

Anything can be done with money if one can find heavy subsidy.

We come to the basic question that brings us together tonight. What is the objective? It is to rehabilitate both sides of Granville Street. Who is going to do it? What is to take over the gross cost of the block we speak about? Who is going to buy out the Peppermint Lounge, knowing what is said to be the asking price for this single property would upset the calculations of all persons. But even if that were obtained the basic problem remains.

The City has powers to zone and to make a development plan, but to say the obvious it cannot force one to build or to keep a building. H.D.L. as I have said at a meeting long ago, could have applied for and had the legal right to remove many of the structures which are far gone, but they have deliberately refrained from doing so. We think we have the right to say this and we have for long months past been prepared to co-operate to investigate all reasonable suggestions made by persons whose opinions we respect and the buildings have lain dormant up to now and look the worse day by day.

We all recognize there is scope for bringing interest and activity to the waterfront and down-

town Halifax. Historic Properties Limited have been working on their project for a considerable time and we wish them well. They have several hundred feet east of Water Street, including the far extended ironstone warehouses stretching back to the harbour. They are attempting to work on that block from Hollis to Granville, though they own only a part of it. You will know better than me the time extensions that have been requested and the multiplicity of requirements to get that off the ground. We speak in no way critically surveying that scene and its minimal progress to this date and we ask isn't that hugh and ambitious project enough to chew on without reaching out for more?

Mr. Mayor, you and the Aldermen will know the financial arrangements of this project, the relationship with the College of Art and the developers and the interplay of Government loans or grants and, interestingly, whatever may be the position of the University Grants Committee, who pick up the cost for a large part of University operations. It is so much advanced? I don't think that this Council can be unmindful of the dramatic growth of the campus of universities. Gone LeMarchant and Seymour Streets, gone Edward and Henry Streets and parts of Robie Street and South Street, too, and incursions

southward and westward as well. To what extent may prime down-town land come off the rolls?

A down-town university may well have its attractive features though we have remained quizzical at the suggestion the tourists will gather to watch students pursuing their work.

Let developers proceed from the harbour to the east side of Granville Street, but we ask that the move not be taken that will sterilize the potential of the substantial building H.D.L. is considering.

As for the overall planning and programming of the City, we can do no better than to quote the Municipal Development Plan approved in principle by Council on November 16, 1972:-

Para. 16 Downtown Halifax shall be regarded as the principal regional business centre and shall include office, entertainment, service and retail facilities, while the Simpson's - Eaton's complex serves as a major retailing centre for the region.

Para. 17 Major office projects, hotels, cultural, governmental activities and retailing facilities which would strengthen and enhance downtown Halifax as the dominant centre of Atlantic Canada shall be induced to locate therein and discouraged from locating elsewhere.

For seven years the down-town Halifax lay gaping with demolitions done while the Working Group, in

details of which I will not repeat here, kept building from proceeding. We openly say a concentration of high buildings serving the growing commercial life of the City is good planning. You can't force renovations and the adoption of the Development scheme may well give rise to another seven lean years which will profit nobody.

All of which is respectfully submitted.

LEONARD A. KITZ, Q.C.

on behalf of
HALIFAX DEVELOPMENTS LIMITED.

Halifax,
Nova Scotia.

30th January, 1973.

SCHEDULE "A"

ASSESSMENT INCREASE IN VARIOUS TYPES OF

ASSESSMENT USING 1957 AS BASE YEAR

YEAR	BUS. REALTY	INCREASE %	RES. REALTY	INCREASE %	BUS. TAX	INCREASE %	HOUSEHOLD TAX	SEC. 409(b)	% INCREASE	TOTAL	% INCREASE	EXEMPTED PROPERTY
1957	67,465,000.	100	158,319,000.	100	27,850,000.	100	15,329,000.	....	.....	268,963,000.	100	191,132,410.
1958	71,070,000.	105.34	160,396,200.	101.31	29,426,625.	105.65	15,577,300.	....	.....	276,470,125.	102.79	180,971,850.
1959	71,916,100.	106.59	163,613,840.	103.34	9,311,945.	105.24	15,783,700.	....	.....	280,625,585.	104.33	186,011,020.
<u>BASE YEAR</u>												
1960	74,259,270.	110.07	178,464,550.	112.72	29,896,870.	107.34	.....	311,620.	100	282,932,310.	105.19	197,314,200.
1961	77,550,290.	114.94	179,879,610.	113.62	31,048,210.	111.48	.....	327,935.	105.23	287,806,045.	107	209,962,530.
1962	80,609,925.	119.48	181,889,985.	114.88	32,741,525.	117.56	.....	344,315.	110.49	295,585,750.	109.89	212,637,650.
1963	86,546,915.	128.28	187,092,785.	118.18	35,150,660.	126.21	.....	414,050.	132.87	309,204,410.	114.96	220,768,230.
1964	90,299,785.	133.84	192,064,875.	121.31	36,336,505.	130.47	.....	413,255.	132.61	319,114,420.	118.64	223,647,620.
1965	93,481,685.	138.56	195,979,050.	123.78	37,147,430.	133.38	.....	438,675.	140.77	327,046,840.	121.59	229,187,250.
1966	114,994,650.	170.45	261,557,860.	165.20	47,063,595.	168.98	.....	608,315.	195.21	424,224,420.	157.72	294,579,590.
1967	119,418,920.	177.	264,169,550.	166.86	48,799,320.	175.22	.....	665,755.	213.64	433,053,545.	161	319,483,160.
1968	125,865,940.	186.56	274,140,680.	173.16	52,174,140.	187.34	.....	662,005.	212.43	452,842,765.	168.36	319,238,830.
1969	138,716,690.	205.9	414,885,340.	262.06	56,448,809.	202.7	.....	.....	.....	610,050,839.	226.7	374,487,600.
1970	154,416,240.	228.	425,577,200.	268.	68,253,825.	245.	.....	.....	.....	648,247,265.	241.	400,123,992.
1971	190,777,335.	283.	586,413,830.	374.	81,425,682.	292.	.....	.....	.....	858,616,847.	319.	498,639,750.
1972	199,631,620.	295.9	595,374,680.	376.	83,867,800.	301.14	.....	.....	.....	878,874,100.	327.43	525,225,600.

11,836,004.33

14,724,000.

10,836,004.33

$$\frac{15,338,027.83}{10,836,004.33} = 51\%$$

$$\frac{19,000,000}{10,836,004.33} = 19\%$$

1972 Business + Realty Tax Dollars

SCHEDULE "B"

<u>WARD</u>	<u>ENTIRE STREET</u>	<u>NO. OF PROPERTIES</u>	<u>TOTAL ASSESSMENT</u>	<u>TOTAL TAX @ 2.47</u>
1	Oakland Road	61	\$2,692,000.00	\$ 66,000.00
4	Duncan Street	97	\$1,861,000.00	\$ 46,000.00
5	Drummond Court	34	\$ 682,000.00	\$ 17,000.00
7	Towerview Drive	29	\$ 605,000.00	\$ 15,000.00
9	Arlington Avenue	61	\$1,347,000.00	\$ 33,000.00
	<u>BUILDING</u>		<u>TOTAL ASSESSMENT INCLUDING BUSINESS OCCUPANCY</u>	<u>TOTAL TAX @ 5.42 PLUS 1/2</u>
3	Bank of Montreal		\$5,250,000.00	\$285,000.00
3	Royal Bank		\$4,855,500.00	\$263,000.00
3	Barrington Tower		\$4,776,000.00	\$259,000.00
3	Duke Street Tower		\$5,067,000.00	\$275,000.00
3	City Block under Consideration		\$ 840,000.00	\$ 68,000.00*

*now partly occupied.

BARRINGTON

(PARRON)

1855-1863 \$172,000		1865-1871 \$39,400		1873-1875 \$52,700		1877 \$49,000		1883 \$69,500		1887 \$22,500		1891 \$36,000		1895-1897 \$70,000	
1854 \$36,000	1858 \$23,000	1860-62 \$37,500		1866 \$23,800	1870 \$37,500		1874 \$18,000	1878-1880 \$34,000		1882 \$23,400	1886 \$21,500	1890-94 \$68,000			
(Krecker)					(MURCH)	(PARRON)									

BUCKINGHAM

GRANVILLE

Total assessments - 839,800

- 120.00
- 139.40
- 1527.00
- 1493.00
- 1695.00
- 1225.00
- 1380.00
- 1700.00
- 1360.00
- 1230.00
- 1375.00
- 1230.00
- 1395.00
- 180.00
- 130.00
- 150.00
- 110.00
- 180.00
- 198.00

appeal
A numl
requir

SCHEDULE "D"

December 1972

REPORT ON BLOCK OF PROPERTY BOUNDED BY
BARRINGTON, DUKE, GRANVILLE AND BUCKINGHAM STREETS
HALIFAX, NOVA SCOTIA

In accordance with our recent discussion, John Doull and the writer carried out an inspection of the above noted property. The opinions expressed in this report are limited to the extent of knowledge gained in the course of an afternoon spent on the site. All the buildings inspected have had electricity service disconnected, making a detailed examination rather difficult.

You requested that the buildings be surveyed to provide further information on the following points:

1. General condition with a view towards renovation.
2. Sub-Division of the block bisecting it in a North/South direction with the possibility of retaining the East half and redeveloping the West half with an open court separation.

1. TYPE OF CONSTRUCTION - PHYSICAL CONDITION

a) Basements

In all buildings visited the basement walls were constructed of rubble masonry, typical of the period, probably in excess of 12" thick. In some cases repairs have been made from time to time using concrete. The basements were flooded to a varying extent indicating a lack of proper drains. The rubble masonry walls no doubt are a cause of basement flooding. It was not possible to inspect the floors but it was not uncommon when these buildings were constructed to use a plain clay floor.

b) Exterior Walls

The front facades of the buildings are a mixture of treatments varying from cut sandstone to soft face brickwork. Most of the building fronts have been altered from time to time and it appears that no maintenance has been carried out for many years. A number of the windows are in a state of advanced decay and will require complete replacement.

b) Exterior Walls (Continued)

The rear elevations are of soft red face brick having cut stone window sills and lintels. The brickwork is in an advanced state of decay and in several locations the faces of the bricks have disintegrated. The condition of the brickwork must lead one to suspect that rain penetration is a major source of trouble. In some cases the brickwork has been treated with a coat of cement plaster or stucco; where this treatment has been used it has peeled, cracked, and, in many cases, large areas have fallen off. As with the front elevations the windows have decayed through lack of maintenance, the majority are inoperable and will require replacement. There is a complete lack of double glazing or storm sash.

In some cases the buildings have been interconnected back to back in an East/West direction using siding materials on a wood framework.

c) Party Walls

It was difficult to gain any conclusive information on the party wall construction due to the presence of various types of wall covering and not being equipped with suitable tools to expose the materials. Bearing in mind the front and rear wall construction, it is safe to assume that the party walls above basement level are constructed of load bearing masonry.

d) Floors

The floors are of timber construction using heavy beams which transfer the floor loads to the party walls. In some cases the beams have been trussed with steel rods to overcome deflection and to increase their load bearing capabilities. The condition of the timbers is generally good. The remainder of the floor construction consists of floor joists and boarding. Various types of floor coverings have been used, all of which are in poor condition. The ceilings are mainly of wood lath and plaster. In some cases there is evidence of the space between the joists being filled with chaff or straw as an insulating medium. The load bearing capabilities of the floors should be checked and calculated by a structural engineer. The type of construction indicates that they would have a limited capacity by today's standards. The anchorage and bearing of the main support beams should be verified.

3.

e) Roofs

The roofs are of the asphalt type and have long since reached the end of their useful life. There is little or no evidence of metal flashings and gutters. The roofs are built to a fall and there is no evidence of any rainwater leaders or downpipes. The stormwater finds its own way off the roofs and no doubt finds its way into the basements. There is considerable evidence of attempts to repair the roof membranes using copious quantities of plastic roofing cement. The membranes are spongy underfoot indicating that they are saturated with water. With this condition having been present for a considerable time there is little doubt that the condition of supporting roof boarding must be suspect.

f) Plumbing

With the exception of one building, the plumbing systems appear to be totally inadequate for present day standards. In most cases the plumbing fixtures have either been broken or removed completely. As mentioned previously, there appears to be a complete absence of rainwater leaders.

g) Heating

Of the buildings inspected all were equipped with a basement hot water boiler providing hot water which is circulated through radiators. Due to the presence of a large number of loose radiators throughout the buildings, it must be assumed that the systems have been partially dismantled.

h) Ventilation

Only one of the buildings inspected has a mechanical system - that being on the corner of Barrington and Duke. This system is a simple arrangement of fans connected to ceiling mounted diffusers and grilles. There is no evidence of any air conditioning equipment.

i) Electrical

It is difficult to arrive at any definite conclusion on the condition of the systems save only to say that the general state of repair of the buildings would indicate that the systems are probably far below present day standards. The old Salvation Army building contains a considerable amount of recently installed fire alarm equipment.

j) Sprinklers

In most cases the buildings have sprinkler systems installed.

k) Elevators

A number of the buildings have elevator installations. All are old installations in varying states of repair.

2. CONCLUSIONSa) Architectural Merit

The writer is not academically qualified to give an expert opinion on the architectural merit of the existing buildings. My comments may be of some value to an expert in this field.

Barrington Street Elevation - This elevation has no historical architectural merit whatsoever. The buildings are an example of strictly utilitarian construction of their period.

Granville Street - West Elevation - More than half the block is faced with a frontage of cut sandstone - a similar material to that used in the construction of Province House and The Halifax Club. This has obvious architectural merit and an attempt has already been made to clean a portion of the stone to establish its true colour and texture. It may be convincingly argued that if the frontage is to be preserved that the adjacent buildings on the block should remain to complete the effect.

b) Renovation

In considering the renovation of any buildings in this block one must assume that they would remain the same size if the architectural merit is to be preserved. It also assumes that the same number of floors would be provided unless the existing windows on the street elevations are to be used for theatrical effect only. In certain cases it may be possible to slightly increase gross floor area by the construction of partial mezzanine floors in certain buildings.

5.

b) Renovation (Continued)

I do not consider that to renovate the existing buildings to provide space of an acceptable quality by present day standards, and to current building codes, is economically feasible. The fire hazard is extremely high in construction of this type and there is a noticeable absence of adequate fire escape stairs. One possible approach may be to preserve the front elevations as a "theatrical effect", demolish the interiors and reconstruct the space within. This approach would require an engineering feasibility study of considerable magnitude. The cost of this type of construction would greatly exceed that of conventional new construction due to its complexity.

In considering a renovation programme, careful consideration must be given to the type of space it is proposed to create. No doubt a high rental producing scheme is desirable due to the limited rentable floor areas available. The lack of vehicle parking facilities will no doubt have a considerable bearing on any conclusions reached. It must also be noted that the buildings have a narrow frontage on the street so that a great deal of the interior space will have no natural light.

c) Sub-Division

The viability of sub-division or separation of the block in a North/South direction is to a great extent dependent upon the legal descriptions of the various properties in the block. Examination of the city survey drawings indicates that there is not a straight line division of the properties in a North/South direction. Inspection indicates that the majority of buildings are physically connected at ground floor level or above.

If demolition of the Barrington Street (West) half of the block only was contemplated, then it is evident that a considerable expenditure would be necessary to ensure the structural safety of the remaining Granville Street (East) half block. Once again the extent of this work can only be established after lengthy and necessarily costly engineering study. Even then it would be extremely difficult to establish an accurate cost estimate as there will be many factors which will not become evident until the work is underway.

6.

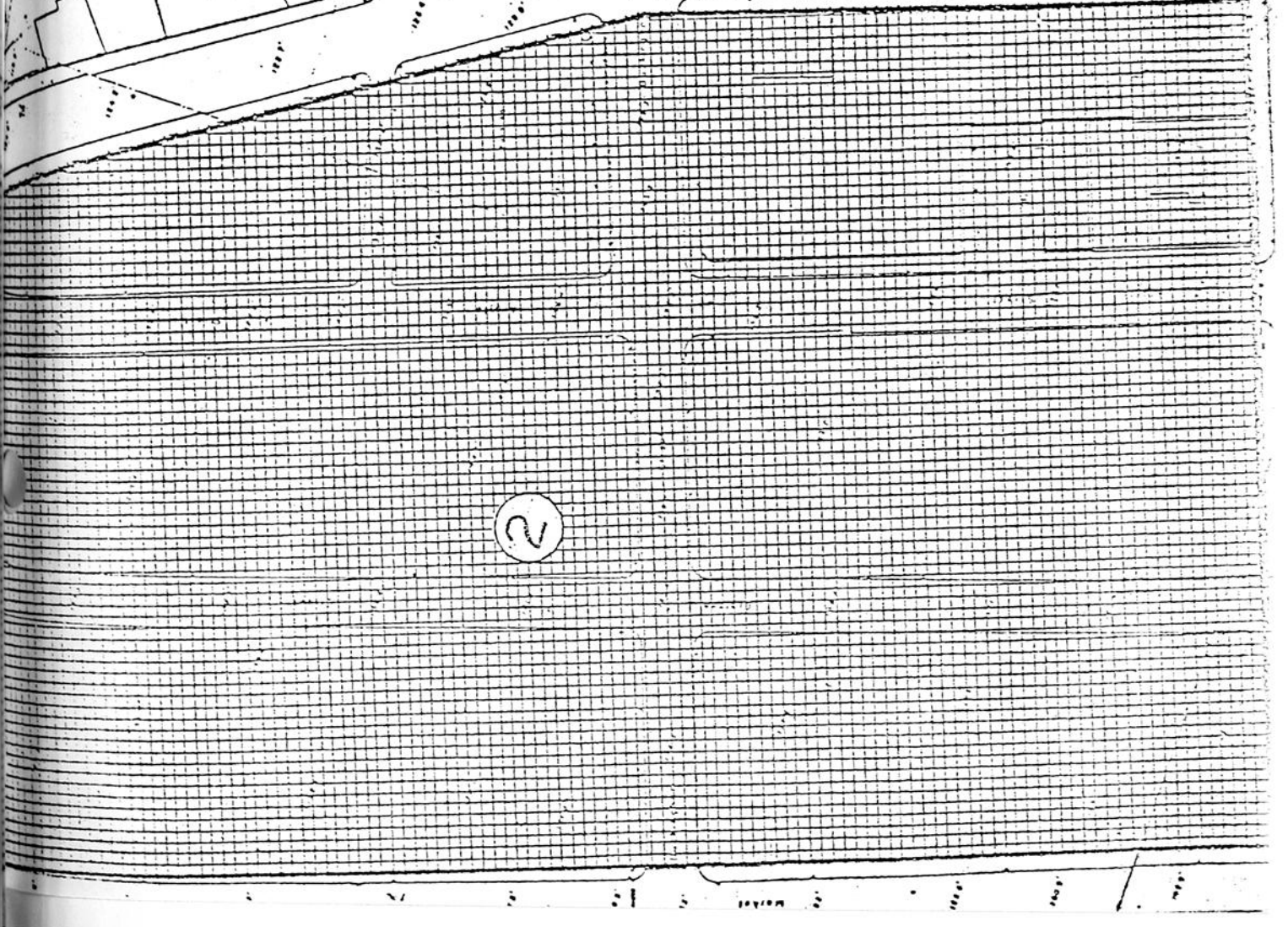
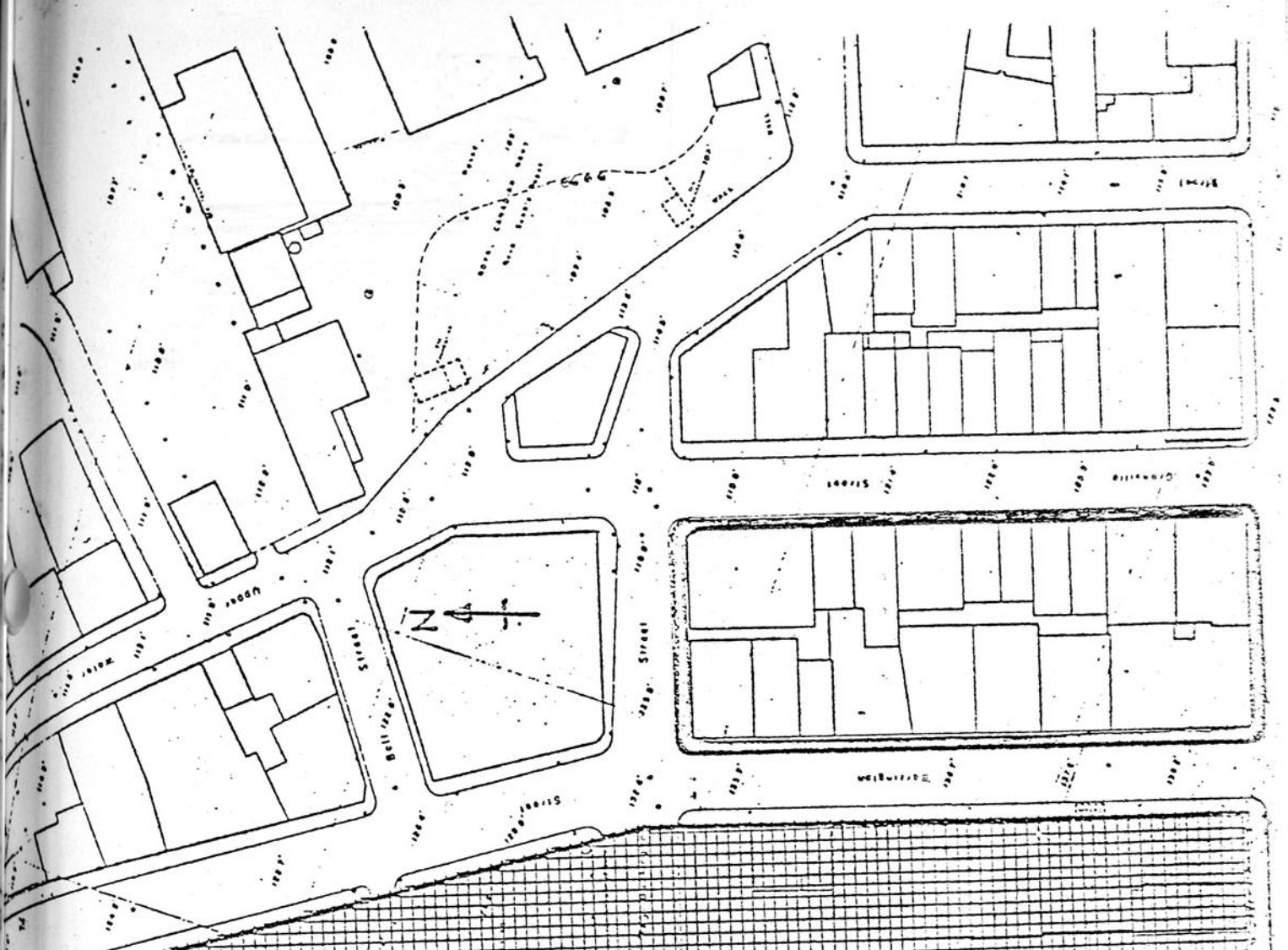
c) Sub-Division (Continued)

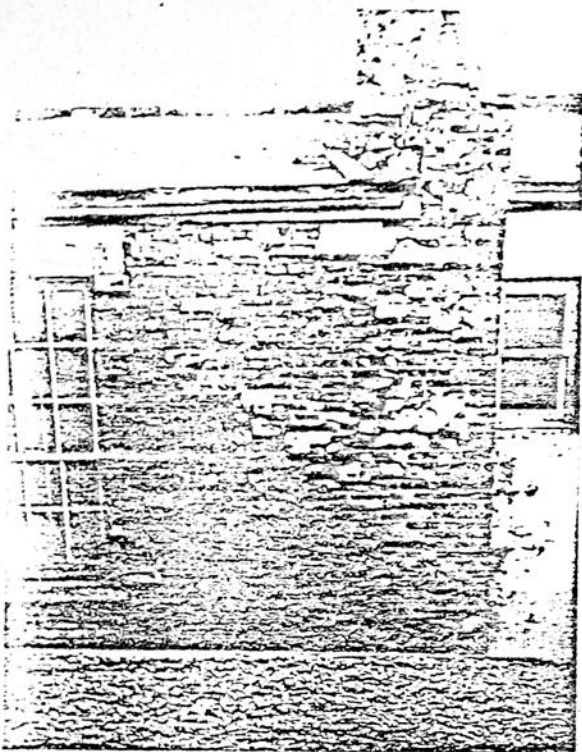
It should be noted that the overall dimensions of the block are approximately 323 feet x 122 feet. If the block is sub-divided, then this will provide a West lot of 323 feet x 61 feet, not taking into account any provision for a lightwell or areaway. Development of a lot of such dimensions will obviously require very special consideration.

The Heritage Trust of Nova Scotia has produced an in-depth study of the Granville Street area, entitled, "A Sense of Place". This document puts forward a convincing argument for preserving the present appearance of the street from a historic point of view. The document also suggests the type of use for the renovated buildings. The one and most important area on which no information is provided is the financial implication. No attempt has been made to forecast the capital cost of their suggested programme, nor is there any forecast of the revenue which may be generated. I strongly question the economic viability of their scheme assuming that the project is not to be subsidized by some level of Government.

John A. Harwood
M.C.I.Q.S.

December 1972



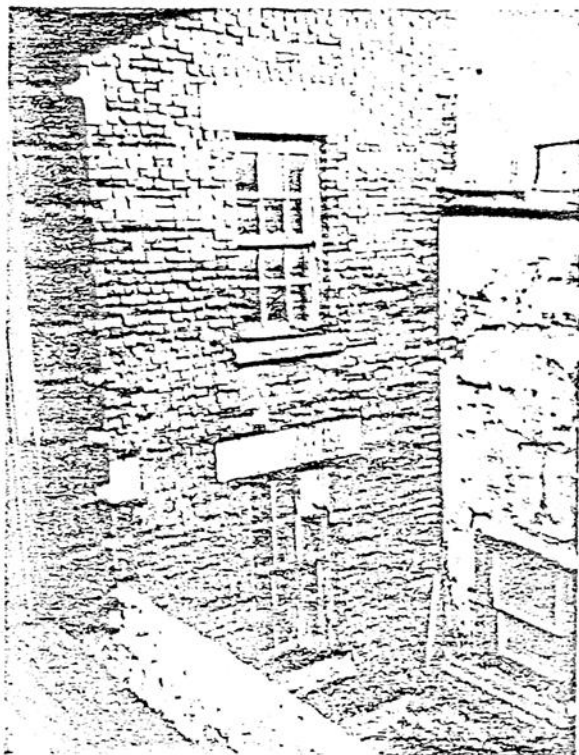


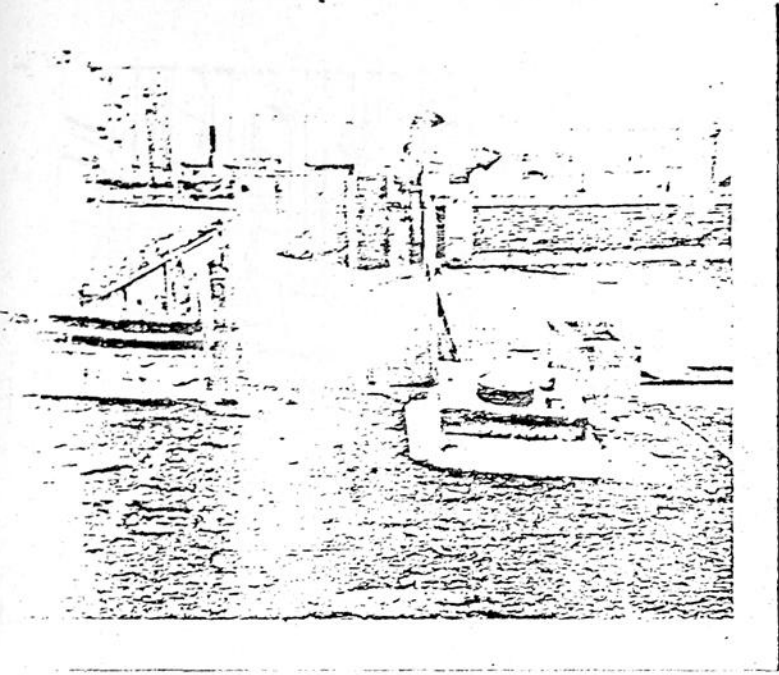
REAR OF GRANVILLE STREET PREMISES.

NOTE EXTREME DETERIORATION OF
BRICKWORK.

REAR OF BARRINGTON STREET
PREMISES.

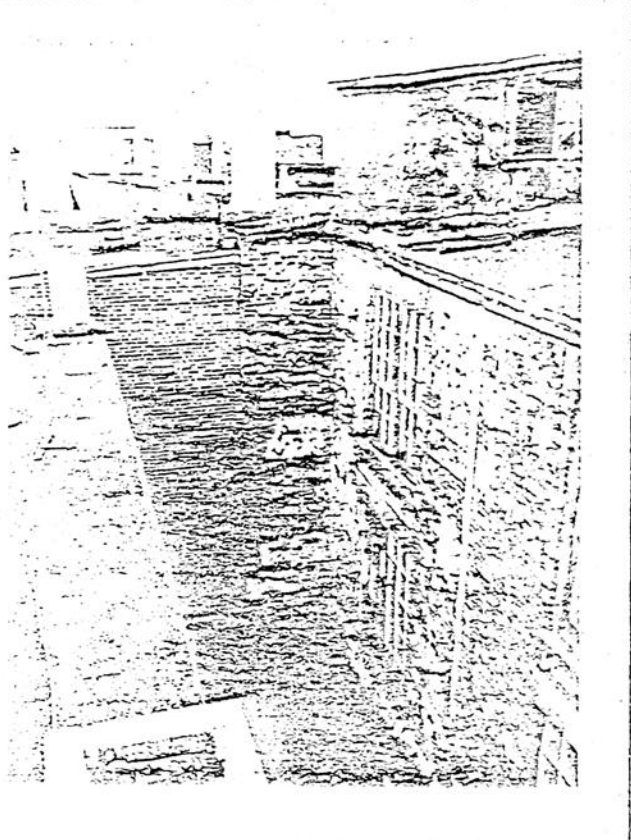
NOTE DECAYED SASH AND POOR
CONDITION OF BRICKWORK.





CENTRE LINE OF BLOCK LOOKING
NORTH.

NOTE DETERIORATED CONDITION
OF ROOFS AND INTERCONNECTION
OF BUILDINGS AT REAR.



REAR OF GRANVILLE STREET PREMISES.

SHOWS STUCCO WHICH HAS DISINTEGRATED.

WEST ELEVATION OF GRANVILLE ST.
FROM SOUTH END



WEST ELEVATION OF GRANVILLE
ST. FROM NORTH END



SPECIAL COMMITTEE OF THE WHOLE
COUNCIL - CURRENT BUDGET
M I N U T E S

Council Chamber
City Hall
Halifax, N. S.
February 2, 1973
2:40 P. M.

A Special meeting of the Committee of the Whole Council was held on the above date.

Present: His Worship the Mayor, Chairman; Aldermen Bell, Stanbury, Sullivan, Moir, and Deputy Mayor MacKeen.

Also Present: City Manager, City Clerk, and other staff members.

The meeting was called especially to consider the 1973 Current Budget.

The Committee then turned to Page #90 of the Proposed Annual Estimates and dealt with the item "Public Health".

Public Health - Page #90

The Committee reviewed the budget and the City Manager suggested that an amount of \$500.00 could be eliminated from the budget as transportation costs were less last year than anticipated.

Alderman Stanbury referred to the problems older people have in obtaining the necessary pills etc., which they require, and questioned whether there is anything that can be done to reduce the cost to these people. It was then suggested that this is a matter which should be discussed when reviewing the Social Welfare budget.

It was then MOVED by Alderman Moir, seconded by Alderman Stanbury that the Public Health Department budget be approved after deleting the sum of \$500.00 from Transportation." Motion passed.

General Government Sundries - Pages 33 - 35

The City Manager advised that staff was to check the matter of the Appeal Court which was discussed at the last meeting, and advised that an amount of \$1,500 could be eliminated from this account. He said this is based on the number of appeals which have been recieved.

The Committee then agreed that the amount of \$8,500 representing the Assessment Appeal Court, be reduced by \$1,500.

Public Health Sundries

His Worship said that municipalities should not have to pay the Hospital Per Capita Tax and said this question was raised last year, but it was advised by the City Manager that this is the Law as it now stands.

Deputy Mayor MacKeen said that if the Province is going to charge the City on a head-count basis, they should also pay the City in the same manner but said they do not do this.

It was then agreed that the Budget for Public Health Sundries remain as is, and that this would be one of the items to be negotiated.

Engineering & Works - Fire Alarm - Page #51

A short questioning ensued with respect to this item after which, it was agreed that the budget "Engineering & Works - Fire Alarm" be approved at \$66,380 as presented.

Planning Department - Pages 40 - 42

3:00 p. m. - Alderman Connolly arrives.

The Committee then reviewed the budget of the Planning Department and Alderman Moir noted that a number of Aldermen are anxious to have the Master Plan brought to a point where it is very specific, and questioned whether this could be done in 1973 with the staff as proposed in the budget.

3:05 p. m. - Alderman Wentzell arrives.

Mr. Babb then said he was confident that the Department could produce a detailed master plan within the next 12 months, but it was pointed out by the City Manager that such a plan requires a great deal of public participation and input. The City Manager suggested that if it were just a matter of presenting a detailed plan, the Department could probably do this in a three month period.

Mr. Babb advised there is a position of Senior Planner which is to be filled, and the City Manager said that as this position will be open until at least the end of February, an amount of \$3,000 could be eliminated from the Personnel Services section of the budget. The City Manager also advised that the amount of \$126,425 as shown on Page #42 under the heading "1972 Budget" which represents Personnel Services, should read \$136,425.

Further questioning of staff ensued with respect to the budget, and it was MOVED by Alderman Moir, seconded by Alderman Stanbury, that the budget of the Planning Department be reduced by \$5,000.00.

Alderman Moir suggested that the major work-load in 1973 is the eventual completion of the Master Plan, and asked Mr. Babb to take under advisement and report to Council at a later date with respect to the logic in asking the Department to reduce its numbers or professionalism of staff once this Plan is completed. The Motion was then put and passed and the budget approved as amended.

Engineering & Works - City Property -
Fire Alarm Building - Page #53

The Committee agreed with the amounts as presented on Page #53 of the Proposed Annual Estimates for "City Property - Fire Alarm Building".

Engineering & Works - City Property -
Police Station - Page #54

Questioning ensued of staff with respect to this item after which, it was MOVED by Alderman Connolly, seconded by Alderman Sullivan that the budget "City Property - Police Station" as presented on Page #54 of the Proposed Annual Estimates, be reduced by \$2,500.00.

Motion passed with Alderman Moir against.
The budget was approved as amended.

3:35 p. m. - Alderman Meagher arrives.

Engineering & Works
Street Lighting - Pages 57 - 58

The City Manager said an amount of \$11,000 could be eliminated from this account if Council is agreeable to a 10% upgrading in the Mainland Area as opposed to a 20% upgrading which was the policy set by Council after annexation.

MOVED by Alderman Connolly, seconded by Alderman Meagher that the budget for "Street Lighting" be reduced by \$11,000.

After a short questioning of staff, the Motion was put and passed. The budget was approved as amended.

Engineering & Works
Traffic Lights - Page #59

The Committee agreed that \$5,000 be reduced from the Traffic Lights budget which represents the elimination of one of the four renewals proposed.

Alderman Moir referred to the number of accidents which have occurred at the intersection of Jubilee Road and Robie Street, and asked that Mr. Sheflin take into consideration a way of improving the light size and intensity of these particular lights.

Alderman Stanbury also referred to the Intersection of Oxford & Almon Streets where there have been a number of accidents, and asked that staff take a look at this area. Mr. Sheflin said he would look into these two items. Budget was approved as amended.

Engineering & Works
Traffic Markings, Signs, & Street Signs - Page #60

Mr. Sheflin referred to a survey of street name signs which has been taken in the City, and advised that in addition to the normal damage which results, there are presently 1,600 signs missing, and said there are monies in the budget for the replacement of same.

Discussion on this item ensued, and it was MOVED by Alderman Meagher, seconded by Alderman Sullivan that the budget "Traffic Marking, Signs, & Street Signs", be reduced by \$15,000. Motion passed. Budget was approved as amended.

Engineering & Works - Parking Meters - Page #61

The Committee agreed with the figure \$53,000 for "Parking Meters" as outlined on Page #61 of the 1973 Proposed Annual Estimates.

Engineering & Works - Works - Administration - Pages 63 & 64

After a questioning of Staff with respect to the budget, it was MOVED by Alderman Meagher, seconded by Alderman Sullivan that the City Manager's recommendation of \$334,670 representing "Works - Administration", be reduced by \$6,000.

Motion passed. Budget was approved as amended.

Engineering & Works - City Property - City Field - Page #65

After an explanation from staff as to what is involved with the items listed under Contractual Services, it was MOVED by Alderman Sullivan, seconded by Alderman Stanbury that the City Manager's recommendation of \$88,220 representing "City Property - City Field", be reduced by \$10,000.

The City Manager suggested that such a reduction is false economy as the Salt Pad at City Field is something which must be carried out.

After further discussion, the Motion was put and passed. Budget was approved as amended.

Engineering & Works - City Property - Miscellaneous - Page #66

The City Manager advised that the Cunard School is now occupied by a Day Care Centre and Manpower Training Program sponsored by the Social Planning Department. He said staff is negotiating with Manpower and the Day Care Centre in hopes of recovery but said an additional expenditure authorization of \$13,000 is required.

In reply to a question as to whether or not this could be charged to Social Assistance, the City Manager advised that the maintenance aspect could not be, but said some offsetting rent may be put in the Social Assistance budget. The City Manager said an expenditure is required in 1973 for the maintenance of the building and advised that staff could attempt to recover this through rent or the Social Assistance Budget, but was doubtful if total recovery would be obtained.

After further discussion, it was agreed that the budget "City Property - Miscellaneous", not be dealt with at this time and that it be left open until the Social Assistance budget is considered.

Engineering & Works - City Property -
Armdale Civic Centre - Page #67

Mr. Sheflin advised the additional monies requested are to provide for better service being requested by the tenants.

Alderman Connolly suggested the budget should be reduced and that the Caretaker only be employed one-half time which would leave some additional monies for supplies such as paint etc., and that the Youth Worker encourage the children to undertake a self-help program such as painting, cleaning, etc.

The City Manager in referring to the bottom floor of the building felt that either sufficient monies should be allocated to do a good job of maintenance, or that the City should do nothing in this area.

After further discussion, it was MOVED by Alderman Stanbury, seconded by Alderman Connolly that the budget "City Property - Armdale Civic Centre" be reduced from \$9,700 to \$7,000.

Motion passed with Alderman Moir and Deputy Mayor MacKeen against. Budget was approved as amended.

Engineering & Works - City Property -
Health Centre - Page #68

Mr. Sheflin said that staff had once thought this building would be vacated but advised it is still being used and that maintenance services are falling behind.

Alderman Connolly said he was in the Day Care Section of this building and suggested that these people are doing a lot to help themselves. Alderman Connolly could not see why an additional \$11,000 is required for 1973 and MOVED, seconded by Alderman Stanbury that the Manager's recommendation of \$29,150 be reduced by \$5,000 for 1973. Motion passed. Budget was approved as amended.

Engineering & Works - Surveying, Drafting, &
Engineering - Pages 69 & 70

After a review of the budget, it was MOVED by Alderman Connolly, seconded by Alderman Bell that the budget "Surveying, Drafting, & Engineering" in the amount of \$720,300 as recommended by the City Manager, be reduced to \$706,300.

Motion passed. Budget was approved as amended.

Engineering & Works - Streets - Pages 71 - 73

It was advised by staff that this budget is for house keeping operations such as patch work, pot-hole filling, and ditch cleaning, as well as some sidewalk work.

It was then agreed that the budget for "Streets" be approved in the amount of \$591,270 as presented on Page #73 of the 1973 Proposed Annual Estimates.

Engineering & Works - Snow & Ice Control - Page #74

At the suggestion of the City Manager, it was agreed to leave this account until the meeting prior to setting the tax rate so that account can be taken of expenditures to that date.

Engineering & Works - Equipment Maintenance - Page #75

The City Manager advised this account is offset by rental credits elsewhere in the budget. In reply to a question, the City Manager advised there should be sufficient monies in the depreciation account by the end of 1973 to carry out the necessary vehicle replacements without affecting the general tax dollars.

Alderman Connolly suggested that \$417,160 was too large a sum to put away for one year and felt it was a lot to ask the tax payers to do. While recognizing that the reserve may not build up quite so fast, Alderman Connolly suggested that an amount of \$50,000 to \$100,000 could be taken from this account for 1973.

It was then agreed that the City Manager would investigate the matter and report back.

Engineering & Works - Public Works - Sidewalks - Pages 76 & 77

The Committee agreed with the figure of \$83,410 representing "Public Works - Sidewalks" as recommended by the City Manager.

Engineering & Works - City Property -
Chlorination Plant - Page #79

The Committee agreed with the figures representing "City Property - Chlorination Plant" as outlined on Page #79.

Engineering & Works - City Property -
Sewage Pumping Stations - Page #80

After an explanation of the budget, it was MOVED by Alderman Sullivan, seconded by Alderman Stanbury that the budget "City Property - Sewage Pumping Stations", be reduced by \$5,000.00. Motion passed. Budget was approved as amended.

Engineering & Works - Retention Tank Fairfield Road - Page #81

The Committee agreed with the amount of \$11,670 representing "Retention Tank Fairfield Road", as outlined on Page #81 of the 1973 Proposed Annual Estimates.

Engineering & Works - Incinerator and Incineration - Page #82

Alderman Stanbury referred to the inconvenience which can result to the citizens when the incinerator malfunctions, and suggested that sufficient monies should be approved so that the operation is properly maintained.

After further discussion, it was agreed that the amount of \$437,680 representing "Incinerator and Incineration" be reduced to \$425,000. Budget approved as amended.

Engineering & Works - Refuse Collection - Page #83

It was noted there is a reduction in this budget for 1973, and Alderman Connolly said that staff are presently exploring avenues whereby more savings may result in the operation.

Alderman Moir referred to garbage which is put out for collection in improper containers, etc., and asked if consideration could be given to adopting a sticker system whereby a sticker could be left on the uncollected garbage advising of the reason why it was not collected. Mr. Sheflin said he would take this suggestion into consideration.

Further discussion ensued, and it was MOVED by Alderman Moir, seconded by Deputy Mayor MacKeen that the budget be increased by an amount of \$25,000 and that a second cleanup week be held in 1973.

The Motion was put and lost.

The budget "Refuse Collection" was then approved in the amount of \$472,230 as presented.

Engineering & Works - City Dump - Page #84

After questioning of staff, the Committee approved the budget "City Dump" in the amount of \$71,950 as recommended.

Engineering & Works - Street Cleaning - Page #85

Mr. Sheflin suggested that as a result of the equipment which has been approved, the department should be able to do a better job of street cleaning in 1973 than was carried out previously. He pointed out that \$202,047 was approved in 1970 and that \$199,860 is being requested for 1973.

After discussion of the budget, it was agreed that the budget be reduced to \$195,000 for 1973.

Engineering & Works - Sewers - Pages 86 - 88

The City Manager referred to the comment contained in the budget which states that staff feel that the City should be spending up to \$250,000 more per year in this area.

Considerable discussion and questioning of staff ensued with respect to sewers after which, the Committee agreed that the amount of \$323,270 representing "Sewers", be approved.

Engineering & Works - Centennial Pool Maintenance - Page #125

MOVED by Alderman Connolly, seconded by Alderman Bell that the budget for the "Centennial Pool Maintenance", be reduced from \$56,720 to \$55,000.

The City Manager agreed that unnecessary monies should not be spent in this account but said such a facility must be kept very clean. He also advised that the original budget was reduced by \$3,000 before coming to Council.

Alderman Connolly noted that the maintenance budget for the pool was underspent both in 1971 and 1972 and said he felt that \$55,000 should be sufficient monies for 1973.

The Motion was then put and passed with the proviso that if problems are encountered, staff can come back to Council on the matter. Budget approved as amended.

5:35 p. m. - Meeting adjourned.

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MAYOR WALTER R. FITZGERALD
CHAIRMAN

/ek

SPECIAL CITY COUNCIL
MINUTES

Council Chamber
City Hall
Halifax, N. S.
February 7, 1973
4:05 P. M.

A special meeting of 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: Deputy Mayor MacKeen, Chairman; Aldermen Bell, Connolly, Hogan, Stapells, Moir, Sullivan, Meagher, and Wentzell.

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

The City Clerk advised that the meeting was called especially to consider the matter of:

SEWER AREA RATES - ARMDALE AND FAIRVIEW

A staff report dated February 5, 1973, was submitted entitled "Area Rates with respect to sewer charges - Armdale and Fairview".

The City Manager advised that the report contains the steps which need to be considered and acted on by City Council.

Council then turned to a section of the staff report which contained the recommendations of staff dated December 8, 1972 and dealt with these item by item. Mr. Carl Smith, Internal Auditor, with the aid of maps, explained what was involved in the various recommendations and outlined the properties affected, as Council reviewed same.

MOVED by Alderman Moir, seconded by Alderman Hogan that the Board of Public Utilities order dated May 16, 1968, be carried out by the levy of area rates as directed.

Motion passed.

MOVED by Alderman Moir, seconded by Alderman Connolly that the area rates levied be consistent within each area defined and served by the sewer for that area.

Motion passed.

MOVED by Alderman Hogan, seconded by Alderman Moir that the rates shall not be levied against those properties which have been charged a frontage charge for the same purpose.

Motion passed.

MOVED by Alderman Moir, seconded by Alderman Connolly that the properties in these areas capable of being served by the present installation be connected and the applicable area rate be imposed; where pumping equipment is necessary, the usual financial assistance of \$500 maximum would be available from the City.

Motion passed with Alderman Stapells against.

MOVED by Alderman Stapells, seconded by Alderman Wentzell that the properties on Alderwood and Birchwood Drives, Springvale Subdivision, Crescent Avenue and Cottage Road which are known to have been paid under special agreements with the Municipality, be excluded from the area rate charges to be billed. Motion passed.

MOVED by Alderman Moir, seconded by Alderman Meagher that City Council appoint a review board to receive the appeals of those ratepayers who feel that the levy of area rates on their property does not conform to the legislation or policy adopted in respect to such rates. Motion passed.

MOVED by Alderman Moir, seconded by Alderman Hogan that the review board be composed of the following:

1. The Chairman of the Assessment Appeal Board, John Hutton, to act as Chairman.
2. The City's Internal Auditor because of the responsibilities related to that office, and because he is familiar with the information available to staff.
3. One Alderman representing the area involved, possibly Alderman Bell because of his familiarity with the County's past policy and practices.
4. An Alderman representing one of the peninsular wards of the City; His Worship to recommend to Council the two Aldermanic appointments.

Motion passed.

The City Manager then directed Council's attention to the January 15th section of the Staff report which is in response to Council's request to provide an alternate means of payment. He said that staff's recommendation would be not to choose either of the two alternatives, but said that as he felt that as this is not exactly the sentiment of the majority of Council, staff would recommend Alternative #1 of the two presented.

The City Manager then read Alternative #1 as contained on the first page of January 15th section of the staff report. He said the charge is paid in the same manner as Local Improvement Charges are paid and pointed out there is no way in which Council can eliminate the concept of billing the area rates for 1972, saying that those billings must stand. He said if Council wishes to change it for 1973, it is possible to do so by seeking special legislation. The City Manager said in terms of timing, Council must decide today whether to seek legislation in order to give people an opportunity for the option or not. He said if Council decides to seek legislation, it doesn't necessarily have to go for the referendum.

It was MOVED by Alderman Moir, seconded by Alderman Bell that:

1. The area rate method of collecting the sewer charges for the Districts of Armdale and Fairview be continued.
2. If an alternative is to be offered to the ratepayers, there should be one only and that it be Alternative #1 which is, "That the total principal now outstanding required to meet the City's debt with respect to these sewers be prorated to each property on the basis of assessments for 1973 to arrive at a present value due and payable; this amount as determined for each property would become a lien against that property which could be paid off as a lump sum at any time, or paid by installments over the next twelve years."
3. Special legislation be sought to authorize the substitution of the alternative method for the area rate method upon approval of same by the ratepayers by means of a referendum.

Alderman Hogan questioned how long it would take to get such legislation, and the City Solicitor replied it would take one to two months. He advised that the type of legislation which he proposed to seek was an enabling type which would permit Council to set up the Appeal to start the machinery and to start preparing for the vote if there is to be an election which would determine whether the area rates will be maintained or whether Alternative #1 is to be used.

The City Manager said there are a number of procedures which have to be carried out in any event, one being to send letters to a host of people advising that they either have to pay more, pay less, or do not pay, etc., and also inviting these people if they have any questions to check them with staff, and if they are not satisfied with the answer, to get a formal appeal in so that the Appeal Board can deal with it - either the property is liable or it is not liable.

The City Manager said that is part of the process which has to be carried out before Council starts talking about the implementation of the Alternates. He said in the meantime, Legislation will be sought and hopefully obtained.

The Motion was then put and passed.

Alderman Moir questioned whether sufficient action has now been taken, and the City Manager suggested it was in terms of instructions on the condition that Council agrees with the procedures that have been outlined in his memorandum of February 5, 1973, and that staff should get on with the job of communicating with the people in the area, to which Council agreed.

4:45 P. M. - Meeting adjourned.

HEADLINES

Area Rates 75

DEPUTY MAYOR MacKEEN
CHAIRMAN

R. H. STODDARD
CITY CLERK

CITY COUNCIL
SPECIAL MEETING - PUBLIC HEARINGS
MINUTES

Council Chamber,
City Hall,
Halifax, N. S.,
February 7, 1973
8:00 p.m.

A Special 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: Deputy Mayor, Chairman, Aldermen Hogan, Bell, Connolly, Meagher, Moir, Stapells, Sullivan and Wentzell.

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

The City Clerk advised that the meeting is called to consider the following Public Hearings:

1. Rezoning from C-2 General Business Zone to R-2 General Residential Zone of Properties in the Block bounded by Isleville Street, Stanley Street, Agricola Street and Columbus Street.
2. Rezoning from R-2 Residential Zone to C-2 Commercial Zone, Spryfield Community Shopping Centre.
3. Zoning of former portions of Main Avenue and Titus Street to R-4 and C-1 Zones.

Public Hearing - Rezoning from C-2 General Business Zone to R-2 General Residential Zone of Properties in the Block bounded by Isleville Street, Stanley Street, Agricola Street and Columbus Street

A Public Hearing was held at this time into the above rezoning.

Council heard an explanation from Staff with respect to the proposed rezoning.

The City Clerk advised that the matter has been properly advertised and that the following correspondence has been received:

Letters of objection from:

Alex MacLellan
John A. Niemvenstein
Ray A. Hamilton
John Moiris
Mrs. Maureen Beuree
Mrs. Bernard Levy

C. Frank Sheppard,
Halifax Hydraulics Ltd.
Debbie Smith
Mr. & Mrs. Harry R. Levy
D. B. Dadden
E. A. Macafer

J. Forrestall,
Halifax Hydraulics Ltd.
T. J. Zimmer
James E. Forbes
President, Haliburton
Welding & Supplies

Don Sheppard,
Halifax Hydraulics Ltd.
M. A. Ettinger
John Clorr
W. E. Spicer,
Casino Taxi Ltd.

Bernard Levy

Petitions opposed from:

Signed by John MacIsaac, 5251 Duffus Street and Alex MacLellan, 5667 Merkel Street

4 Pages, signed by Robert Cameron, 3292 Isleville Street and 84 others (all except two (2) signatures are residents of Isleville Street).

5 Pages, signed by Warren E. Spicer, 3292 Isleville Street, and 88 others.

1 Page, signed by Bernard E. Levy, 3271 Agricola Street, and 16 others requesting that their names be removed from the original petition as they did not clearly understand what they were signing.

The Deputy Mayor then asked if any persons wished to speak in favour of the rezoning.

Mrs. Harold Stevens, 5664 Columbus Street, addressed Council and distributed around copies of photographs taken from her back yard. She was in favour of the rezoning because of the noise, dust and pollution nuisance the present businesses are causing.

Mrs. Stevens then answered several questions put to her by members of Council.

Mr. Harold Stevens, 5664 Columbus Street, addressed Council and favoured the rezoning on the grounds that the continued use of the block by business establishments is deteriorating the value of properties and he stated that he was in full agreement with the City Manager's Report on this matter.

No other persons indicated a wish to speak in favour of this rezoning.

The Deputy Mayor then asked if any persons wished to speak against the rezoning.

Mr. Bernard Levy, resident of the block for some 35 years addressed Council on behalf of about 20 people living in the area. He submitted and displayed a sketch showing those properties whose owners were opposed to the rezoning, those in favour and those who were non-committal. He pointed out that of the 39 properties in the block, 31 wished the area to remain at the present zoning.

Mr. Warren Spicer, owner of Casino Taxi Ltd. addressed Council as property owner and resident of the block. He spoke of the amount of money that has been expended by a number of property owners to improve the appearance of their buildings and told of the hardship that would be encountered if the businesses were made to become non-conforming thus necessitating many of them to go out of business because they could not afford to relocate.

Mr. Lionel Richard Welsh of 16 Sunset Avenue, Armdale addressed Council as owner of the property presently leased to Standard Paving for the storage of equipment. He spoke of the hours of operation and said that the machinery is moved out between 7:00 and 7:30 a.m. and returns between 5:00 and 5:30 p.m. He spoke of the residents of an apartment building which he owns adjacent to the area used by Standard Paving who have not complained at any time about the noise, pollution or dust nuisance and who have lived in the same location for a number of years.

Mr. George Willman of 3285 Agricola Street addressed Council and requested that the zoning of the area not be changed.

Mr. F. Majaess, owner of the property at 3258 Isleville Street addressed Council and requested that the area not be rezoned.

Mrs. Sarah Bardsley, 3244 Isleville Street spoke against the rezoning, saying that she has no complaints about the present businesses located in the area and she requested Council not to rezone the lands.

Mr. George Haliburton, of Haliburton Welding and Supplies, located within the block proposed for rezoning, spoke against the rezoning. He outlined the reasons his firm located within the area and said a little about the nature of his business. He spoke of the hardship that would result if his business becomes non-conforming and urged that the rezoning not be approved.

Mr. Paul Tregunno, Halifax Seed Company, spoke of his concern about the possible rezoning and he said that the area is a happy community which does not want to be altered and he asked that the zoning remain as it is at present.

Mr. Frank Medjuck addressed Council on behalf of a large number of the residents and businessmen living and working in the area proposed to be rezoned and he spoke in support of a letter submitted by him and asked members of Council to vote against the rezoning. He said that there are many more persons present who might be prepared to speak on the matter but he was of the opinion that Council is now aware of the feelings of the

residents and it should not be necessary for everyone to speak and repeat the same arguments.

No other persons having indicated a wish to speak on the matter, the Deputy Mayor advised Council that the matter is now before it.

MOVED by Alderman Moir, seconded by Alderman Sullivan that the matter be forwarded to Council without recommendation. Motion passed.

9:18 p.m. Council adjourned for short recess.

9:25 p.m. Council reconvened, the same members being present.

Public Hearing - Rezoning from R-2 Residential Zone to
C-2 Commercial Zone, Spryfield Community Shopping
Centre

A Public Hearing was held, at this time, into the above matter.

The City Clerk advised that the matter has been properly advertised and that two letters of objection have been received.

Council, at this time, heard an explanation from Staff with respect to the rezoning and with respect to proposed transportation links which would affect the property either totally or in part, depending on the scheme selected.

The Deputy Mayor asked if any persons present wished to speak in favour of the rezoning.

Mr. John Pink addressed Council on behalf of Foord Construction Company, owner of a portion of the lands to be rezoned and the lands on which it is proposed to construct the first phase of the shopping complex. Mr. Pink went on to answer various questions from members of Council relating to the content of the shopping complex and its design.

Mr. Ken Butler of Butler Brothers Ltd., owner of the remainder of the property proposed to be rezoned addressed Council and answered various questions relating to the development which will take place on his property.

No other persons indicated a wish to speak in favour of the rezoning.

The Deputy Mayor then asked if any persons present wished to speak against the rezoning.

Mr. Gerald Rogers of 24 Spry Avenue asked many questions of Council and Staff with respect to the proposed extension of Joyce Avenue to run from Dunbrack Street to the Purcell's Cove Road. He concluded by saying that