

City Council  
February 26, 1969

TO: His Worship the Mayor and  
Members of City Council

FROM: S. A. Ward, City Manager

DATE: February 25, 1969

SUBJECT: Staff Report - Proposed Rezonings in Annexation Area

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On December 12, 1968 City Council approved a Staff Report dealing with four zoning applications in the area to be annexed. The report recommended that the City request County Council to table pending zoning cases; this request was then made.

The cases involved are listed below. (Sketches showing the location of each of the above applications are attached.)

1. Main Avenue, Randall Park, Fairview - Extension to Trailer Court

The proposal is to rezone this property which consists of approximately six acres from R-2 Residential to Mobile Home Park Zone (T) to permit the extension of the existing Trailer Court.

2. Main Avenue at Dunbrack Street, Randall Park, Fairview

The proposal is to rezone this property, which consists of approximately 12 acres, from R-1 Residential to R-4 Residential to permit the construction of 26 apartment buildings (with from 4 to 10 units each).

3. Lots 1 to 9, Pioneer Avenue, Rockingham

The proposal is to rezone this property, which consists of approximately two acres from R-2 Residential to R-4 Residential to permit the construction of an apartment building.

4. Pinehaven Estates, Purcells Cove Road

The proposal is to rezone this property, which consists of approximately twelve acres, from R-1 to R-4 Residential to permit a development consisting of town houses and apartment buildings.

The County Council, however, on December 17, 1968 approved all four rezonings. The City subsequently requested the Minister of Municipal Affairs to withhold approval until the City Staff had the opportunity to complete its studies. This would give the City a basis for appropriate representation either for or against the rezonings.

The reason why it was suggested that the applications be withheld was to give City Staff ample time to examine each case in regard to the County Master Plan, existing development, roads, public utilities, schools, shopping and other community facilities, etc.

The most serious problem in the areas where these particular proposals are contemplated is the inadequate sewer system. In a Staff Report to City Council on February 13, 1969, it was pointed out that the trunk sewer installations in Wards 7, 8, 9 and 10 are, almost without exception, completely incapable of coping in a satisfactory manner with existing conditions. Therefore, any further developments in these areas will only compound the problem. Staff comments, based on a study conducted by Canadian British Engineering Consultants, indicated that a cost of three and one-half million dollars would be necessary to ease the existing sewer problems. This would not, however, take care of any future development

The City has already engaged consultants to investigate the sewer system in both the old and newly-annexed area. Staff recommended that no further rezonings be permitted unless some solution is possible within the framework of the existing sewer system for a particular development.

All four of the rezoning proposals at hand involve sewers which are presently overloaded and could not accommodate the developments proposed. On these grounds, it is recommended that the two proposals in Randall Park, Fairview (Cases 1682 and 1686) and the apartment project for Pioneer Avenue in Rockingham (Case 1683) be rejected. Due to the seriousness of the sewer situation, Staff feels that this alone is sufficient reason for rejecting these three applications, without going further into detailed planning considerations. However, some general observations on planning grounds can be offered in each case.

Case No. 1682 - In regard to the Trailer Court in Fairview, Staff do not have any objections to this type of development. However, it is felt that the standards for this type of development, not only in Fairview, but in other parts of the City could be vastly improved upon. It is felt that the regulations for Mobile Home Parks should be examined in regard to lot sizes, roads, landscaping, etc., before any new trailer courts or extensions to existing courts are permitted.

Case No. 1686 - This apartment project is proposed for the corner of Dunbrack Street and Main Avenue, in the Upper Randall Park area. Dunbrack Street is planned as a major route and if this development is permitted, it would interfere with the proper street layout for the area.

Case No. 1683 - Pioneer Avenue is now only 25 feet wide. Before any further development is permitted, this street should be widened. It would appear that the only side to widen is the side where the apartment project is proposed, and this would considerably reduce the depth of the property proposed for rezoning.

Case No. 1685 - Pinehaven Estates is basically in the same situation in regard to sewers as the other three proposals mentioned above. However, an alternate solution is possible for this development in the form of a sewage treatment plant. The Pinehaven Estates proposal, generally, envisages a town house type of development, with four apartment buildings included in the scheme. Two of the apartment buildings will be in the three to four-storey bracket, while the other two are proposed as somewhat higher. The developers foresee a capacity of apartments ranging from one-bedroom to four-bedroom with a total of 397 units proposed. While there are many problems which

will have to be worked out should the rezoning be accepted, the scheme indicates an imaginative design in blending the buildings with the topography. The town houses are in groups of from three to twelve units, and are assembled around a court which adds to the attractiveness of the scheme. Another good feature is the placing of all vehicular parking and electrical services underground. With parking being placed in underground garages, additional open space for the use of the residents will be provided. Further, two marinas are proposed, one on either side of Deadman's Island.

Staff are in favour of this type of development along the Northwest Arm. However, as mentioned above a number of problems with the scheme will have to be resolved. These problems relate to narrow roadways, extreme grades and deadend streets at the bottom of hills which will present difficulties for vehicles to negotiate, especially in winter. At the present time, there is only one entrance/exit for this development which is considered undesirable. However, there are approximately eight acres of land immediately to the south through which alternate access should eventually be provided. Staff accepts the idea of a sewage treatment plant which would make this development possible. It would be undesirable to have a number of small plants along the Northwest Arm which would not be as efficient as one or two large units serving a larger area. The developers have agreed, therefore, to install a plant large enough to include any development in the immediate area subject to suitable financial arrangements being worked out with the City and possibly other developers. This plan would be designed to specifications set out by both the City of Halifax and the Nova Scotia Water Authority.

The project contemplates a density of 125 persons per acre, which is in line with the existing zoning. While this is a scenic area portraying a parklike atmosphere, it is felt that the maximum possible number of persons should have the advantage and opportunity of enjoying this amenity and staff are in agreement with the density proposed. However, when reaching densities of this nature, the developer should be careful not to destroy existing amenities and also provide sufficient open space for the use of the residents of the development. While it was mentioned above that because of underground parking more open space is provided, the design of the development could be improved to permit more usable private open space. This could be achieved in part, by making the development more compact or using the more modern approach of cluster development. There are 124 three-bedroom units and 65 four-bedroom units planned for this scheme. This type of development, therefore, will attract families with children and an area of suitable size should be provided for playgrounds.

The idea of public open space along the Northwest Arm has been advocated by many persons over the years. Staff are in complete agreement with this line of thinking and it is felt that a strip of land for public open space should be reserved along the complete frontage of the Northwest Arm.

While it has not been confirmed to date by the Legal Department, it is believed that a public right-of-way exists along the shores of the Arm from the Dingle to Purcell's Cove. Therefore, a strip of land from the Dingle to the Rotary would complete the right-of-way and open the Northwest Arm, at least on the western side, to all citizens of Halifax. The developers of Pinehaven have expressed agreement to reserving a strip of land along the Arm and to build a walkway the complete length of their property. The walkway would be in conjunction with the five per cent dedication of public open space to be located on Deadman's Island.

No doubt this development will add to traffic congestion at the Rotary and place an additional burden on already crowded schools in the area. However, the area along the Purcells Cove Road to Jollimore is rapidly developing and solutions to these problems must be found. The School Board is contemplating a survey in the general area with a view to extensions and new buildings, and it is felt that the development of Pinehaven has come at an opportune time in order to be included in an assessment of the needs of the area.

#### RECOMMENDATION

For the reasons stated above, Staff recommends that City Council request the Minister of Municipal Affairs to reject the rezoning application at:

1. Main Avenue, Randall Park, Fairview,
2. Main Avenue at Dunbrack Street, Randall Park, Fairview,
3. Lots 1-9 Pioneer Avenue, Rockingham,

and that the City Council not oppose the rezoning of Pinehaven Estates on the Purcells Cove Road.

Respectfully submitted, *Abb.*



S. A. Ward  
City Manager

EBA/ph/plh  
Attachments



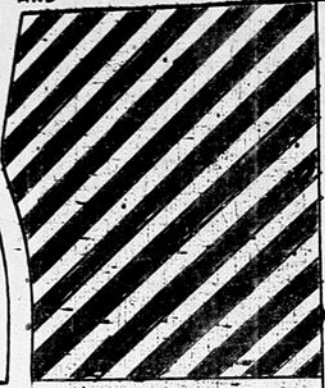
BEDFORD BASIN

AREA PROPOSED FOR REZONING FROM  
 R-2 TO R-4 - PIONEER AVENUE  
 (CASE NO. 1683)

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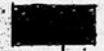
NORTH

NOVA SCOTIA LIGHT AND POWER POWER LINE RIGHT



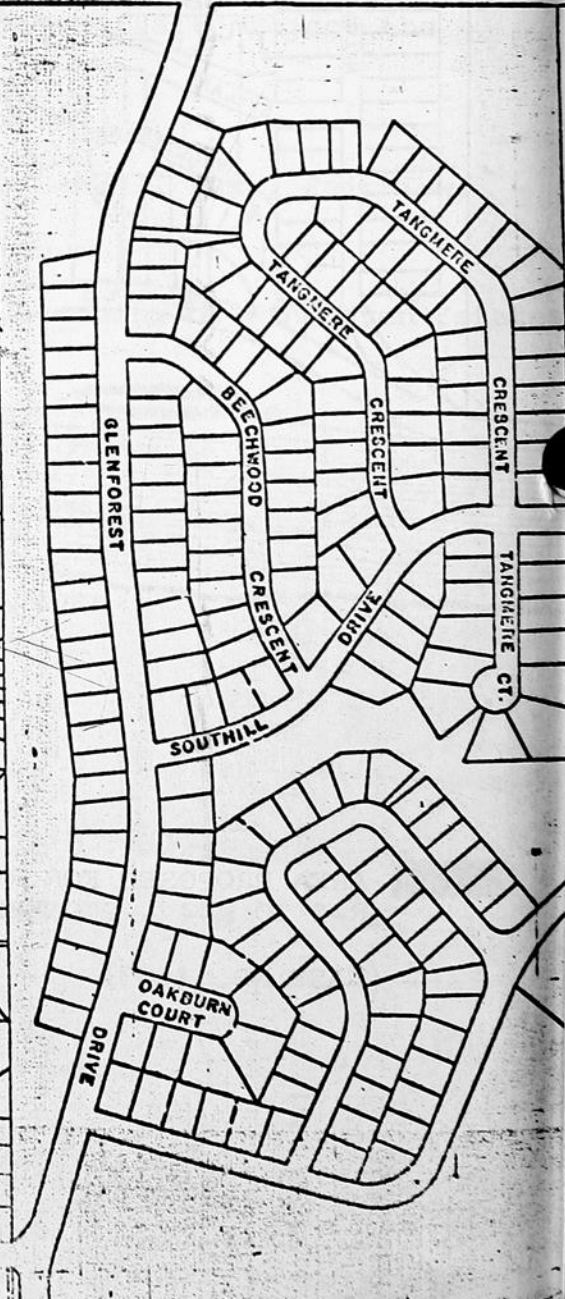
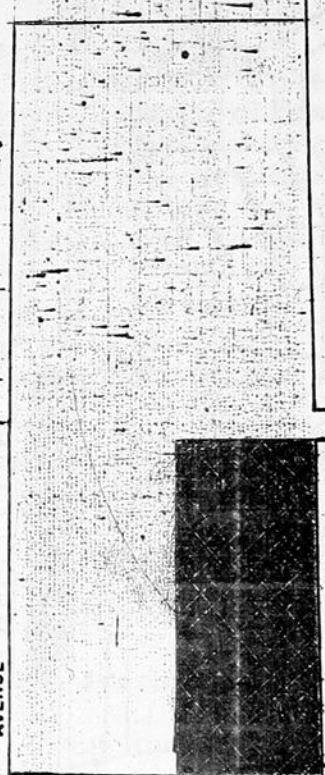
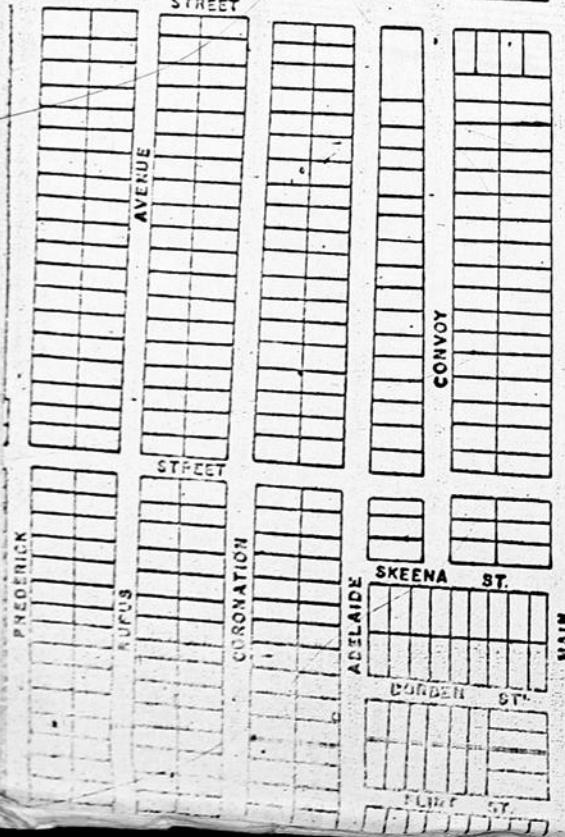
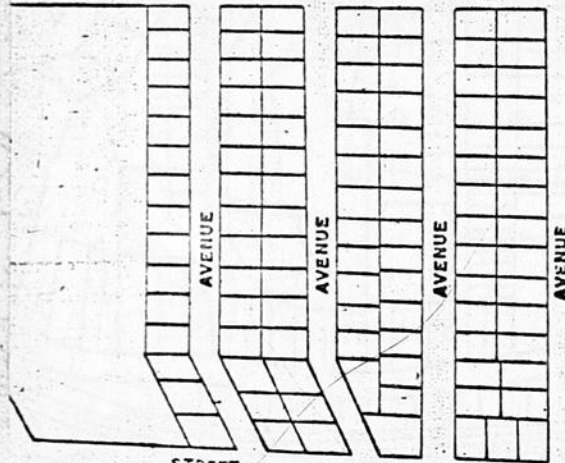
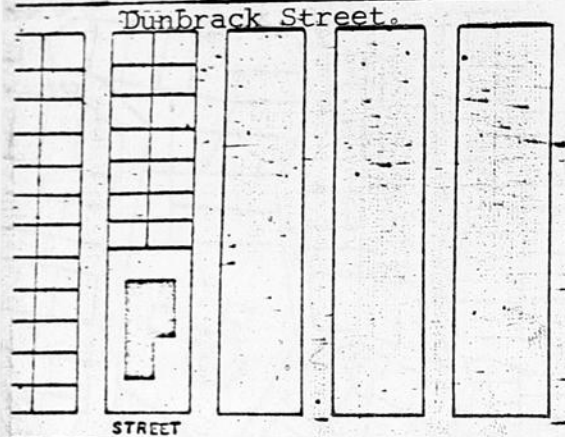
AREA PROPOSED FOR REZONING FROM R-1 TO R-4 FOR APARTMENT PROJECT

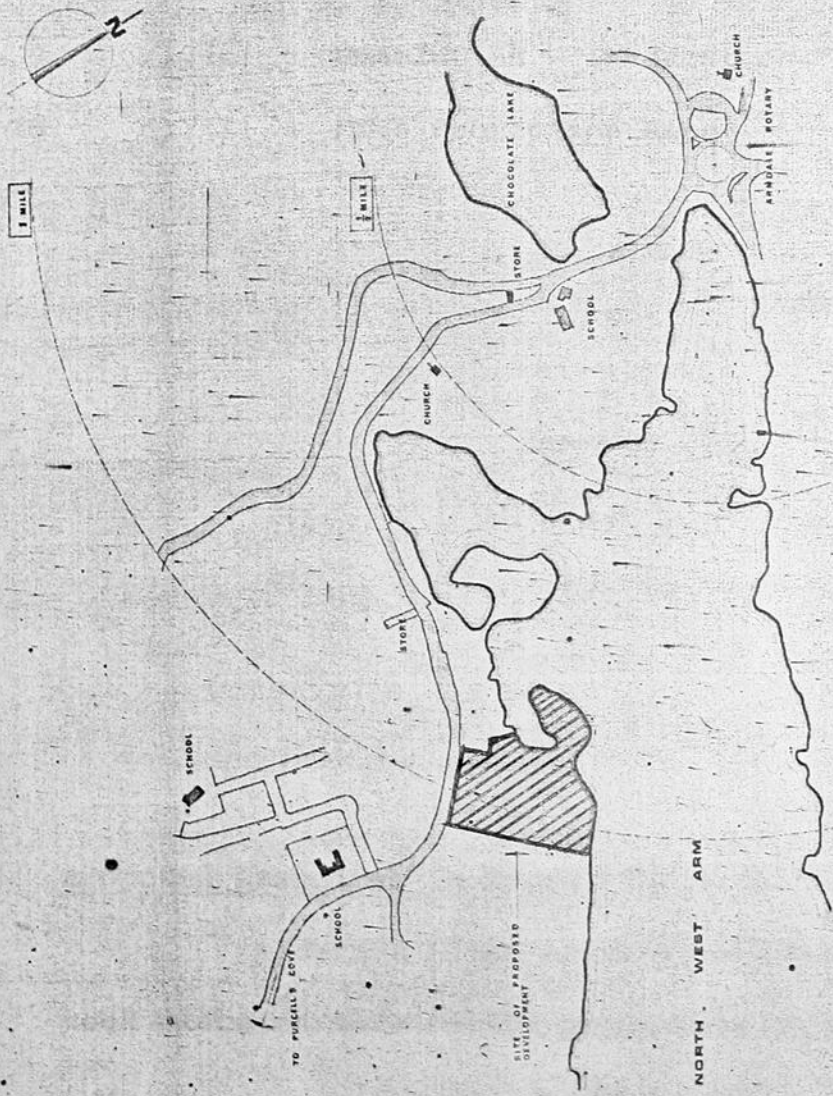
(CASE NO. 1686)



FOR EXTENSION TO MOBILE HOME PARK FROM R-2 TO R-4

(CASE NO. 1682)





**SITE**

Approximately 12 acres of wooded land on the waters of the North West Arm in the Municipality of the County of Halifax.

Entrance to the site is from the Purcells Cove Road about one mile South East from the Armdale Rotary.



Proposed Rezoning  
Pinehaven Estates

(CASE NO. 1685)

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ORDER OF BUSINESS

SPECIAL CITY COUNCIL - FEBRUARY 27, 1969  
(Adjourned Meeting of City Council, February 26, 1969)

Added Items:

1. (20(c) Proposed Rezoning in Annexation Area
2. (20(d) Tenders for the Sale of Surplus  
Fire Alert System
3. (20(e) Appointments
4. (20(f) Housing
5. (20(g) Minutes - February 13th (Alderman Ivany)

Miscellaneous Business:

6. (17(b) 1969 Current Budget (to include Property Tax  
Exemption)
7. (17(c) Resolution - School Board
8. (17(d) Resolution - Tax Rate
9. (17(e) Resolution - Interest on Taxes
10. (17(f) Fire Protection Rate



CITY COUNCIL  
ADJOURNED MEETING  
M I N U T E S

Council Chamber,  
City Hall,  
Halifax, N. S.,  
February 27, 1969,  
4:10 p.m.

An adjourned meeting of the City Council was held on the above date.

Present: His Worship the Mayor, Chairman and Aldermen Abbott, Ahern, Allen, Hogan, Ivany, LeBlanc, McGuire, Meagher and Sullivan.

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

The City Clerk advised that the meeting was called to consider the unfinished business from the meeting of City Council held on February 26, 1969 as follows:

1. 20(c) Proposed Rezoning in Annexation Area
2. 20(d) Tenders for the Sale of Surplus Fire Alert System
3. 20(e) Appointments
4. 20(f) Housing
5. 20(g) Minutes - February 13th (Alderman Ivany)
6. 17(b) 1969 Current Budget (to include Property Tax Exemption)
7. 17(c) Resolution - School Board
8. 17(d) Resolution - Tax Rate
9. 17(e) Resolution - Interest on Taxes
10. 17(f) Fire Protection Rate

Alderman Hogan asked if it would be possible to consider items 6, 8 and 10 early in the meeting.

His Worship the Mayor felt that the first items should not take too great an amount of time.

It was agreed to proceed with the first item No. 1.

Proposed Rezoning in Annexation Area

Alderman Allen briefly reviewed the discussions which took place on this matter previously within City Council and

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he referred to the public hearings that had been held by the County Council into the rezonings on December 17, 1968, when they were approved.

After a short discussion, it was MOVED by Alderman Allen, seconded by Alderman Sullivan that the City request the Minister of Municipal Affairs to withhold his decision on the following rezonings until the City Council has had an opportunity to hold a public hearing into the matter on March 26, 1969:

1. Main Avenue, Randall Park, Fairview - Extension to Trailer Court;
2. Main Avenue at Dunbrack Street, Randall Park, Fairview;
3. Lots 1 to 9, Pioneer Avenue, Rockingham;
4. Pinehaven Estates, Purcells Cove Road.

It was pointed out that considerable discussion ensued at the meeting of the County Council on December 17, 1968 with respect to the Pinehaven rezoning, although there had been a few objections to the others.

In reply to a question, the Chief Planner advised that only tentative plans have been made for the development of the Pinehaven Estates area and it was not possible to say what the development might consist of.

Alderman Allen suggested that the Chief Planner might arrange a meeting with the people in the area prior to the public hearing, if agreed upon, to hear their views.

Some discussion followed with respect to what might happen if the Minister did not agree to withhold his decision.

The City Manager undertook to contact the Minister of

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Municipal Affairs immediately, if the motion was passed, by telephone.

The motion was then put and passed.

The Chief Planner briefly outlined the differences in the R-4 zoning in the Annexed Areas and the R-3 zoning in the old City.

Discussion ensued with respect to the use of a Development Permit when any rezoning is permitted and the Chief Planner advised that if the new Town Planning Act is approved, the City will be able to have contract zoning.

#### Tenders for the Sale of Surplus Fire Alert System

A report was submitted from Staff relating to bids that have been received for the surplus fire alert system formerly used by the Fairview Volunteer Fire Department.

The report indicated that the following bids were received:

Upper Musquodoboit Volunteer Fire Dept.	\$ 500.00
Bedford Service Commission (subject to ratification by the Bedford Service Commission and further subject to agreement between the Commission and the City that such payment may be made in three installments of \$1,500.00 plus interest charges, if any)	4,500.00

MOVED by Alderman Allen, seconded by Alderman Hogan that the tender of the Bedford Service Commission be accepted, subject to ratification by the Commission and further subject to agreement between the Commission and the City that payment may be made in three annual installments of \$1,500.00 plus interest on outstanding balances at a rate no higher than that

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applicable to the City's bank borrowings in the years concerned, the first such installment to be payable on delivery of the equipment. Motion passed.

#### Appointments

His Worship the Mayor said that he would prefer to consult with members of City Council in private before making any nominations.

It was agreed to meet privately for a short discussion on the matter during the supper break.

#### Housing

Alderman Ivany referred to the fact that his area of responsibility within the City Council is housing and he felt that the City must do all it can to increase the housing stock and he asked any member of City Council who might have some ideas or methods by which this could be done, he would be extremely glad to be informed. He referred to the fourteen areas in the new part of the City which had been picked as suitable for housing when the sewer problems have been corrected and he also referred to the Brunswick Street/Barrington Street project on which there appears to be some delay. He did not consider the 94-unit project to be a large one and was concerned about the delay, which appeared to be due to a decision of the Hon. Paul Hellyer.

It was then MOVED by Alderman Ivany, seconded by Alderman LeBlanc that His Worship the Mayor contact by telephone or other means the Hon. Mr. Hellyer and request, because of the acute housing situation in Halifax, that the project pro-

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posed for Brunswick Street/Barrington Street, already approved by Central Mortgage and Housing Corporation, be proceeded with as quickly as possible.

Alderman McGuire asked what types of emergency housing have been considered in the past.

Alderman Ivany said that the Housing Committee had explored the ways and means of providing all types of emergency housing, even mobile homes, but nothing concrete had been done or final decision made.

Alderman Abbott referred to the pre-fab type housing that had been erected at the start of the War at a fairly low cost. He said that the houses were not constructed as permanent dwellings, but over the years have come to be very adequate homes. He suggested that some land be found soon, even in the Bedford, Sackville area, where some 1,000 of these type of units could be constructed and which could be rented at fairly reasonable rentals. He thought that some temporary sewerage facilities could be installed for 1,000 units until more permanent connections could be made.

Alderman LeBlanc referred to discussions he had had with Alderman Ivany and he suggested that Council might consider a meeting, after the budgets had been dealt with, when housing could be discussed and a crash programme initiated.

Alderman Ahern said that the pre-fab houses to which Alderman Abbott had referred were constructed at an approximate cost of \$1,600.00 each and the cost of putting in a permanent basement was around \$700.00. They were constructed by the

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Brookfield Construction Company.

Alderman McGuire referred to a contractor who had wanted to erect 50 dwelling units in the annexed area last year and who would be quite willing to erect them during 1969 if the sewer facilities could be improved. He suggested that some temporary solution should be found to the sewerage problem in the annexed areas very soon.

Alderman Sullivan referred to the Watershed Area which could be developed for housing purposes very economically and he thought that this suggestion should be explored thoroughly and would be much closer to the City than either Bedford or Sackville.

After further discussion on the motion, it was put and passed.

4:50 p.m. Alderman Connolly arrives.

Minutes - February 13th

Alderman Ivany referred to the minutes of the meeting of City Council, held on February 13th in which it was reported that his remarks made at a previous meeting was doing a great disservice to staff. He objected to the use of the word disservice as it was not his intention. He said that all he asked for was for action on various requests and did not intend to ridicule staff in public. He said that he would speak to the City Solicitor about the use of the word disservice which he did not want attached to his person.

His Worship the Mayor said that he had previously asked the City Solicitor who had indicated that it was in order.

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Alderman McGuire said that he too had checked with the City Solicitor before he used the word and was told that it would be in order as long as it did not impute motives and he had no intention of imputing motives to the Alderman. He said that he was also referring, in the use of the word, to a programme on television in which a member of an association in the City had taken a strip, a mile wide, off the backs of all members of Council and Staff. He said that he had risen to acknowledge Alderman Ivany's comments and he hoped that the exchange is now closed.

4:55 p.m. Council adjourned to meet as Committee of the Whole, all members being present, and Deputy Mayor Allen assumes the Chair.

portfolios as outlined above.

His Worship the Mayor said the practice was for Council to approve such matters, and that the Executive Committee was an advisory body.

The Motion was put and passed unanimously.

Alderman Abbott complimented Deputy Mayor Allen on an excellent job he had done as Chairman of the Committee of the Whole meetings, and was joined by the other Aldermen in affirming his statement.

He said the Committee had worked hard to arrive at a decision to keep the tax rate to a reasonable increase that the taxpayers would accept. He referred to the Current Budget Supplement, No. 5, which shows a tax increase of 31.2, and advised that he had met with the City Manager for a long meeting earlier in the day, as he felt the tax rate should be lowered to 29 cents.

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1969 CURRENT BUDGET

At this time, Alderman LeBlanc requested that an item be added to the Current Budget for Aldermen to pursue their special portfolios, for an amount to cover such items as technical advice, research, to enable Aldermen to attend or convene seminars or conferences, which may assist in the discharge of their special duties, and also to enable Aldermen to attend the Mayors' Convention in Ottawa. He said such expenditures would be approved by the Finance and Executive Committee.

MOVED by Alderman LeBlanc, seconded by Alderman Ahern that an amount of \$7,500 be added to the Current Budget to enable Aldermen to pursue their respective portfolios as outlined above.

His Worship the Mayor said the practice was for Council to approve such matters, and that the Finance and Executive Committee was an advisory body.

The Motion was put and passed unanimously.

Alderman Abbott complimented Deputy Mayor Allen on an excellent job he had done as Chairman of the Committee of the Whole meetings, and was joined by the other Aldermen affirming his statement.

He said the Committee had worked hard in an attempt to keep the tax rate to a reasonable increase that the taxpayers would accept. He referred to the Current Budget Supplement No. 5. which shows a tax increase of 31.2, and advised that he had met with the City Manager for a long meeting earlier in the day, as he felt the tax rate should be lowered to 29 cents,



making a residential rate, including fire protection, of \$2.35, and the business rate, including fire protection, of \$5.00. In order to accomplish these rates, new revenue had to be found, and in the current surplus there is an amount of \$165,000. He proposed that \$99,425 plus an amount of \$7,500, for the previous motion of Alderman LeBlanc, be taken from the current surplus, which leaves a balance to be raised of \$30,000. He further stated that he and the City Manager would recommend to Council that the revenue be increased in Deed Transfer Tax by \$15,000 and the revenue for Local Improvements be increased by \$15,000, and this would result in a residential tax rate of \$2.27, business tax rate of \$4.92, plus an amount on each of 8 cents for Fire Protection.

PARKING REVENUE - CITY OWNED LOTS

A report was submitted from staff entitled Parking Revenue - City Owned Lots and read in part as follows:

At the meeting of the Whole Council, on February 25th, the question of increasing the rental rates charged at City-owned parking lots was raised and staff were asked to investigate this matter.

A previous review of this question was resolved by motion of City Council on June 15, 1967. Essentially, at that time the priorities for allocating spaces in these lots were established and policy was made or affirmed (a) that the City continue to provide parking space for senior civic officials, (b) that free spaces be provided to staff required to use private cars for City business and (c) that the full market value be charged all City employees parking in City-owned lots.

The general rate charged for paid spaces is \$8 per month, thus, at present, City employees required to pay for their parking space on City-owned lots pay exactly the same as anyone else. There are four lots owned and operated by the City, Areas A, B, C and D. A and C being at the waterfront, and B on Bell Road, and D on Rainnie Drive.

The report advised that for areas A, B, C and D

Staff occupies 15 spaces, with a total revenue at \$1,440; 128 other spaces with a total revenue of \$12,228. The report also advised that there were 58 complimentary spaces provided in area D; 11 unused spaces and together with 14 spaces occupied and paid by staff, and 57 complimentary this amounted to a total of 140 spaces in area D.

The report continued:

In considering this question it should be noted that some spaces have not been rented in Area D because the location is not as accessible to downtown as other lots. The Bell Road lot is partly unusable in winter months due to snow removal method (we lose 11 spaces). To compare rates charged by other lot-owners with City-owned and operated lots relevant factors which should be considered are, location of lot, maintenance of lot, (including snow removal) supervision and spaces not allocated. In all of these aspects the City-owned lots are less desirable than other open lots in the City. Staff have checked rates charged at other lots and these range from \$12.50 to \$18.00 per month.

In the previous review of this matter it was ascertained that most municipalities in Nova Scotia provide free parking to employees.

There are indications that more parking space is required for City Staff than is presently available however it is expected that the former C.V.D. property will come into use as a parking lot about mid-1969.

The above information does not include the three City-owned parking lots operated by merchant associations.

The effect of each \$1 increase in those spaces presently rented to other than City employees is \$1,536. In view of the limitations mentioned above on the City-owned lots it is suggested that the maximum rate which might be charged is \$12 per month.

Alderman LeBlanc suggested that if the 227 total spaces available were charged at the rate of \$12.00 per month the revenue for the year would amount to \$32,688, and the employees using their car for City business could be reimbursed. He said with all due respect to Department Heads, Deputies and Senior Officials who receive complimentary parking, he

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contended the complimentary spaces should be allotted to the clerks who are making \$3,000 or \$4,000 a year.

The City Manager said he could see no reason to all employees being charged parking rates providing the employees who use their car for City business are reimbursed through an expense account. He was reluctant to increasing the rate to City employees from \$8.00 to \$12.00, because the Unions were quite perturbed some 15 to 18 months ago when the matter was under consideration, and representations were made by them to the City. He said it was not regarded as a bargainable item in the Union Agreement and they have been relatively content to leave the rate at \$8.00, but the feeling is that generally municipalities do provide free parking space for employees and this is taking income away, and is not the right way to do it.

Alderman LeBlanc was of the opinion that more money should be forthcoming from the parking revenue.

Alderman Meagher referred to inspection fees for wiring and various other fees, and asked if they were under review, to which the City Manager replied that various license fees were being reviewed at the present time for possible increase in fees.

Alderman Connolly referred to the point raised by Alderman Meagher with respect to permits, and suggested that the City Manager investigate the permit fees in such a way that he would take the total cost of the different departments, check to see how many permits were issued through the year, and then divide the number of the staff salaries and the upkeep by the

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number of permits. and obtain a fee basis in that way.

After a short discussion on the parking revenue report, it was agreed that no action should be taken at this time.

PROPERTY TAX EXEMPTIONS

The Chairman advised that he had circulated to members of this Committee, a memorandum dated February 25, which covered the position that the County of Halifax took last year when they were giving consideration to increasing the allowable income in increasing the size of the property tax exemption for Widows, Unmarried Women and Deserted Wives.

At the meeting of the Committee of the Whole on February 20th, the following motion was MOVED by Alderman Ivany, seconded by Alderman Ahern that Council accept Form A as contained in the report, for an exemption of \$2,500 on the assessment with an income not exceeding \$1,500 the same to apply as in the County of Halifax.

An Amendment was MOVED by Alderman McGuire, seconded by Alderman Ahern that Council accept Form A as contained in the report, for an exemption of \$2,500 on the assessment with an income not exceeding \$2,000 the same to apply as in the County of Halifax.

Alderman Hogan said he agreed with the remarks of His Worship the Mayor when the matter was under discussion on February 20th, and that the Committee would be "skating on thin ice" if it was agreed exemptions should be given according to the cost of living, etc. as these costs would escalate. He contended that the exemption was a form of welfare and

if more assistance is required, it could possibly come from some other source.

Alderman LeBlanc suggested that perhaps a person whose income was under a certain amount, whatever amount Council determined, would pay a portion, say 90%, of the assessment, and it would then always escalate with the rising taxes.

Alderman McGuire referred to the proposed legislation prepared by the City Solicitor, on page 7, in which he deals with deferred payment of taxes, and asked if any Aldermen had comments with respect to this suggestion.

Alderman Abbott thought it should be handled through the Canada Assistance Act where property taxes are included as an expense.

Alderman McGuire was of the opinion that there was a Deserted Wives Allowance Act in the Province of Nova Scotia which he felt would cover another class being dealt with in the report and which should be pursued. He said if approval is given to the City Solicitor's suggested amendment to Section 228 which is deferred payment of taxes, he asked how an individual would proceed to apply for a deferred payment of taxes, and how is the cost to the City calculated this year.

The City Manager advised that the Ordinance would specify what a person had to do to apply for a deferred payment of taxes, and as to the effect on revenue for the year he could not say what the amount would be as it would depend on the policy set by Council, and the rebates that would be given.

He thought the entry for this would be to set up as a receivable and still treat it as revenue even though the City did not actually receive it, and the revenue not received by the tax rebate would be carried at the bank interest rate.

His Worship the Mayor said that in supporting Alderman Ivany's motion at the moment, he would like to see the lien arranged and included, and a very careful evaluation and analysis of cases to see what kind of circumstances there were, and if persons were able to receive assistance elsewhere. He referred to the Deserted Wives Assistance, and this policy was adopted, and it turns out their assistance is reduced because their expenses are not so large, because the City has afforded them exemption from municipal tax, a burden has been removed from the Province to the City. He thought this should be carried out because the County had it, and the City does not want this to be removed because of annexation, but he felt consideration should be given that if this did not work out properly, that a year from now the City might rid itself entirely of this and rely on Social Assistance. He was of the opinion a study on this matter would be published in the near future which has some food for thought. His Worship the Mayor stated that unless he heard some other arguments he would support Alderman Ivany's motion for this year hoping that the matter would be properly evaluated.

It was stated that in the evaluation, the Finance and Executive Committee and the Social Planning personnel should consider this matter.

Alderman McGuire was of the opinion that an exemption

with an income not exceeding \$1,500 would not help many persons. He said his amendment contained an exemption of \$2,500 and he would compromise and amend his figure to a \$2,000 exemption on the assessment with an income not exceeding \$2,000, which would amount to a tax revenue loss of \$51,000.

Alderman McGuire presumed that Council would pursue the possibility of requesting legislation for "deferred payment" but in the meantime, he pointed out that Council is trying to do something for people who are in need of some relief if there is no other way to do it.

Alderman Abbott stated he liked the idea of "deferred payment" to which Alderman McGuire agreed but he was not sure how the system would operate or what the ramifications would be.

His Worship the Mayor said there is legislation in Nova Scotia in the Assessment Act, and he had heard it argued that it is totally unsatisfactory, and is not used. It is also available to other municipalities. He said some municipalities do not use it and that some of their leaders feel it is a reflection of the old "poor laws" and has an emotional connotation in their parts of the Province that make it totally unacceptable politically. His Worship the Mayor said he considered it to be a reasonable protection and suggested that the motion should include using this provision if it can be worked out administratively and legislatively in time.

Alderman Ahern pointed out that this matter has been

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before Council over the last 2½ years and he did not think there is any difficulty in the City of Dartmouth operation of such exemption from assessment.

Alderman Connolly stated that many groups apply for tax grants and suggested that individuals be allowed to do the same.

Alderman Abbott stated he would support Alderman McGuire's amendment if the Mayor's suggestion was added to it.

Alderman McGuire then agreed to add to his amendment "that Council basically pursue the 'deferred payment method' effective as of January 1, 1969 provided a satisfactory mode of operation can be worked out."

Alderman Ivany, with the permission of his seconder Alderman Ahern agreed to include in his motion the addition to Alderman McGuire's amendment "that Council basically pursue the 'deferred payment method' effective as of January 1, 1969 provided a satisfactory mode of operation can be worked out."

The amendment was then put and passed unanimously,

The motion as amended was then put and passed.

The City Manager then recommended that the sum of \$14,000 be deleted from the budget to reduce the \$65,000 down to what is actually required for the exemptions.

The recommendation was agreed to by the Committee.

MOVED by Alderman Abbott, seconded by Alderman Hogan that the anticipated revenue for Deed Transfer Tax be increased by \$15,000.

Alderman McGuire asked how the increase in revenue contained in Alderman Abbott's motion could be anticipated.



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Alderman Abbott advised that he was of the opinion there will be more properties sold this year which could very easily amount to such an increase, and the revenues contained in the budget are estimated figures.

The City Manager advised that for the year 1968 it was estimated that \$120,000 would be realized for Deed Transfer Tax and \$145,000 was actually realized. He said he would recommend the increase of \$15,000 for Deed Transfer Tax.

The motion was then put and passed.

Alderman Ahern asked if Moirs Limited and Halifax Shipyards were fully exempt from paying taxes.

His Worship the Mayor read from the Assessor's Department Report with respect to Moirs which advised that they have been on a reducing tax concession basis which runs out after 1969. The same being applied to Halifax Shipyards and W. H. Schwartz & Sons.

Alderman Sullivan referred to page 22 of the 1969 Current Budget - General Government Sundries, with respect to the Spryfield Water Deficit. He said it was his understanding from a telephone conversation with the Public Service Commission, that there was supposed to have been a deficit for the year 1967 amounting to \$90,000, and for 1968 a deficit of \$40,000, but because of increased consumers and reserves, there was no deficit for either year. He asked the reason for including a deficit for the year 1969 in amount of \$60,000 because if this amount could be omitted it would mean one cent off the tax rate.

The Chairman advised that this is known as the Spryfield Water System which serves a number of the wards

RESOLUTION - SCHOOL BOARD ESTIMATES 1969  
in the City.

MOVED by His Worship the Mayor, seconded by  
Alderman Meagher that the following resolution be approved:  
Commission staff suggested to the City that \$60,000 should  
be provided for 1969, as the City does not have any way of  
calculating it.

DELETIONS

In reply to a question from Alderman Sullivan  
respecting the figure of \$30,000, the City Manager stated  
that such a figure was mentioned because there might be a  
possible rate change on July 1st, but staff did not make a  
recommendation because they are not certain what the chances  
are of this happening.

ADDITIONS

Alderman Sullivan asked if there was a possibility  
of this being a nil figure.  
His Worship the Mayor suggested that Alderman  
Sullivan and the City Manager contact Mr. D. Kline at the  
Public Service Commission during the adjournment of this  
meeting.

6:00 p.m. Committee of the Whole adjourned for  
supper recess.

7:05 p.m. Committee of the Whole reconvened the  
same members being present.

Alderman Sullivan advised that he had been in  
conversation with Mr. Walker of the Public Service Commission  
during the adjournment and that they would be budgeting for  
a deficit of \$60,000 and this figure could possibly be reduced.

MOVED by Alderman Abbott, seconded by Alderman  
LeBlanc that the anticipated revenue for Local Improvements  
be increased by \$15,000. Motion passed.