

Council,
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traffic. He said the new arrangement was unsatisfactory because the traffic turning right was being held up, and he also felt the situation could result in accidents occurring.

His Worship the Mayor said the appropriate staff would investigate the situation.

NOTICES OF MOTION

Notice of Motion - Alderman Abbott Re: Rescinding Motion of Council regarding Confirmation of Grade and Line for Harbour Drive

Alderman Abbott gave notice that at the next regular meeting of City Council, to be held July 16, he would Move, or cause to be Moved, that the motion passed by Council on June 19, 1969 regarding the confirmation of the grade and line of the Margison Plan for Harbour Drive from the Court House to the Cogswell Street Interchange, be rescinded.

Notice of Motion - Alderman Meagher Re: Amendment to Ordinance #105 respecting Committee Quorum

Alderman Meagher gave notice that at the next regular meeting of City Council, to be held July 16, he would introduce, or cause to be introduced, an amendment to Section 5 (2) of Ordinance Number 105, Respecting The Establishment of Standing Committees of Council, which would provide that a quorum for Standing Committees consist of six members, including the Chairman.

ADDED ITEMS

Narrows Bridge - Prison Lands Sewer Construction

A tabulation of tenders was submitted respecting Narrows Bridge - Prison Lands sewer construction.

MOVED by Alderman Allen, seconded by Alderman Abbott, that the lowest tender of Fraser Construction Ltd. in the amount of \$32,415.00 be accepted for the Narrows Bridge - Prison Lands Sewer Construction. Motion passed.

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The staff report included a list of quotations on steel pipe to be used for the sewer, and recommended the tender of Gulf Steel Ltd. at \$10,150.00 be accepted, due to immediate delivery of materials.

MOVED by Alderman McGuire, seconded by Alderman Connolly, that the tender of Gulf Steel Ltd. in the amount of \$10,150.00 for immediate delivery of steel materials required for Narrows Bridge - Prison Land Sewer, be accepted. Motion passed.

Proclamation of Sections of City Charter

The following report was submitted by staff:

"The Solicitor's Department is now drafting Administrative Orders with respect to the establishment of the Internal Audit Department and the Finance Department, under the provisions of the Halifax City Charter, 1963, and it is therefore necessary that Sections 183, 184 and 185 of the Charter be proclaimed and the corresponding Sections of the 1931 Charter be repealed.

"Section 533A was added to the City Charter at the 1969 session of the Legislature, and provides that the Council may by by-law (Ordinance) authorize the Town Planning Board to accept on behalf of the City a Sum of money from the owner of land being subdivided in lieu of the reservation of a portion of land for public use. The moneys paid to the City in this respect are to be held in a separate account and used for the purpose of acquiring land for, and the development of, public parks and playgrounds in the City and for no other purpose. It is desirable to proceed with the enactment of such an ordinance.

"Section 538A, also added to the City charter at the 1969 session of the Legislature, gives the Council power to allow some variation from the provisions of the Halifax Zoning By-law requirements in cases where large development projects might not otherwise be possible. The provisions of the Section would only apply to development areas of five or more acres of land, and then only if the Council deems the proposed construction to be consistent with good planning principles."

MOVED by Alderman Abbott, seconded by Alderman Hogan, that His Worship the Mayor request proclamation of

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Sections 183, 184, 185, 533A and 538A of the Halifax City Charter, 1963, and repeal of Section 282 of the 1931 Charter, by the Governor in Council. Motion passed.

10:07 P.M. - Council adjourned for a private discussion in His Worship the Mayor's office.

11.35 p.m. Council reconvened, the same members being present.

Salary Adjustments - Non-Union Employees

A report was submitted from Staff, to which was attached a list of proposed salary adjustments for Non-Union Employees, requesting formal approval of City Council to implement the adjusted salary ranges retroactively effective January 1, 1969 and recommending that permission be given for a comprehensive salary and wage survey to be conducted in late 1969 or early 1970 with a precommitment to adoption of recommended rates except in cases of obvious serious error.

MOVED by Alderman Abbott, seconded by Alderman Allen that City Council give formal approval to the adjusted salary ranges, as submitted, for Non-Union Employees, retroactive to January 1, 1969. Motion passed.

MOVED by Alderman Ivany, seconded by Alderman Allen that City Council give permission for a comprehensive salary and wage survey to be conducted as soon as possible by hired consultants, following presentation of the estimated cost involved and the name of the consultant to Council by the City Manager.

The City Manager advised that Staff would secure a firm price and submit it to Council together with the name of the consulting firm. He further advised that the last survey had

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been carried out in 1961. He felt that the precommitment was an important item because Staff was saying that the recommended ranges are fair in its opinion but some of them may be open to question. He suggested that if there is no pre-commitment, there may be a tendency to try to confirm Staff's opinion rather than that of an independent one.

Alderman Connolly expressed the view that the City had been hiring qualified Staff to do this type of study together with Union negotiations and he said that he would not support the motion.

Alderman Hogan was concerned about the precommitment portion of the report and he asked if such a survey could not be used as a valuable guideline.

The City Manager said that valuable guidelines can get distorted for many reasons and the intent of this recommendation is to see what this independent group feel are the appropriate ranges for the jobs that are being done. He knew that Staff could do this type of work but the reason a survey is being suggested is because there is some question as to whether all the ranges are correct. There have been a number of complaints on the various proposals and therefore it appears obvious that the judgement of the Staff is being questioned in the setting of the ranges and an independent survey should show how close the Staff judgement is to what may be the truth as close as one can get to it.

Alderman Ivany felt that he could not support the City Manager with respect to the precommitment idea and he asked if in the survey there will be an effort made to weigh the workload

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that Staff has and the performance with the wage scale.

The City Manager said that the survey would be based upon the job descriptions that the City has together with an identification of the workload that is involved in that particular job.

Alderman Ivany asked if the number of hours worked and the fringe benefits would be taken into account by the consultants.

The City Manager advised that the consultants would have a set pattern of approaching the survey because Staff intends to recommend someone who is doing this consistently and who would already have done a great deal of research on other jobs.

Alderman Abbott was in complete agreement with the recommendation of the City Manager and urged City Council to approve it.

Alderman Allen asked if new job descriptions would be prepared.

The City Manager said that job descriptions are in existence but if the consultants found that a person was doing a job which was different from the description, it would be pointed out and the job description changed.

Alderman Ivany asked if the City Manager could recommend a consultant who could be appointed by the end of September.

The City Manager said that if Council approves the recommendation, Staff will immediately get in touch with consultants and find out what jobs they have done and obtain other pertinent facts.

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Alderman Meagher asked if the recommendation of the City Manager relating to the appointment of consultants will be submitted to the Finance and Executive Committee before it is put before Council.

His Worship the Mayor replied in the affirmative.

After further discussion, the motion was put and passed, five voting for the same and three against it as follows:

For: Aldermen Abbott, Allen, Hogan, Ivany and McGuire 5
Against: Aldermen Connolly, Meagher and Sullivan 3

11:50 p.m. Meeting adjourned.

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SPECIAL CITY COUNCIL MEETING
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ALLAN O'BRIEN
MAYOR AND CHAIRMAN

R. H. STODDARD,
CITY CLERK

APPOINTMENT OF RENT CONTROL AUTHORITY

The following report was submitted from Staff:

Mr. A. B. Grant, who was appointed as Rent Control Authority on a temporary basis, is on vacation. The search for a person to look after the position on a permanent basis has not yet been carried to a successful conclusion, and in order to provide continuity of service to the public, a further temporary appointment must be made.

SPECIAL CITY COUNCIL MEETING
M I N U T E S

Special Council,
July 10, 1969

Council Chamber,
City Hall,
Halifax, N. S.,
July 10, 1969,
8:00 p.m.

A Special Meeting of City Council was held on the above date.

After the meeting was called to order, members of Council attending, led by the City Clerk, joined in reciting the Lord's Prayer.

Present: His Worship the Mayor, Chairman and Aldermen Abbott, Connolly, Hogan, Ivany and Meagher.

Also Present: City Clerk, Assistant Solicitor, Building Inspector, Deputy Fire Chief, Building Inspection Supervisor and other Staff members.

The City Clerk advised that the meeting was called as a Public Hearing to receive and hear comments and suggestions from interested parties relating to the proposed Ordinance No. 135, Respecting Minimum Standards for Existing Building and Housing Accommodation. He also advised that the City Manager had requested the addition of an item relating to the Appointment of Rent Control Authority.

Council agreed to the order of business as proposed.

APPOINTMENT OF RENT CONTROL AUTHORITY

The following report was submitted from Staff:

"Mr. R. B. Grant, who was appointed as Rent Control Authority on a temporary basis, is on vacation. The search for a person to look after the position on a permanent basis has not yet been carried to a successful conclusion, and in order to provide continuity of service to the public, a further temporary appointment must be made.

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It is recommended that Messrs. Douglas Fraser and Walter Rowe of the Assessment Department be appointed as Rent Control Authority, to act individually on an alternating basis as required to fit in with the needs of the Assessment Department."

MOVED by Alderman Abbott, seconded by Alderman Ivany that the recommendation contained in the Staff Report, set out above, be approved. Motion passed.

Alderman Abbott suggested that City Council adjourn at this time to meet as Committee of the Whole Council.

His Worship the Mayor advised that a quorum was not present to permit meeting as the Committee of the Whole Council but he said he would entertain a motion to permit meeting informally for the Public Hearing.

It was then MOVED by Alderman Abbott, seconded by Alderman Connolly that City Council adjourn to hold an informal public hearing respecting Ordinance No. 135. Motion passed.

8:10 p.m. Council adjourned to hold the public hearing.

PUBLIC HEARING - ORDINANCE NUMBER 135
RESPECTING MINIMUM STANDARDS FOR EXISTING
BUILDING AND HOUSING ACCOMMODATION

His Worship the Mayor suggested that since the meeting was an informal one, the time limit on submissions from interested persons be waived. He further suggested that all persons who wished to address the meeting be heard before any debate was entered into. He agreed that questions for clarification could be asked of each speaker at the conclusion of his remarks.

It was agreed that the suggested procedure be adhered to.

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Canon F.M. French, Co-chairman of the Halifax Tenant's Protective Association, addressed the meeting on behalf of the North and South Units of the Association and submitted the following:

RECOMMENDED REVISIONS OF ORDINANCE 135

Presented by the Halifax Tenants' Protective Association,
(South and North Units)

I - Section 5 - Space Requirements

- Sub-section (3-b) - Delete words, "of the age of twelve years or more".
- Sub-section (3-c) - Delete entirely.
- Sub-section (5) - Minimum height of six and one-half (6½) feet, to read "seven (7) feet". And minimum of six and one-half (6½) feet, to read "minimum of seven (7) feet from the floor".

II - Section 6 - Use of Electricity

- Sub-section (1) - Change "one duplex receptacle" to read "two duplex receptacles".
- Sub-section (9) - Add words "one of which shall be 220 wiring".
- Sub-section (11) - "Unsafe electrical wiring and appliances shall be repaired or replaced on forty-eight (48) hours notice from the Inspector."

III - Section 11 - Plumbing Requirements

- Sub-section (1) - Revised to read: "Every dwelling shall contain therein at least one private water closet and one lavatory or sink, for every eight (8) persons (except when one family unit consists of more than eight (8) persons), or fraction thereof living in such dwelling."
(Remainder of Section 11(1) to remain as is).
- Sub-section (2) - Revised to read: "Every dwelling shall contain therein at least one bathtub or shower, for each eight (8) persons

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(except when one family unit consists of more than eight (8) persons), or fraction thereof living in such dwelling".

(Remainder of Section 11(2) to remain as is).

Section 11, sub-sections (3) and (4) to remain as is.

Add Sub-section (5) "Unsatisfactory and unusable plumbing facilities shall be repaired or replaced on forty-eight (48) hours notice from the Inspector."

IV - Section 13

Add new Section, with corresponding change in numbering of subsequent sections.

New Section 13 - "Upon written request by the tenant of a building an inspector shall make an inspection of, and report on, the premises within forty-eight (48) hours (exclusive of holidays), to determine if remedial action by the owner is necessary."

V - Section 13 - Violation now becomes Section 14

Sub-section 2(b) - Delete "ninety (90) days" and substitute "thirty (30) days".

Remainder of Section, as is.

VI - Section 14 - Penalty - Now becomes Section 15

Sub-section (1) - Revised to read: "If the owner fails to take the remedial action stipulated within thirty (30) days, then he shall be liable upon summary conviction, to a penalty of not less than one hundred dollars (\$100) and not more than one thousand dollars (\$1000). The City Solicitor shall take action within 48 hours. If in the opinion of the Magistrate the owner could not have reasonably completed the necessary remedial action within thirty (30) days, then the owner shall be granted such time as the Magistrate feels would be reasonable under the circumstances."

Delete present Sub-section (2) and add new one which reads: "If the owner fails to complete the remedial action stipulated in the written notice of the Inspector within thirty (30) days of receipt of such notice, then within 48 hours the Inspector shall order the cancellation of the rent, and the tenant shall not be liable to pay further rent until the Inspector is satisfied that all remedial action is completed. If the owner does not complete the remedial action stipulated, in the thirty (30) day period, the City of Halifax shall proceed with the completion of the repairs and alterations necessary, and the landlord shall be responsible for all costs involved in the action."

VII - Add New Section 16 - Reprisal

"Where an owner has effected repairs or alterations to premises as a result of a written notice from the Inspector, that owner shall not be permitted to increase rentals on the premises, commence proceedings for eviction, or any other such legal action for a three month period following completion of the said repairs or alterations. Under no circumstances shall harrassment of the tenant be permitted."

VIII - Add Section 17

"In order to assess the effectiveness in practice of this Ordinance, the City Council shall appoint, at the end of the first year, a committee, composed of Aldermen, City Staff including the Landlord-Tenants Relations Officer and the Rental Housing Review Board, and representatives of the Halifax Tenants Protective Association. This Committee shall report back to City Council for further action, if and as necessary."

Section 15 - Repeal - Now becomes Section 18

.....

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FURTHER RECOMMENDATIONS

It is also strongly urged that the City of Halifax institute a program of public information to insure the awareness of all persons affected by Ordinance No. 135 of their rights and obligations under this bylaw. This program shall include such things as: (1) A simplified pamphlet, to be issued free of charge, clearly outlining rights, obligations and procedures for all parties affected and to be made available in sufficient numbers for all residents of the City of Halifax.

It is also recommended that the City of Halifax give serious consideration to the establishment of a Rental Housing Review Board to review all forms of disputes excepting those relating to the enforcement of minimum standards; and the appointment of a Landlord-Tenants Relations Officer to answer enquiries regarding Ordinance 135, and/or all enquiries regarding tenant-landlord relationships, receive complaints, advise on legal rights, etc.

It is also suggested that consideration be given to drafting a minimum standard bylaw encompassing all existing minimum housing standards, regulations (i.e. fire, health, electrical, plumbing, space, light, heat, etc.)

It is also suggested that in the interests of vermin control a suitable garbage enclosure for multi-family dwellings should be mandatory.

Canon French said that the suggested amendments have been prepared after several meetings with lawyers and other professional people and although it might appear that the Halifax Tenants' Protective Association accept the Ordinance with the changes suggested, it does not feel that the minimum standards are high enough.

It was pointed out to Canon French that the proposed amendment relating to a seven foot ceiling height would inevitably mean the condemnation of many basement apartments in the City and the consequent eviction of some families, but he maintained that as a minimum standard the height should be seven feet and not six feet six inches. He said that if families were required to leave their apartments, more housing

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must be constructed to accommodate them. He referred to the large area of Windsor Park which should be made available for the construction of housing units and he felt that the City may not have pushed the issue enough to obtain the release of some of the land from the Federal Government. He thought that if Ordinance No. 135 is adopted and there is the threat of more than 60 families being out on the street in the City, it would force the construction of more housing.

Some discussion followed as to whether or not it is reasonable for an owner of a property to effect plumbing and electrical repairs within 48 hours.

Aldermen Abbott and Hogan congratulated Canon French on his presentation and Alderman Hogan asked if his submission related to all privately owned dwellings or just to rented accommodation.

Canon French said that his concern is only with rented properties. He then asked if Mr. D. H. Oliver of the Halifax Neighbourhood Centre could speak next, to be followed by a representative of the Halifax Tenants' Protective Association's South Unit.

Mr. Donald H. Oliver, Chairman of the Central Co-ordinating Committee of the Halifax Neighbourhood Centre submitted and read the following:

The Halifax Neighbourhood Centre
2421 Brunswick Street
Halifax

10th July 1969

Your Worship,
Members of City Council,
City of Halifax.

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A Submission to the City of Halifax in Support of the Halifax
Tenants' Protective Association Re: Ordinance 135

Since the Halifax Neighbourhood Center has come into existence in late 1966, the Neighbourhood Center has been concerned about the living conditions of the people in the Neighbourhood Center area. On November 1st, 1967, the Neighbourhood Center showed its concern by arranging a tour of the area by the Mayor and the News Media. Conditions were revealed at that time which were appalling and shocking but regrettably the situation appears to have deteriorated rather than improve.

At the time of the Mayor's visit and for several months thereafter, City officials spent a great deal of money and effort in improving City owned homes to a point where complaints about City owned houses have remained at an absolute minimum. The experience of the Neighbourhood Center staff and Board now indicates that complaints lodged to City authorities are quickly evaluated by City officials and quickly remedied.

It had been hoped, from the beginning, that the City of Halifax would show the way and thereafter City officials would insist that landlords comply with existing legislation. This aspect of the housing problem has been very disappointing as, for the most part, landlords have continued to take advantage of a shortage of housing and in turn the residents of the area have had their rights continuously denied. The Neighbourhood Center has been justifiably concerned about the citizens having their rights denied them and unless the City of Halifax is prepared to give Ordinance 135 much greater consideration, then it is feared the rights of the citizens will continue to be denied in the future.

You have heard the Halifax Tenants' Protective Association present their brief, in which tenants request a much stricter By-law with much more enforcement. The Neighbourhood Center is of the opinion that Ordinance 50 in its present form is much too lenient and lacks enforcement. The Neighbourhood Center has worked very closely in the past several months with the Tenants' Protective Association and is in a position to know the hardships caused by the inadequacy of the present legislation. Therefore, the Halifax Neighbourhood Center is in complete agreement with the proposals as submitted by the Halifax Tenants' Protective Association and strongly urges your Council to give very serious and favourable consideration to the proposals submitted by this group.

Respectfully submitted,

Donald H. Oliver,
Chairman,
Central Co-Ordinating Committee

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In reply to a question, Mr. Oliver said that even if strict enforcement of Ordinance 135 may mean eviction for some families, the improved living conditions will benefit the tenants in the long run. He said that the Neighbourhood Center's experience has been that many landlords are not complying with the minimum standards as contained in the present Ordinance 50 and the law needs more teeth and more enforcement.

In reply to a further question, Mr. Oliver said that if many families are evicted, it might be necessary to house them temporarily in trailer camps or construct pre-fab housing or possibly tents on Windsor Park, but it would force the City to push for more housing construction.

Rev. F. Tassinari addressed the meeting on behalf of the Halifax Tenants' Protective Association, South Unit and agreed wholeheartedly with the changes put forward by Canon French. He said that the minimum standards should be enforced in all areas of the City and not just the slum areas.

In reply to a question, Rev. Tassinari said that it might be necessary for the City to subsidize the incomes of some families which might be displaced as a result of the enforcement of Ordinance 135 to permit them to live temporarily in other new apartment buildings until adequate housing has been constructed in the City.

Mr. H. S. Lamb addressed the meeting as a private citizen and a landlord and asked for clarification on the type

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of construction necessary to produce a Fire Resistance Rating of the length of time contained in Ordinance 135.

The Building Inspector advised that his Department has a manual in which is set out all the different types of construction which would produce a Fire Resistance Rating of say 3/4 hour or 1 hour and if Mr. Lamb would visit his office tomorrow morning, he would be glad to show him a copy.

Mr. Lamb was concerned that the new stairways and other improvements he had recently made in some of his buildings might not meet the standards of the Ordinance and he agreed to discuss the matter with the Building Inspector.

Mr. Murray Warrington addressed the meeting as a private citizen and member of the Halifax Tenants' Protective Association and he expressed his support of the brief presented by Canon French. He said that unless the changes suggested are made, the Ordinance, as drafted, is less than useless.

He suggested that not only should unsatisfactory plumbing and electrical facilities be repaired or replaced on 48 hours notice, leaking roofs and broken down heating units should be done as well. He felt that a landlord should be penalized for each violation separately and each day such violation is perpetuated should be an additional penalty.

He referred to the suggested change relating to the cancellation of rent and felt that if the Building Inspector should give such an order, after repairs are effected the tenant should not be required to pay back rent.

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Mr. Warrington referred to the suggested new section relating to Reprisal which would not permit an owner, after repairs have been made, to increase rentals or commence eviction proceedings for a period of three months and he felt that an owner should not be permitted to increase rentals or evict tenants at any time after the repairs have been effected without a valid reason.

He suggested that something should be added to the Ordinance which would cause an owner to decorate or supply paint to decorate the inside of a dwelling unit as well as the outside.

Msgr. W.V. McCarthy of St. Joseph's Church addressed the meeting in support of the brief submitted by Canon French and he said that strict enforcement of Ordinance 135 would permit families to live in human dignity, to which all people were entitled. He said that he has been Pastor of St. Joseph's Church for the past 15 years and yet feels that Fort Needham would be an ideal location for the construction of housing units. He stressed the fact that more housing is needed in the City to accommodate those persons who will be displaced by strict enforcement of Ordinance No. 135 but maintained that those persons and families who will be displaced are those who are not living in dignity and he urged members of Council to seriously consider the use of Fort Needham for housing.

Alderman Abbott congratulated Monsignor McCarthy for his courage in advocating the construction of housing on the Fort Needham lands and said that he agreed with him.

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plumbers His Worship the Mayor said, at this time, that he appreciated the interest shown by the citizens and expressed the view that the City is indeed fortunate to have the kind of leadership shown by the various members of the Clergy at this meeting.

50 standard In reply to a question, the Assistant Solicitor advised that the Ordinance covers all properties, not just those that are rented.

suggestion Alderman Ivany expressed his concern about the seven foot high ceilings and he felt that six foot six inches would be adequate. He thought that in some instances the enforcement of the seven foot standard would create a hardship to some property owners.

Council The Building Inspector pointed out that one of the reasons for the change from seven foot to six foot six inches related to basement apartments which meet all other minimum standards except the height. He said that certain comments made by members of Council at previous meetings expressing concern over the number of families who would be required to vacate basement apartments if this standard was rigidly enforced led him to propose the six foot six inch height.

In reply to a question he advised that some 150 basement apartments could be condemned because of the ceiling height standard only. He felt that plumbing and electrical repairs might be hard to effect within a 48 hour period, especially during the wintertime when plumbers and electricians are fully occupied.

The Mayor His Worship the Mayor suggested that some of the City's

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plumbers or electricians might be able to assist in emergencies if they are available.

In reply to a question, the Assistant Solicitor advised that Occupancy Permits could not easily be retracted which had been issued after compliance with the Ordinance 50 standards.

Some discussion ensued on this point.

Alderman Hogan said that he liked some of the suggestions made at the meeting, but did not feel that families could be thrown out on the streets. He said that the City must just press for more housing construction.

His Worship the Mayor referred to a Notice of Motion which was given at the meeting of the Committee of the Whole Council yesterday recommending that the City set up a Housing Corporation, or some such body, to build housing for people with lower incomes, in accordance with the authority of Section 405B of the City Charter.

Alderman Abbott asked if any of the persons present at the meeting knew of land where housing could be constructed fairly quickly, he should inform His Worship the Mayor as soon as possible.

Alderman Ivany referred to a Call for Proposals for housing on the area measuring approximately 5 acres between Brunswick and Barrington Streets, approved at yesterday's meeting of the Committee of the Whole Council.

In speaking to several points that had been raised, the Assistant Solicitor said that the City does not have the

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power to impose any greater penalty than that proposed in Ordinance 135. It does not have the power to recover costs from owners of buildings which the City has repaired. It cannot order cancellation of the rent except under the Health Regulations.

His Worship the Mayor said that if Council desires such amendments to be made, it can pass a resolution requesting Staff to prepare legislation for the next session of the Legislature. He pointed out that the City had applied twice before to the Legislature for authority to enter upon property and clean it up and subsequently bill the owner for the work but had been denied such authority.

In referring to the 48 hour period within which repairs should be effected, the Assistant Solicitor said that a Magistrate would probably not consider it a reasonable length of time.

His Worship the Mayor asked if any other member of Staff had any amendments to put forward.

The Building Inspector said that he did have a few amendments but they were mostly typographical or paragraphing changes.

In reply to a question from His Worship the Mayor, the Building Inspector advised that he thought, after consultations with the Legal Department, he would have a Staff Report prepared, setting out all the recommended changes, to be presented to the next meeting of the Committee of the Whole Council.

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His Worship the Mayor said that it is hoped the new Ordinance will become effective as soon as possible.

It was then MOVED by Alderman Abbott, seconded by Alderman Ivany that the meeting adjourn. Motion passed.

10:15 p.m. Meeting adjourned.

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Public Hearing - Ordinance Number 135 Respecting Minimum Standards for Existing Building and Housing Accommodation	650

Public Hearings & Petitions:

- (a) Public Hearing Re: Rezoning of Land at 17 Willow Lake Road From 4-1 Residential Zone to R-1 Residential Zone
 - (b) Public Hearing Re: Amendment to Part XVI, Zoning Ordinance
- ALLAN O'BRIEN
MAYOR AND CHAIRMAN

Petitions & Delegations:

- (a) Use of Land - Dunbrack Street, Main Avenue, & ...
- R. H. STODDARD
CITY CLERK

Reports of Executive Committee:

- (a) Purchase of Automobile Trailer
- (b) Funds for Development Proposals - City of ...
- (c) Call for Proposals - Barrington Street Housing

Report - Committee on Works:

Report - Safety Committee:

Report - Public Health & Welfare Committee:

- (a) Name of New Mental Hospital

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

- (a) Ordinance #134 respecting "The Halifax-Bartmouth Park Commission"
- (b) Ordinance #137 respecting "Deferred Payment of Taxes"

ORDER OF BUSINESS

CITY COUNCIL

JULY 16, 1969

8:00 p.m.

1. Lord's Prayer
2. Roll Call
3. Minutes: June 19, July 2 & 10
4. Approval of Order of Business, Additions & Deletions
5. Deferred Items: NONE
6. Motions of Reconsideration: NONE
7. Motion of Rescission:
 - (a) Alderman Abbott Re: Resolution approved by City Council
June 19, 1969 - Grade and Line - Margison Plan -
Harbour Drive - Court House to Cogswell Street
Interchange
8. Public Hearings & Hearings:
 - (a) Public Hearing Re: Rezoning of Land at 57 Williams Lake Road
From R-2 Residential Zone to R-4 Residential Zone
 - (b) Public Hearing Re: Amendment to Halifax Zoning By-law -
Part XVI, Section 1(g)
9. Petitions & Delegations:
 - (a) Use of Land - Dunbrack Street, Main Avenue, N.S.L. & P. Line and
the Bicentennial Highway
10. Report - Finance & Executive Committee:
 - (a) Purchase of Bookmobile Trailer
 - (b) Funds for Development Proposals - City Prison Lands
 - (c) Call for Proposals - Barrington Street Housing
1. Report - Committee on Works: NONE
2. Report - Safety Committee: NONE
3. Report - Public Health & Welfare Committee:
 - (a) Name of New Mental Hospital
4. Report - Committee of the Whole Council, Boards & Commissions:
 - (a) Ordinance #134 respecting "The Halifax-Dartmouth Port Commission"
SECOND READING
 - (b) Ordinance #137 respecting "Deferred Payment of Taxes" SECOND READING

15. Report - Town Planning Board:

- (a) Extension to a Non-conforming Building, Modification of Front Yard Side Yard, Lot Frontage and Lot Area Requirements - #6466 Quinpool Road
- (b) One-way Street System - Central Business District
- (c) Semi-Mall - Barrington Street
- (d) Construction of New Service Station - #2628 Robie Street
- (e) Modification of Lot Frontage Requirements - #8 Aldergrove Drive
- (f) Extension to Non-Conforming Building - Modification of Side Yard Requirements - #450 Bedford Highway
- (g) Modification of Lot Frontage, Modification of Lot Area - #42 Adelaide Avenue
- (h) Modification of Front Yard Requirements - #326 & 330 Dipper Cre
- (i) Modification of Lot Frontage Requirement - #17 Winchester Avenue
- (j) Modification of Lot Frontage and Lot Area Requirements - #64 Rufus Avenue
- (k) Modification of Lot Frontage and Lot Area Requirements - #83 Frederick Avenue
- (l) Subdivision Alteration - Kirk Road, Jollimore - Mr. John F. Fry
- (m) Application by Armdale Yacht Club - For a Water Lot in Melville Cove Area - Parcel of Land between Purcell's Cove Road and Melville Cove

16. Motions:

- (a) Motion - Alderman Meagher Re: Amendment to Ordinance #105 Respecting "Committee Quorum"

17. Miscellaneous Business:

- (a) Accounts Over \$5000
- (b) Administrative Ordinance #9 Respecting "The Function, Duties and Responsibilities of the Internal Audit Department" FIRST READING
- (c) Administrative Ordinance #10 Respecting "The Functions, Duties and Responsibilities of the Finance Department" FIRST READING
- (d) Zoning Controls for Group-type Dwelling Accommodation
- (e) Proposed Purchase of Saint Pius X School in Fairview
- (f) City Clean-up - Halifax Jaycees
- (g) Refund - Gasoline Tax - N.S.L. & P. Co., Ltd.
- (h) Collective Bargaining Agreement - Basinview Home Local 968

18. QUESTIONS

19. Notice of Motion

20. Added Items

Record

CITY COUNCIL
M I N U T E S

Council Chamber,
City Hall,
Halifax, N.S.
July 16, 1969
8:00 p.m.

A meeting of the City Council was held on the above date.

After the meeting was called to order, the members of Council attending, led by the City Clerk, joined in reciting the Lord's Prayer.

Present were: His Worship the Mayor, Chairman; Aldermen Abbott, Connolly, Hogan, Ivany, McGuire, Meagher, and Allen.

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

MINUTES

Minutes of meetings of June 19, July 2, and July 10 were approved on Motion of Alderman Ivany, seconded by Alderman Hogan.

APPROVAL OF ORDER OF BUSINESS, ADDITIONS & DELETIONS

It was agreed to add the following item to the agenda:

- 20 (a) Alteration to Subdivision - Premier Investments - Herring Cove Road, Spryfield.

Council agreed to hear Mr. M.G. Warrington regarding proposed location for St. Leonard Society Half-Way House, as Item 9 (b).

- 20 (b) At the request of Alderman Ivany, Council agreed to the addition of an item entitled "City Administration"

MOTION OF RESCISSION

Alderman Abbott Re: Resolution approved by City Council June 19, 1969 - Grade and Line - Margison Plan - Harbour Drive - Court House to Cogswell Street Interchange

Alderman Abbott referred to the study

which the Margison Company was presently carrying out with regard to revised grade and line of Harbour Drive, Court House to Cogswell Street Interchange, and said he felt discussion on his Motion of Rescission should be held up until that report was available.

His Worship the Mayor advised that the Margison report was expected to be circularized the following week.

MOVED by Alderman Abbott, seconded by Alderman Meagher that the matter be deferred until the next Council meeting. Motion passed.

His Worship the Mayor asked the City Clerk to place the two items (1) Notice of Rescission and (2) the Margison report, together on the next Council's agenda, in order that the two could be discussed in conjunction with each other.

PUBLIC HEARINGS & HEARINGS

Public Hearing Re: Rezoning of Land at 57 Williams Lake Road From R-2 Residential Zone to R-4 Residential Zone

A Public Hearing was held at this time to consider the rezoning of land at 57 Williams Lake Road from R-2 Residential to R-4 Residential.

His Worship the Mayor asked if there was anyone present who wished to speak against the Rezoning, and no one came forward.

The City Clerk read the following petition signed by eight assessed property owners in the area, which was more than the required 20%:

"Office of the City Clerk,
Halifax City Hall, Halifax.

"Take notice, we the undersigned, rate payers of Williams Lake Road and Acorn Road do here protest the rezoning of the land at 57 Williams Lake Road from R-2 Residential to R-4 Residential.

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"We submit the following objections:

1. Over-crowded schools.
2. Increase of traffic
3. Increase of Noise level
4. Reduction of property value."

His Worship the Mayor advised that it would require a 2/3 majority vote of Council to carry out the rezoning. He then asked if there was anyone present who wished to speak in favour of the rezoning, and there being no replies he stated the matter was before the Council.

Alderman Abbott said it was his understanding the site was intended for an eight-unit apartment building, and he could not see such a building affecting the value of residential property in the area.

MOVED by Alderman Abbott, seconded by Alderman Hogan, that approval be given to the rezoning of land at 57 Williams Lake Road from R-2 Residential to R-4 Residential as shown on Plan No. TT-10-17602. Motion passed unanimously.

A formal By-law was submitted giving effect to the foregoing Motion of Council.

MOVED by Alderman Abbott, seconded by Alderman Connolly, that the formal By-law, as submitted, be approved. Motion passed unanimously.

PUBLIC HEARING RE: AMENDMENT TO HALIFAX ZONING BY-LAW - PART XVI,
SECTION 1(g)

A Public Hearing was held at this time regarding an amendment to the Halifax Zoning By-law which would permit the erection of one-family dwellings upon sites of a lesser width or area than is required (3,000 square feet) if the site had been occupied by a building destroyed by fire.

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His Worship the Mayor asked if there was any person present who wished to speak either for or against the amendment, and there was no response, in which case, he said, the matter was now before the Council.

MOVED by Alderman Ivany, seconded by Alderman Connolly, that Part XVI, Section 1 (g) of the Zoning By-law be amended to read:

"(g) Permit the erection of one-family dwellings upon sites of a lesser width or area than is required herein in cases where, by reason of existing ownership or existing building developments, it would be manifestly unjust to require strict adherence to the requirements of this By-law, provided, however, that permission shall only be given for erection of a building on a site of lesser area than 3,000 square feet if the site had been occupied by a building destroyed by fire."

In moving the above, Alderman Ivany said he questioned the restricting of the amendment to the situation where the previous building on the lot had been destroyed by fire, and felt more thought should be given to allowing houses of proper design on undersized lots. He read from a Vancouver paper where that City had approved a 13 ft. wide house on a lot of 952 square feet. It was, he said, all a matter of proper design.

The motion was put and passed unanimously.

A formal By-law was submitted, giving effect to the foregoing motion of Council.

MOVED by Alderman Connolly, seconded by Alderman Ivany, that the formal By-law, as submitted, be approved. Motion passed unanimously.

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PETITIONS AND DELEGATIONS

The following petition was submitted to the Council, signed by a group of persons whose plans for building homes were being held up due to the laying down of street lines for the arterial route to be built in the area concerned:

"We, the undersigned do formally make this petition to you concerning the area of land bounded by Dunbrack Street, Main Ave., N.S.L.P. power line, and the Bicentennial Highway. All of us have been awaiting the opportunity to purchase lots in order to build homes for our families. Therefore we very fervently protest the deplorable way in which this land has been treated, and we further demand that this land be released for building purposes at once. If, for any reason this is not possible, we demand to be told that reason. We also demand to be told when we shall be allowed to purchase lots."

MOVED by Alderman McGuire, seconded by Alderman Meagher, that Mr. Fred Hansen, whose name appeared on the petition, be allowed to address the Council. Motion passed.

Alderman Ivany asked Mr. Hansen if he had made inquiries of the City Planning staff as to why he was not allowed to build in the area in question, and Mr. Hansen replied that for the past three months he had made nothing but inquiries without getting an answer. He said the discussions on the location of Dunbrack Street had held matters up for some time, but since Council had reached a decision in that regard, he felt he and the other people who signed the petition should be allowed to proceed with their plans. The owner of the land, he said, had submitted Preliminary Plans, but was told final subdivision plans could not be approved until the street lines for the new four-lane highway were laid down.

His Worship the Mayor said that Council

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had only approved the location of the arterial road in principle, that a Public Hearing would be necessary with proper survey plans available.

The City Engineer was asked to comment on the progress being made in the matter.

Mr. Dodge said that there were two things contributing to the completion of the necessary work, one, members of staff taking their annual holiday, and secondly, involvement in many summer projects such as paving, etc. However, he added, work was still going on, and it was hoped to have final survey plans before Council within a month. After that he said the City Clerk would have to advertise a Public Hearing for a period of three weeks. The normal policy, he said with regard to street lines will require an additional two months.

His Worship the Mayor said that adding an additional month for subdivision approval, it would be at least four months before construction on the houses could begin.

Alderman Ivany asked Mr. Dodge why building could not start in one area at least, immediately.

Mr. Dodge said he felt it would be foolhardy for City Council to approve the street lines unless plans were first submitted to the Department of Highways, and here again, the City Engineer added, he could not say how long the Department would require, since it had already made statements to the effect of where and where not it would tolerate an interchange at the Bi-Centennial. Also, he said, if by any chance Council reverted to the original location of Dunbrack Street, an interchange would have to be built and Mr. MacAulay told how much land

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he has left after that, since the Interchange would be taking a slice out of his lands.

Taking all the problems into consideration, His Worship the Mayor said it sounded like Christmas before any construction could begin.

Alderman Hogan said he felt it should be said that the delay was not the fault of City staff. Blame, he said, could be placed on the Fairview Home-Owners Association and Council's decision which changed the original plans for Dunbrack Street.

Alderman Connolly referred to staff's feeling that the grid system should be broken up in this area, and he did not see why any time should be wasted to achieve this in view of the relatively small area of land left.

The City Engineer said that from a planning viewpoint, the main idea in breaking up the grid pattern was to get the bulk of traffic on one or two main streets.

Alderman Connolly said there had been some views expressed that the cul-de-sac system was going out and the grid pattern being re-instated in many new developments.

Alderman McGuire said he had received inquiries from three builders in the last month, all asking the same question put forward by Mr. MacAulay and Mr. Hansen tonight, when would they be able to start construction in that area, and if the answer was not before Christmas, then he felt it was an appalling situation in view of the housing crisis which existed. He said it was with a hope of avoiding such a situation that he had voted for approval of the original staff recommendation on the location of Dunbrack Street. However,

Motion passed.

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he added, Council had made a decision in the matter and he felt it was unfair to these builders who wanted to get started on their homes to add any further delays. Both Council and the Department of Highways should be taken at their word, and the road built along the Power line, crossing the Bi-Centennial without an interchange.

His Worship the Mayor pointed out that this would mean building the through artery at a future date with some degree of property disturbance.

Alderman McGuire said this might be better than the present state of affairs which was preventing people from building homes, if one took into consideration what it was costing the City to store furniture and place families left homeless because of the housing shortage, plus the fact that this shortage was contributing to the break-up of family life.

Alderman Ivany took exception to Alderman Hogan's remarks which placed the blame for the present delay on the Home-Owners Association and the Council. He said he was convinced if the grid pattern was continued in the area, work could commence without too much delay. Council, he said, had acted in good faith on the information available to it.

MOVED by Alderman Meagher, seconded by Alderman Ivany,

- (1) THAT this matter be placed on the agenda of the next Committee of the Whole, with a view to bringing forward any ideas staff or Council members might have as to how the problem put forward in the petition could be solved; and
- (2) THAT the City Manager bring in a recommendation on letting out some of the work to local firms in an effort to speed up its completion.

Motion passed.