967 and approved by the Minister of Municipal Affairs on the 4th day of May, 1967, and the said resolution having been amended by resolution of Council passed on August 31, 1967, and approved by the Minister on September 15, 1967, and borrowed for the same purpose;
16. \$ 4,000.00 - For the purpose of general development of the Gorsebrook Play Area in the City of Halifax;

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17. \$ 25,000.00 - For the purpose of constructing a recreation building at Fort Needham Park in the City of Halifax;
18. \$100,000.00 - For the purpose of constructing an Activity Centre at the Uniacke Square Play Area in the City of Halifax;
19. \$ 6,000.00 - For the purpose of the erection of a fence on the west side of the Wanderers' Grounds in the City of Halifax;
20. \$ 8,000.00 - For the purpose of a chain link fence at Fort Needham Park in the City of Halifax, which amount is supplemental to the sum of \$10,000 authorized to be borrowed by resolution of the City Council passed on the 15th day of August, 1963, and approved by the Minister of Municipal Affairs on the 22nd day of August, A. D., 1963 and borrowed for the same purpose;
21. \$895,000.00 - For the purpose of constructing a new school to replace the present Saint Patrick's Girls' School in the City of Halifax;
22. \$197,000.00 - For the purpose of an addition to Queen Elizabeth High School in the City of Halifax, which amount is supplemental to the sum of \$968,000.00 authorized to be borrowed by resolution of the City Council passed the 30th day of June, 1966, and approved by the Minister of Municipal Affairs on the 7th day of July, 1966, and borrowed for the same purpose;
23. \$200,000.00 - For the purpose of acquiring for redevelopment properties situate in the area known as the Spring Garden South Development Area, which amount shall be supplemental to the amount of \$310,000.00 authorized to be borrowed by the City Council by resolution dated the 13th day of September, 1962, and approved by the Minister of Municipal Affairs on the 12th day of October, 1962, and the further amount of \$240,000.00 authorized to be borrowed by resolution of the City Council passed the 15th day of August, 1963 and approved by the Minister of Municipal Affairs on the 22nd day of August, 1963, and the further amount of \$160,000.00 authorized by resolution of the City Council passed the 15th day of April, 1965 and approved by the Minister of Municipal Affairs on the 1st day of June, 1965 and borrowed for the same purpose.

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MOVED by Alderman Abbott, seconded by Alderman Doyle that the Borrowing Resolutions, as submitted and as listed above, be approved. Motion passed unanimously.

Application for Building Permit, Halifax Developments Limited - Stages 2 and 3, Scotia Square

At this time, Mr. C. E. McCulloch, President, and Mr. W. Hardman, General Manager of Halifax Developments Limited, passed to His Worship the Mayor and the City Manager a cheque, in the amount of \$16,486.00, representing payment for an application for a building permit for \$8,243,000.00 worth of construction for Stages 2 and 3 of the Scotia Square Project. The plans and specifications, forming the other part of the application were submitted to the Building Inspection Department earlier in the day.

Sale and Conveyance of Land - Stage I, Scotia Square

A report was submitted from the City Manager advising that Halifax Developments Limited have indicated that it desires to purchase the lands upon which the Trade Mart is constructed from the City and Central Mortgage and Housing Corporation under the terms of the Agreement to Lease previously entered into by the Partnership and the Company.

The report stated that under the terms of the Agreement, the purchase price of the property is \$334,311.10.

MOVED by Alderman Moir, seconded by Alderman Ahern that His Worship the Mayor and the City Clerk be authorized to execute a deed to Halifax Developments Limited conveying Stage I of Scotia Square, for delivery when the purchase price of the land is tendered to the City. Motion passed.

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Lease of Land - Stages II, III and IV - Scotia Square

A report was submitted from Staff relating to an amendment requested by Halifax Developments Limited in the agreement between the Partnership and Halifax Developments Limited relating to the Scotia Square Project.

MOVED by Alderman Abbott, seconded by Alderman H. W. Butler that the agreement between the Partnership and Halifax Developments Limited be amended to permit conveyance of freehold title of the lands occupied by Stages 2, 3, 4, 6 and 7 on completion of construction of Stage 3. Motion passed.

A proposed Lease was submitted for the lands to be covered by Stages 2, 3 and 4 between the Partnership and Halifax Developments Limited.

MOVED by Alderman Abbott, seconded by Alderman Moir that the Lease, as submitted, be approved and that His Worship the Mayor and the City Clerk be authorized to execute same on behalf of the City of Halifax. Motion passed unanimously.

QUESTIONS

Question Alderman LeBlanc Re: Creighton Street Housing Project

Alderman LeBlanc referred to a letter which he understood had been distributed to all members of Council from Alderman Ivany relating to the commercial businesses in the area of the Creighton Street Housing Project and he asked if an answer will be forthcoming.

His Worship the Mayor advised that he had no knowledge of the letter from Alderman Ivany and he suggested that if the matter relates to planning, it should be referred to the Town

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Planning Board. *commence on the new Basinview Home.*

Council agreed to the suggestion of His Worship the Mayor that the letter be referred to the Town Planning Board.

Question Alderman Moir Re: Female Physical Instructress for Neighbourhood Centre

Alderman Moir referred to a request from the Neighbourhood Centre for a Female Staff person to assist with the physical programme at the Centre and he asked if the Recreation and Playgrounds Commission had arranged for such a person to be hired and seconded to the Centre.

Alderman H. W. Butler advised that discussions had been held with the Staff of the Neighbourhood Centre and a positive recommendation will be placed before the next meeting of the Recreation and Playgrounds Commission to be held on Monday, June 3, 1968.

Question Alderman LeBlanc Re: Recording Annexation Meetings

Alderman LeBlanc asked if it would be advisable to record the series of Annexation meetings scheduled to take place in different communities in the areas to be annexed so that the oral questions can be passed to the various departments of the City.

His Worship the Mayor said that copies of the written questions are available and he asked the City Manager if he would give consideration to Staff recording the meetings.

Question Alderman Sullivan Re: Construction of New Basinview Home

Alderman Sullivan referred to the fact that the 1968 Capital Budget has now been approved and he asked when con-

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struction will commence on the new Basinview Home.

Alderman A. M. Butler, Chairman of the Board of Management of Basinview Home, advised that discussions are continuing between members of City Staff and Central Mortgage and Housing Corporation in an attempt to iron out some problems relating to certain types of patients to be accommodated in the Home.

Question Alderman Sullivan Re: Traffic Lights - Lady Hammond
Road and Robie Street

Alderman Sullivan referred to discussions held at a meeting of the North End Community Development Association relating to the installation of traffic lights at the intersection of Lady Hammond Road and Robie Street and he asked if there is any likelihood of the lights being installed soon.

The City Manager advised that funds for the traffic lights were approved in the Capital Budget of three years ago and as a result of a previous question from Alderman Sullivan, he checked with Staff who, on reviewing the matter, feel that the amount of traffic flow is not sufficient to warrant lights in that location.

NOTICE OF MOTION

Notice of Motion - Alderman Ivany Re: Expropriation Procedures ✓

Alderman Ivany gave notice that at the next regular meeting of Council he will move that consideration be given to the expropriation procedures as they affect owner-occupied residential units in the City of Halifax.