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The members of the Natal Day Committee, composed of members similar to past years including Jaycees and Businessmen, expressed concern at a recent meeting over the fact that a number of firms including the City of Halifax, which have entered quality floats in past years, have indicated that they may not participate this year.

At our last meeting a motion was unanimously passed that the City Council be requested to reconsider the matter of an appropriation to cover the cost of a City Float entry in Halifax's 221st Birthday. It has been quoted in the community that if the City does not enter a float, how can business and industry be expected to do so.

May we request that Council give this matter due consideration at the next Council Meeting.

Yours truly,

(Signed) Darrell Wentzell
Chairman
Natal Day Committee.

Alderman McGuire felt that the City must at some time decide whether or not it should hold a Natal Day and that decision should not be made at the time when pressures for budget restrictions are the order of the day. Since the Halifax Jaycees have been asked to do the organizing for Natal Day this year, he considered that the City should lend its support. It was then MOVED by Alderman McGuire, seconded by Alderman Connolly that an appropriation in the amount of \$3,500.00 be approved under the authority of Section 316C of the City Charter to permit the City to enter a float in the Halifax Natal Day Parade.

Alderman Connolly felt that the City should co-operate with the Natal Day Committee and enter a float in the parade.

Alderman Ivany was rather surprised at the amount suggested for the float and considered that a lesser amount would be sufficient.

Alderman Hogan was opposed to the expenditure of this amount of money and suggested that he could buy a playing field for this amount of money which would be a permanent thing. He said that Council must realize that the City is hard up.

Alderman Allen agreed that the amount of \$3,500 is rather high for a float but he also agreed with Alderman McGuire that the City should lend some measure of support to the Halifax Jaycees. He recommended that Natal Day be celebrated on a Monday so that people could enjoy a long week-end and do what they want on that day.

It was then MOVED In Amendment by Alderman Allen seconded by Alderman Ivany, that the City Manager be requested to prepare a report for submission to Council at

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its next meeting with respect to the cost of a float and any suggestions for reducing the cost from \$3,500.00.

Alderman Ivany suggested that perhaps the Recreation Department and the Works Department could get together on a float.

His Worship the Mayor said that the Recreation Commission is fairly heavily burdened with work at the moment and he suggested that perhaps students at the Nova Scotia College of Art and Design could be approached to design and construct a float for a cost of say \$1,000.

The Amendment was then put and passed.

Expropriation - 2180 Upper Water Street

A report was submitted from Staff relating to the above matter.

MOVED by Alderman Abbott, seconded by Alderman Meagher that:

1. the above noted property be expropriated for the sum of Fifteen Thousand Dollars (\$15,000.00) as settlement in full for all claims;
2. Council approve the payment of seventy-five (75%) percent of the authorized compensation to the owners or any mortgagees.

Motion passed.

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

MOVED by Alderman Abbott, seconded by Alderman Meagher that the Formal Expropriation Resolution, Description and Plan, as submitted, be approved. Motion passed unanimously.

Bill Posters License - C.J.C.H. Radio

The following report was submitted from Staff:

C.J.C.H. Radio is sponsoring a show and dance at the Halifax Forum on Friday, July 3, 1970 on behalf of Donald K. Donald Productions, of Montreal.

In accordance with Sections 2 and 7 of Ordinance No. 19, "Bill Posters", it is necessary that City Council grant a license therefore to publicize the show by the posting of placards. C.J.C.H. has submitted a cheque in the amount of \$50.00 to cover the license fee.

As the next regular Council meeting is scheduled for July 16, 1970, it is recommended that the license be granted for such a promotion.

MOVED by Alderman LeBlanc, seconded by Alderman Ivany that a Bill Posters license be granted to C.J.C.H. Radio, in accordance with Ordinance No. 19, on condition that the law is adhered to in all respects.

Alderman LeBlanc felt that the placards should not be posted on trees and poles along the street which gives a very untidy appearance and any placards that are put up advertising the event should be taken down immediately afterwards.

The City Clerk said that he would convey the concern of the Council to the applicant.

The motion was then put and passed.

Capital Borrowing Authorizations - DREE Program

The following report was submitted from Staff:

"The Province of Nova Scotia and the Department of Regional Economic Expansion have entered into an agreement whereby certain projects, totalling \$9,001,000 in the City of Halifax will be financed by means of loans and grants. The estimated project costs and related sharing are listed on the attached.

City Council are requested to approve the necessary borrowing resolutions, which are then subject to approval by the Minister of Municipal Affairs, before actual construction can commence."

ESTIMATED COSTS AND SHARING OF
PROJECTS UNDER DREE PROGRAM

(Figures in 000's)

PROJECT	FEDERAL GRANTS & OTHER SHARING		FEDERAL LOANS INCLUDING CMHC		TOTAL EST. PROJECT COST
	\$	%	\$	%	
Kline Heights Renewal ***			527	100	527
Central Elementary & Jr. High School Complex	821	50	821	50	1,642
Lacewood Sewer	268	50	264	50	532
Duc D'Anville School	128	50	128	50	256
South Armdale Sewer	358	50	358	50	716
Fairview Sewer	254	50	254	50	508
Harbour Interceptor	1,275	50	1,275	50	2,550
Bloomfield School	605	50	605	50	1,210
Gorsebrook School	124	50	124	50	248
Transit Bus Bays	412	100			412
Harbour Drive - Land Acquisition			400	100	400
TOTAL	<u>\$4,245</u>		<u>\$4,756</u>		<u>\$9,001</u>

*** Total Kline Heights project has not been shown, as no commitment has been made by senior levels of government to include it in future years of the DREE program.

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MOVED by Alderman Abbott, seconded by Alderman Allen that City Council approve the necessary Borrowing Resolutions required to implement the DREE Program, as set out in the Staff Report.

At this time, Alderman LeBlanc addressed Council on behalf of the Kline Heights Citizens Advisory Committee who represent the entire area of Kline Heights. He said that it is with reluctance, but at this stage there has entered into the minds of the Committee and citizens a vast amount of confusion as to just what is going on. It exists because City Council had clearly indicated that the Kline Heights Project was No. 1 priority for the City. It is realized that for the past one and one-half years studies and surveys have been going on to determine the needs for sewer and water and it was hoped that all of the studies, surveys and interviews made would now put the City in a position that at the very moment that money was available for the start that everything would be in gear so that it could proceed. This is not the case and again there is a survey going on. The Kline Heights residents were assured that things would be ready to roll the very moment that the money was approved and Council knows that DREE was a late entry into this proposal because previous to that City Council had approved the decision to improve the conditions of Kline Heights by adding sewer and water. Most Aldermen in this room attended meetings with the citizens and the Advisory Committee to discuss the implementation of sewer and water installation in Kline Heights. There is now another survey going on plus the fact that there is not enough money allocated and he noted that the report states that there is no guarantee of Dree's participation in the second year and the question arises with respect to what happens if it is started, and hopefully it will be started soon, about the completion of the project.

He said the residents are also extremely concerned with the fact that \$527,000 has been allocated when other items, which most of them were not familiar with and did not realize were involved, are now taking precedence in terms of financial commitments and he knew that there were loans and cost sharing complications and he acknowledges this, but the citizens Committee have come here to ask if someone could give a clear explanation of the complications and problems and more important the delay. He said it came as a great shock to a number of citizens to know that they will not all be affected and they understand fully because they are reasonable they will not all get sewer and water the day the project starts but most of them thought that on the commencement of the project it would come through to a conclusion and that it would not stop at a certain point because of lack of money. If that is the case, he asked if the Kline Heights project can be started and be completed with the greatest amount of expediency and that some of the projects listed be delayed until such time as Kline Heights has the complete installation of sewer and water. The citizens realize that the full implementation of the urban renewal program, as

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desirable as it may be, was too costly and have willingly given up any hopes to have wider streets, playgrounds, better lighting or better schools or all the other facilities if they could get that one basic need, sewer and water. He said that a number of representatives are here this evening, some having given up their work to attend, because they are confused, disappointed and dismayed and they would like to have someone explain just what the situation is. They were told that the surveys were virtually ready and concurrent with the infusion of money the project would be ready to go and now another survey is taking place. The residents are completely baffled and are most discouraged. Since Council did take a stand on the matter, he asked if Mr. Grant could outline, in the presence of Council, the progress on the project and explain why the delays have occurred. He felt that there has been a serious breakdown between Mr. Grant's department and Project Planning Associates. He said that information was given at one meeting that because of financial complications, Project Planners had been told to slow down and he said that to his knowledge, Council never took that action. He asked again if someone could explain what is going on.

His Worship the Mayor said that the Alderman has raised questions about Council's position and how the implementation is proceeding and he said he was not familiar with the details and he shared the Alderman's frustrations about the timing of implementation but there are some things that he would like to point out. This document is about the DREE Program and that does not mean that this Council is not committed to go beyond it. His understanding is that the \$527,000 project in the Kline Heights area for this year was the largest chunk of the total Kline Heights project which the City thought could be done in the first year and it go into the DREE program that way. It is true that Council talked of it as having the first priority and that was if the City could not do any more than one project, that was the one that was going to be done. If no more than two, it was going to be that and the Brunswick Street School. The Federal Government's position was that they were not making a commitment beyond the first phase but that did not say that they would not have it in the program for the second year, but they were not committing themselves in advance to that. Dr. McKeough, on behalf of the Metropolitan Area Planning Committee said to the Deputy Minister of the Department of Regional Economic Expansion in his presence and that of Mayor Thornhill and others, that this was indeed the No. 1 priority as far as the Province was concerned, so that in his view, we as a Council and the Province are committed to continue this on to the earliest possible completion of the whole thing. This represents, as he understands it, something between 25% and 30% of the total project which was presented to Council by Project Planners as several phases to be done over a period of time. He had looked at the map which shows what streets the sewer and water work is to be done on this year and it does look like a substantial proportion of the streets now having properties on them and he would think that if a similar size project was in the program next year that we would have a rather high proportion of the total residences served by

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sewer and water by the time we had two years projects of this sort. The Council, he said, will have to make some decisions about priorities in capital budgeting for next year but he thought that Council was committed and it is not the intention to start the Kline Heights thing in order to stop it after \$527,000 has been spent. It is a project which, as a beginning pushes the pipes up the hill so far and then you carry them up the next stage and you reserve some streets so that you can move motor vehicles while the construction work is going on. He thought that there is a commitment, on behalf of City Council, similar to the one that Alderman LeBlanc feels has been made to the people of the area. Council members are behind Alderman LeBlanc and behind the people in the area in getting this job done as quickly as possible. When it comes to a matter of surveys under way at the present time or the implementation side, he felt that the City Manager or Mr. Grant will have to speak to that.

Alderman LeBlanc appreciated His Worship the Mayor's remarks but said that the confusion arises when the people see that if this is the No. 1 priority, only \$527,000 has been assigned and it will not be completed this year, but many other projects will be done this year in their entirety.

His Worship the Mayor said that the \$527,000 on Kline Heights was meant to be completed in this fiscal year, if you look at the next item which is the Brunswick Street School Complex, that is not all this year, it is a commitment over two years.

Alderman Ivany hoped that Staff will prepare a schedule of programming of this DREE program. He felt that a schedule was most important.

The City Manager advised that Staff has a report in the process of completion now on the subject Kline Heights. He thought there is a very basic issue here that Council has to consider and that is what precedent is this establishing in terms of the sewerage of other areas under the MacLaren Report. Are they all going to be put in at the expense of the City as a whole or are they going to be put in with frontage taxes for the benefitting properties and what should those frontage taxes be? This, he said, leads into another issue of the implementation of the MacLaren Report. These are two serious points that Council has to reach a decision on before construction can start. In terms of the survey work that is now under way and the physical capacity to construct or call for tenders, he would defer to Mr. Grant. The City is facing one tremendous expenditure for the installation of sewers and storm sewers and the upgrading of these facilities in the new areas and has to decide on some form of basic policy applying to all these new areas before starting off on the first one.

His Worship the Mayor said that the principle has

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been recognized for some time that there are going to be some abutter's charges or local improvement charges for this work. The amounts have not been determined but, he, as one member of this Council, has been expecting for weeks a staff report with a proposal as to what those charges should be so that Council could vote on it. Council has been so committed to this project, so far ahead of the general work that has to be done as a result of the MacLaren Report that he did not think the City can wait to conclusion about the level of abutter's charges of all sorts for the whole of the City. He felt the City Manager was saying that construction cannot begin until this is done and this issue of abutter's charges in Kline Heights should have been before Council at an earlier date and earlier than the general question of abutter's charges because it is committed and because this is an urban renewal scheme and not simply the provision of services in a new subdivision. This project was marked out separately before annexation of any of the areas on January 1st, 1969 and it was marked as an urban renewal scheme. The City ordered the study before the area was part of the City because it had been market out as an urban renewal area. The City stalled the County who wanted to put the sewers in before annexation took place. The City asked them to stop because it was thought something a little more than putting the pipes in was required and the City hired the urban renewal consultants to bring in a report. He recognized the danger of precedents being established here, but he felt the City had grounds to separate Kline Heights out and there is a commitment to get on with it and the City has been demanding that the agreement be signed between Ottawa and the Province so that it can get on with this and the Brunswick Street School scheme among other things. He felt the Council really needs a recommendation and the recommendation has to be one that is workable. There is no point in determining abutter's charges which mean that the people cannot keep their houses or they cannot afford to pay them. This is a renewal scheme designed on rehabilitation lines rather than the bulldozer and it is meant to be experimental to some extent to see if the City can find a better way to preserve some houses that exist and provide the services and so on. Whatever the taxpayers have to pay it will probably be a lot cheaper than if the City went to public housing in which the City pays subsidies of \$1,000 per unit.

Alderman Ivany asked if Mr. Grant would come to the next Committee of the Whole meeting prepared to speak to Council on the Kline Heights program and the problems and delays.

Reference was made to the status of the Brunswick Street School scheme and it was understood that the plans are presently with the Provincial Minister of Education.

His Worship the Mayor said that it appears that all members of Council want to be informed about the schedule of implementation of all the DREE projects included in the program.

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After further discussion, the motion was put and passed unanimously.

Alderman Meagher asked when the subject of abutter's charges will be considered.

His Worship the Mayor said that a Special Meeting of Council has been scheduled for July 2 to deal with this matter.

In reply to a question, the City Manager advised that he would endeavour to have a report prepared for that meeting with respect to abutter's charges in the Kline Heights area but he did not know whether it could be distributed to all members of Council before the meeting.

His Worship the Mayor suggested that Aldermen come early to the meeting to read the report.

Capital Borrowing Authorizations for 1970

MOVED by Alderman Abbott, seconded by Alderman Allen that Formal Borrowing Resolutions in the amounts and for the purposes listed be approved.

- \$1,700,000.00 - for the purpose of acquiring land for re-development and the removal of buildings therefrom, the construction of streets, roads, etc., and any other service or purpose in connection with the redevelopment project known as Scotia Square, and including the Cogswell Street Interchange.
- 400,000.00 - for the construction of a new Police Station and the acquisition of any land which may be necessary therefor, which sum shall be supplemental to the amount of \$1,250,000.00.
- 1,000.00 - for the purpose of constructing curb and gutter and paving sidewalk with permanent paving on Downs Avenue, between Milson Street and Winters Street, which sum shall be supplemental to the amount of \$12,000.00
- 99,500.00 - for the purpose of paving streets with permanent pavement.
- 205,000.00 - for the purpose of acquiring the existing school known as Saint Pius X School.
- 15,000.00 - for the design cost of addition to the Duc D'Anville School.
- 50,000.00 - for the design cost for a Fairview Junior High School.

Motion passed unanimously.

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Amendment to Administrative Order No. 6

MOVED by Alderman Abbott, seconded by Alderman Meagher that the following amendment to Administrative Order No. 6 be read and passed a First Time:

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

1. Sections 2 and 3 of Administrative Order Number 6, Respecting the Determination of Various Grants to be Paid by the City of Halifax, approved by the City Council on the 30th day of June, 1966 and the 14th day of July, 1966, respectively, and subsequently from time to time re-enacted, are hereby repealed and the following substituted therefor:

2. The City Council of the City of Halifax hereby determines that the amount contained in the 1970 Current Budget and items subsequently approved by City Council, to be paid as grants to the following organizations as defined in clauses (a) and (b) of subsection (1) of Section 2 of the Halifax City Charter, 1963, namely:

Monastery of the Good Shepherd	\$1,000.00
Canadian Paraplegic Association	1,500.00
Atlantic Child Guidance	30,000.00
Grace Maternity Hospital, Out-patients	3,500.00
Canadian Cancer Society	1,000.00
Nova Scotia Sports' Hall of Fame	5,000.00
Halifax-Dartmouth United Appeal	24,500.00
Walter Callow Wheelchair Coach Fund	500.00
Canadian Red Cross Homemaker's Service	2,000.00
Y.M.C.A.	1,000.00
Army Museum	5,000.00
Maritime Symphony Society	10,000.00
Nova Scotia Talent Trust	500.00
Halifax Music Festival	750.00
Halifax Conservatory of Music	2,500.00
Nova Scotia Assoc'n for Retarded Children	800.00
Nova Scotia Assoc'n for Retarded Children (rent)	8,700.00
St. John Ambulance Association	750.00
Salvation Army, Tower Road	500.00
Salvation Army Red Shield	2,000.00
Metropolitan Drug Dispensary	17,400.00
Family Service Bureau	7,000.00
Neptune Theatre	25,000.00
Dalhousie College (Ch.31, s.4, Acts of 1883)	500.00
Last Post Fund	350.00
Home for Colored Children	500.00
Canadian National Institute for the Blind	1,200.00
Travellers' Aid, Y.W.C.A.	1,000.00
Rector, Wardens & Vestry of St. George's Church (for maintenance of Old Dutch Church)	200.00
Society for Prevention of Cruelty to Animals	4,000.00
St. Joseph's Day Care Centre	7,850.00
Home of the Guardian Angel	2,700.00

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Children's Aid Society	\$30,498.00
Neighborhood Centre	41,000.00
Salvation Army (rehabilitation 1969-1973)	25,380.00
Centennial Arena, Fairview	20,000.00
Flying Angel Mission	1,050.00
Halifax Police Boys' Club (rent)	962.00
Interchurch Home for Boys	1,050.00
Atlantic Wheelchair Sports Club	250.00
	<hr/>
	\$289,390.00

3. The City Council of the City of Halifax hereby certifies that the sums contained in the 1970 Current Budget and items subsequently approved by City Council for grants contained in Section 2 of this Administrative Order, which includes grants formerly made under the provisions of Section 310 of the Halifax City Charter, 1931, aggregate the sum of Two Hundred and Eighty-nine Thousand Three Hundred and Ninety Dollars (\$289,390.00) and do not exceed the maximum amount of Three Hundred Thousand Dollars (\$300,000.00) as provided in subsection (2) of Section 202 of the Halifax City Charter, 1963.

Motion passed.

St. Theresa's Convent

Alderman Meagher said that since the meeting is running late, he would ask that this matter could be referred to the next meeting of the Committee of the Whole Council and that representatives of Dalhousie University could be invited to be present to answer questions.

Council agreed to consider the matter at the next meeting of the Committee of the Whole Council.

Letters of Appreciation

His Worship the Mayor advised that he has several letters of appreciation from the various delegates to the recent Federation of Mayors and Municipalities Conference.

Alderman LeBlanc said that he had received one or two and would pass them to His Worship the Mayor.

11:00 p.m. Council adjourned.

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ALLAN O'BRIEN
MAYOR AND CHAIRMAN

R. H. STODDARD
CITY CLERK

Recd

**CITY COUNCIL
SPECIAL MEETING
MINUTES**

Council Chamber,
City Hall,
Halifax, N. S.,
July 2, 1970,
8:13 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, Aldermen MacKeen, Connolly, Hogan, Ivany, McGuire, Meagher, Allen and Sullivan.

Also Present: City Manager, Assistant Solicitor, City Clerk, Director of Development and Urban Renewal, Administrative Assistant, Director of Planning, City Engineer and other Staff members.

The City Clerk advised that the meeting was called to consider the following items:

1. Report - Local Improvement Taxes
 - (a) Roads
 - (b) Sewers
 - (c) Klin Heights
2. Application Planning Act
3. Appropriation 316C - Natal Day Float

Council agreed to add the following item to the Order of Business:

4. 1970-71 Collective Agreement Local #268 I.A.F.F.

At the request of Alderman Allen, Council agreed to an item entitled Resolution - Annexation of Part of the Watershed Lands.

Alderman MacKeen requested that an item be added entitled Public Housing.

His Worship the Mayor pointed out that an item could only be added to the Order of Business with the unanimous consent of members of Council.

Alderman Hogan spoke against adding an item Public Housing since, he said, he had not attended the meeting to consider this matter and it should be brought up at a regular meeting of Council.

Aldermen McGuire, MacKeen, Sullivan, Meagher and Allen spoke in favour of adding the item and gave reasons for their decision.

After considerable discussion, Alderman Hogan still voted against adding the item. The item, therefore, was not added to the Order of Business.

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His Worship the Mayor said that he has passed a copy of the letter he had received from the Provincial Government about the change in rent formula to the City Manager with a request that calculations be made and a report prepared for a meeting of the Committee of the Whole Council in which members of Council are informed of the increased subsidy costs to the City as a result of the change in rent formula. He hoped that the report would be prepared as soon as possible.

At this time, Alderman MacKeen asked if he could give a Notice of Motion.

His Worship the Mayor agreed to accept a Notice of Motion.

Alderman MacKeen gave notice that, at the next regular meeting of City Council, to be held on July 16, 1970, he would move that City Council endorse the proposals for a change in rent formula in public housing, as set out in a letter to His Worship the Mayor from the Provincial Government, which proposals have been made following a report presented by the Honourable Mr. Robert Andras, Federal Minister in Charge of Housing.

Alderman Tavan asked if it would be possible for members of Council to have copies of all discussions and resolutions that Council has passed on this matter over the last few years, including the resolution that was forwarded to the Canadian Federation of Mayors and Municipalities, so that the complete information would be to hand.

His Worship the Mayor suggested that the items be dealt with in the following order:

1. 1970-71 Collective Agreement Local #268 I.A.F.F.
2. Appropriation 316C - Natal Day Float
3. Resolution - Annexation of Part of the Watershed Lands
4. Local Improvement Taxes
5. Planning Act.

1970-71 Collective Agreement Local #268 I.A.F.F.

The following report was submitted from Staff:

Negotiations for a new collective bargaining agreement with City Fire Fighters', Local 268, I.A.O.F.F., have now been concluded and agreement reached.

The major points are as follows:

- 1) A two year contract from January 1, 1970 to December 31, 1971.

2) Salary:

	<u>1970</u>	<u>1971</u>
Fire Fighter - First Class	\$6,667.20	\$7,265.00
Other ranks in the Bargaining Unit advances as per existing formula.		

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3) Hours of Work:

The present working week of 48 hours to remain in effect for 1970.

A 42 hour work week with an agreed shift pattern to come into effect on January 1, 1971, or as soon as practical thereafter.

The 1970 rates represent an increase of 26 cents per hour above the 1969 rates.

Permission is now requested to adopt this report and that authority be given to the Mayor and City Clerk to sign the collective bargaining agreement on behalf of the City.

MOVED by Alderman Allen, seconded by Alderman Meagher that His Worship the Mayor and the City Clerk be authorized to sign the Collective Bargaining Agreement for 1970-71 with the International Association of Fire Fighters, Local 268, on behalf of the City of Halifax.
Motion passed.

Appropriation 316C - Natal Day Float

The following report was submitted from Staff:

At the Council meeting of June 25, 1970, the matter of a City of Halifax float in the Natal Day Parade was referred to the City Manager for submission of a report with suggestions for reducing the cost of a float from \$3,500.

It has been determined that:

- (a) The Nova Scotia College of Art and Design are not able to assist in the preparation of a float because it is their summer vacation period and the workshops are closed during the greater part of July.
- (b) City forces are able to prepare a float but the cost would exceed \$3,000 as outside design services would have to be engaged. Staff would prefer not to become involved because personnel would have to be taken off other assignments.
- (c) Three different private design firms have been contacted and each has indicated that they could design and build a float on the City's low-bed trailer at a cost not exceeding \$1,200.
- (d) In addition to the cost of the float, there will be additional charges for use of the City's low-bed trailer and operators. Last year's costs for this service amounted to:

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Halifax	\$184.84
Dartmouth	91.44
Truro	227.16
Dismantling	<u>25.20</u>
	\$528.64

IT IS RECOMMENDED THAT a supplementary appropriation for the sum of \$1,500.00 be approved under the authority of Section 316C of the City Charter to cover the cost of the float for display in the Halifax and Dartmouth Natal Day Parades.

MOVED by Alderman Ivany, seconded by Alderman Connolly that a supplementary appropriation for the sum of \$1,500.00 be approved under the authority of Section 316C of the City Charter to cover the cost of the float for display in the Halifax and Dartmouth Natal Day Parades. Motion passed with Alderman Meagher voting against.

Resolution - Annexation of Part of the Watershed Lands

MOVED by Alderman Allen, seconded by Alderman McGuire that the City approve the attached description of the area of the watershed lands described therein as the legal description of the Public Service Commission lands and the private lands that the City will request the Board of Commissioners of Public Utilities to annex to the City of Halifax, said Public Service Commission lands being as shown colored pink and private lands colored yellow, as shown on a plan entitled "Portion of Public Service Commission Lands and Private Lands adjacent to the City of Halifax" dated June 10, 1970, being Plan Number TT-10-18012-1, and further that the City formally request the Board of Commissioners of Public Utilities to order the annexation of the same to the City of Halifax. Motion passed.

(A copy of the description and Plan referred to in the resolution are attached to the Official Minutes of this meeting).

Local Improvement Taxes (Roads)

Two Staff reports were submitted relating to the above matter and copies are attached to the Official Minutes of this meeting. The reports are dated June 22 and July 2, 1970.

His Worship the Mayor suggested that the City Manager open the discussions.

The City Manager read the following:

You have before you reports on matters which demand most careful consideration. It is regrettable that the information contained in these reports could not have been made available to you at an earlier date. There have been a number of notable distractions in recent months associated with your search for a new City Manager, and latterly, with the uncertainties

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involved in the new federal programs provided through the Department of Regional and Economic Expansion. Suffice it to say that Staff was working over the week-end and all day yesterday in an effort to have this material placed before you for consideration this evening.

The decisions made with respect to Local Improvement Charges, the implementation of the MacLaren Report and the Kline Heights scheme will have a long-lasting effect and a serious impact - for better or for worse - on the whole character of the City's growth and on its ability to meet the demands for better services and a higher standard of improvement than the people in some areas now enjoy.

The costs indicated - whether they are to be borne entirely by benefiting property owners or in part by the City as a whole - are nothing short of horrendous. Most forcibly do they emphasize the need to seek and lay emphasis on housing form other than conventional single family housing located on independent fifty to seventy foot lots. It is essential that future layouts for housing be so designed to shorten up and minimize the length of necessary underground and on ground services.

The estimates related to the proposed Abutters and Local Improvement charges for road, paving, sidewalks, etc. (about \$54.00 per lineal foot of road for full improvements on a typical residential street) are based on standards established for residential areas in the peninsula. These may not necessarily be appropriate and applicable throughout the suburban areas. We should endeavour to offer, in some instances, less expensive alternatives, but nevertheless alternatives that will be lasting and durable.

In the case of sewers, the estimates are based on the findings of the MacLaren Report (\$4,600 per sixty foot lot) and for these costs there seems to be no substitute in terms of today's technology.

In the case of Kline Heights, we have been talking in terms of improvements that will cost from \$9,000 to \$10,000 per lot for lots which, according to the Consultants, would have a value of only \$5,000 after the improvements were installed.

In all these instances the issue to be determined is to what extent should the taxpayers who have already paid for a full slate of improvements be asked to assist (through general taxes) in providing like improvements for those who haven't - haven't paid and haven't got. A similar question applies in the case of those who, for their own good reasons, don't want, and perhaps don't need, a full slate of improvements.

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Road Improvements

This item has been placed as No. 1 on the agenda, because you have had the report on Local Improvement Charges for a few days - except for the revised Appendix "B" and my supplementary memorandum which was distributed today. The report, I should point out, relates only to road construction in residential areas. Other considerations will have to be formulated for the implementation of improvements in commercial and industrial areas.

There is some argument in favour of the City at large contributing to the costs of road improvements, e.g., the extra cost involved in arterial roads on which the pavement and road base needs to be thicker and wider than on normal access streets. There may, furthermore, be some argument in favour of the City assuming a portion of the costs of road paving, in order to reduce maintenance costs. (A minor factor in actuality) and to provide a general up-grading of the urban and suburban environment.

In my memoranda of June 27th, 1970 and the report attached thereto, and today's date, we have endeavoured to deal with the issues in terms of principle and policy on which it is hoped there can be some early clarification, so that we can proceed to carry out a program of improvements for those who have now been waiting in some cases for as long as two or three years.

Implementation of MacLaren Report

The Staff report is relatively brief and speaks for itself. Again, it represents but one aspect of the recommendations that will be forthcoming with respect to the total implementation of the MacLaren Report.

The price is horrible, but today it seems there is no alternative other than to seek a massive infusion of funds from senior levels of government. However, the Federal Government has clearly indicated in its D.R.E.E. Program it will only help with respect to basic municipal infrastructure (such as trunk interceptors) designed to promote growth rather than to the upgrading of services that are now here.

Kline Heights

The principal issues here revolve around the City's ability to finance this project and the relative priority of this scheme as contrasted with others that require funding, including in particular programs eligible for cost sharing on a fifty/fifty basis under the D.R.E.E. program. Our forecast is that the total funding that we may be faced with is already \$3,000,000 to \$4,000,000 above our current funding limitation as set by the Provincial Government and

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if we are talking about implementation of non-D.R.E.E. projects we may be seeking to fund another \$3,000,000 to \$4,000,000 per year. We are looking at a funding demand which is more than twice our present funding capacity and this is a very serious issue in what is going to take priority. Under prevailing cost sharing formulae (those involving senior levels of government and the City) it is evident that the City will be more than hard pressed to provide its share of funds to take full advantage of the government's offer of fifty cent dollars under the D.R.E.E. program. (Unfortunately, the Kline Heights project did not qualify for any cost sharing, though the government did offer to advance a loan for Stage I at relatively favourable interest rates and the Province has indicated its willingness to accept the first year's costs of servicing that debt as it has with respect to all other funding of the City's 1970-1971 D.R.E.E. program.)

The next issue with respect to Kline Heights involves that horrible word "precedent". The Kline Heights area is certainly in desperate need of sewer and water services and it is granted that the people involved could not possibly pay the costs as recommended in the McLaren Report. But there are others in the annexed area and possibly in the old City who are in a not dissimilar position and certainly for anyone - even the City at large - the costs of servicing single family lots at \$9,000 plus per lot is, to say the least, extremely high. From an economic standpoint it makes no sense. Yet from a social standpoint the people should be served where they are, if it is at all feasible to do so.

Council is faced with some very tough decisions. There are no easy answers, and there is only so much that the City as a whole can do. We are striving for economy in terms of our own internal operation and will continue to do so, with a view to releasing funds for more and better services and for the financing of more and better improvements.

The following conclusions were reached by the Team Project when studying the matter of Local Improvement Charges and were reported in the Staff Report dated June 22, 1970:

- A. While local improvement projects benefit the whole community, they benefit individual properties in a more or less determinable way, and the owner of the property should bear the cost to an extent related to his benefit as against the community's.
- B. Many of the City's problems in the area of local improvements and the financing of them will be solved or alleviated by adherence to the City Charter provisions.

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- C. In the interest of making proper recoveries, local improvement taxes must be based on current costs and preferably not on uniform or average rates.
- D. Property owners should be taxed for local improvements on the following general basis:
- | | |
|---|-------------------|
| street surfacing (up to a minimum standard) | -- 33 1/3 percent |
| curb and gutter | -- 33 1/3 percent |
| sidewalks where petitioned by abutters | -- 90 percent |
| sidewalks where initiated by the City | -- 50 percent |
| sodding | -- 90 percent |
| trees | -- 90 percent |
- E. Renewal or reconstruction of local improvements should be financed by local improvement tax to the same extent as applies to original work.
- F. Consideration should be given to eventual abandonment of the Frontage Method of levying local improvement taxes which is believed by the majority of the Team to be arbitrary and less equitable than the Property Valuation or Lot Benefit Methods.

His Worship the Mayor referred to a point raised by the City Manager with respect to the D.R.E.E. program and he said that it is hoped that in other years the upgrading of services will be included in the program. He said he was optimistic that such projects would be included.

Alderman Hogan congratulated Staff on an excellent and realistic report and he referred to those streets, such as Hazelholme, which had been listed and agreed for paving this year. He questioned whether the charges should be on the old basis or on a new basis. He felt that the residents should not be expected to pay 100% of the cost.

The City Manager said that this is a problem which has to be resolved and Council must make a decision. On new streets to be paved, he felt the paving should not be done unless the consent of the majority of property owners is received.

Alderman McGuire expressed the view that the charges should come from the general tax revenue of the whole City. He quoted from an article in the Tax Foundation journal. He pointed out that the installation of sidewalks on an arterial roadway would benefit not only the abutting property owners, but the City as a whole.

Considerable discussion ensued with respect to the following matters:

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1. The considerable increase in the tax rate if local improvement charges are paid for out of general tax revenue;
2. The fact that single family homes are not self-supporting tax-wise and that cluster housing or garden apartments are closer to self-supporting;
3. The fact that sidewalks on one side of a street are shared 1/3 and 2/3 in North Vancouver;
4. The decision on which side of a street the sidewalk should be installed;
5. Designation of arterial roads, collector streets, etc.;
6. The fact that a report will be presented within two months showing the classification of roadways within the City;
7. The need to delay the installation of side-walks on known arterial streets until a report is submitted;
8. Transit routes, where loops are made in residential districts;
9. Rates for sidewalks on arterial routes as opposed to rates for sidewalks and paving in residential areas;
10. The fact that work is proceeding on the paving of the seven streets listed in the Staff Report dated July 2, 1970;
11. The renewal costs for sidewalks, curb and gutter and paving that are suggested to be charged to the abutters;
12. The length of life of a newly installed sidewalk or asphalted roadway;
9:26 p.m. Alderman Hoggan retires.
13. The need to make decisions on local improvement charges before proceeding with sidewalks, etc.;
14. The questionable benefits to an abutter for a sidewalk, when persons using same scatter papers and litter along it and on the abutting lawns and the fact that abutting owners would be required to shovel snow from the sidewalk;
15. The need to proceed with some of the work as quickly as possible before the construction season is over and the possibility of not obtaining contractors to do the work later;

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16. Need for a further meeting when various sharing proportions can be written on the blackboard showing the actual costs;
17. Explanation of certain suggestions made in the Staff Reports;
18. Need for leadership from this Council and Staff in this matter;
19. Some direction required from Staff with respect to the commencement of sidewalk installation on arterial streets in the annexed area;
20. Patching of sidewalks and paving as opposed to complete renewal;
21. Removal of overhead wires from City streets and their replacement underground;
22. Condition of Edward Arab Avenue.

After further discussion, it was MOVED by Alderman Allen, seconded by Alderman McGuire that the City adopt a sidewalk programme for 1970 based on an abutter's charge equivalent to 25% of the estimated cost as contained in Appendix "B" of the City Manager's Report dated July 2, 1970 and that the programme be within the level that the City Manager would recommend as part of the City's Capital Budget and on a priority basis as recommended by City Staff.

His Worship the Mayor suggested that any motions which are made should not be voted on at this meeting, but that Staff should consider them and be able to present to the next Special Council meeting the financial implications involved.

The Council agreed to the suggestion of His Worship the Mayor.

Some discussion followed with respect to the possible time next week for another meeting.

It was finally agreed that Council should meet at 8:30 a.m. next Tuesday morning, July 7, 1970.

His Worship the Mayor felt that some of the thoughts expressed at this meeting might require some re-thinking on the part of Council and he hoped that all members would study the Staff Reports before the next meeting.

It was MOVED by Alderman McGuire, seconded by Alderman Sullivan that Council reject recommendation E as contained in the Staff Report of June 22, 1970.

It was pointed out that Council must also decide when any changes in the local improvement charges should take place, whether immediately or on January 1, 1971.

Some discussion took place with respect to those

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streets which are torn up for sewer works and other underground works, particularly those in the hospital area.

Alderman Meagher asked Staff to gather information for the next meeting with respect to the amount of money the City can spend this year on sidewalks, paving, etc. and a proposed programme.

It was then MOVED by Alderman Allen, seconded by Alderman Sullivan that the meeting adjourn until 8:30 a.m. Tuesday, July 7, 1970.

The motion was put and passed with Aldermen McGuire and Meagher voting against.

10:30 p.m. Meeting adjourned.

HEADLINES

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ALLAN O'BRIEN
MAYOR & CHAIRMAN

R. H. STODDARD
CITY CLERK

SPECIAL CITY COUNCIL
ADJOURNED MEETING
MINUTES

True Chief

Special Council
July 7, 1970

Council Chamber,
City Hall,
Halifax, N. S.,
July 7, 1970
8:35 a.m.

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

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

Also Present: City Manager, Assistant Solicitor, City Clerk, Director of Works and Engineering, Director of Development and Urban Renewal, City Engineer, Traffic Engineer and other Staff members.

His Worship the Mayor advised that the meeting was called to continue the discussions with respect to the policy to be adopted by the City relating to Local Improvement Charges.

His Worship the Mayor referred to a memorandum prepared by the City Manager which contains a number of salient questions which Council must consider and make decisions on and he proposed that Council consider the items one at a time.

Before the report of the City Manager was considered, general discussion ensued and the following points were touched upon:

1. Different standards which might be considered acceptable in various parts of the City, the rural, urban and rural/urban areas;
2. Temporary surfacing of streets with stone and oil where underground works will be required within five to ten years;
3. Period over which abutter's charges might be spread;
4. Costs charged to general tax revenue as opposed to the imposition of abutter's charges;
5. The fact that the local improvement charges are to apply right across the City;
6. The possibility of local improvement charges being too much of a burden for some persons in the annexed areas to bear;
7. Local Improvement Charges for renewal or replacement of sidewalks, curb and gutter and paving;

8. Patching as opposed to complete replacement of services;
9. Suggestion that the last year's average costs plus a percentage equivalent to general increase in construction costs form the basis of the local improvement charges;
10. Designation of arterial, major roads and collector streets and possible difference in abutter's percentage;
11. Funds available for paving, sidewalk, curb and gutter work in the budget.

At this time, His Worship the Mayor referred to Item A. 1. (a) of the City Manager's report, which reads as follows:

All improvements to roads are "local" to the extent that the street (or block) is upgraded and property values will be enhanced? (Actual assessment increases, which are based on "market values" will tend to be held in check by the increase in taxes in the form of Local Improvement charges)

The City Manager explained in greater detail the above statement at the request of Alderman McGuire.

Alderman McGuire felt that the statement only refers to one aspect of the matter and more could be said.

Alderman Allen referred to his comments made at the meeting last Thursday night which related to the fact that a sidewalk installation has problems relating to litter and snow clearing.

After further discussion, it was generally agreed by Council that the statement be accepted.

Discussion then ensued on item A. 1. (b) of the report which reads as follows:

Local improvement charges should be based on current costs rather than a flat rate which can so easily become outdated? Preferably these should be based on the previous year's average costs plus a percentage equivalent to general increase in construction costs (4-8%). If so:

Should costs be averaged throughout the City or based on the actual costs of each project?

The City Manager pointed out that the addition would be an arbitrary percentage and tied down at the beginning of the year.

It was pointed out that some of the streets in