

Council,
July 14, 1960.

the added columns. They certainly would have raised the price tag -- perhaps to \$8,400.00, perhaps to a little less since extras tend to run a little higher.

Considering the whole contract our extras have run to very little and Council's final approval is recommended.

A. A. DeBard, Jr.,
CITY MANAGER.

MOVED by Alderman Dunlop, seconded by Alderman Lloyd, that the report be approved. Motion passed.

SALE OF OLD LAUNDRY EQUIPMENT - HALIFAX MENTAL HOSPITAL

13th July, 1960.

His Worship the Mayor and
Members of the City Council.

Re: Halifax Mental Hospital Laundry

Gentlemen:

I am pleased to report to you that the new equipment has now been completely installed in the laundry at the Halifax Mental Hospital and on Wednesday, 13th July the new ironer was used for the first time and the only work remaining now to be done is to refinish the floor of the laundry and I am awaiting an estimate on this from the Works Department.

The two-roll ironer which has been in use at the hospital for the past eighteen years is in good condition and the agent for the laundry machine company advises me that he can sell it as is for \$2,000.00. The purchaser, of course, will pay for dismantling, shipping and re-installing in their laundry at Chatham, New Brunswick in the Hotel Dieu Hospital.

I am advised by him this is a fair price for this equipment and we will be able to put our work through on the new four-roll ironer at twice the speed we did on the old one.

Under the circumstances, I would like permission from Council to sell this equipment.

Respectfully submitted,

Allan R. Morton, M.D., C.M., M.P.H.,
COMMISSIONER OF HEALTH AND WELFARE

MOVED by Alderman O'Brien, seconded by Alderman Trainor, that the report be approved. Motion passed.

CLOSING PORTION OF RECTOR STREET BETWEEN GOTTINGEN AND LEAMAN STREETS

To: His Worship, C. A. Vaughan, and Members of the City Council.

From: A. A. DeBard, Jr., City Manager.

Date: July 4, 1960.

Subject: Closing Portion of Rector Street (between Gottingen and Leaman Street).

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Mr. Munnich has given a report (March 8, 1960) approving the proposal to close the street on planning grounds. On the basis of a letter addressed to the Mayor offering to pay \$1.00 for the 6,000 square feet of land adjoining the properties facing on Gottingen Street this matter was discussed at a Works Agenda meeting. Two possible proposals came out of this discussion.

1. That the land be sold at \$1.00 a square foot minus \$1,000.00 for the loss of the two corners on either side minus \$500.00 for the value of an easement for sewer and water. Presumably the land on the Leaman Street frontage would be sold under the same conditions.

The proposal to receive \$1.00 is not recommended as the same proposal would have to be made to the Leaman Street frontages resulting in 12,000 square feet of land being sold for \$2.00.

2. Another proposal was that Rector Street be closed, that a series of posts be erected to prevent anything but foot passage. Parking would be permitted at the existing curbs, with or without meters. The advantages are:

1. No question of compensation for land would be involved.
2. If the owners of land on Gottingen Street wish to face buildings on Rector Street, the street would still be in existence.
3. There is no easement necessary, sewer and water is on City land.
4. The area to the west of the posts could be made into an attractive parklet.
5. The street can be reopened at some time in the future if that seems desirable.

A. A. DeBard, Jr.,
CITY MANAGER.

MOVED by Alderman Abbott, seconded by Alderman Lane, that the report be approved.

Alderman Wyman: "This does not cease the street."

His Worship the Mayor: "No, it would require a formal motion of Council to close the street. This is to find out if any persons are interested in buying and at what amount."

Alderman Lane: "Do we have to hold a public hearing before we can close a street?"

His Worship the Mayor: "Yes."

The motion was put and passed.

BELLEVUE CASE

City Solicitor: "I don't know if I can clear it or not, but I would like to advise you that the Supreme Court en banc handed down a decision saying there was no cost to the City in the Bellevue Case. Each party must bear their own costs."

"I must also advise you that we have retained Mr. F. P. Varcoe, Q. C., of

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Ottawa and Toronto to give an opinion as to whether we should proceed further."

Alderman Ferguson: "What firm is he with?"

City Solicitor: "He has his own firm. He was Deputy Minister of Justice for many years. He wrote a book on the Supreme Court of Canada."

MOVED by Alderman Lloyd, seconded by Alderman Fox, that the services of Mr. F. P. Varcoe, Q. C., be retained and the City Solicitor be authorized to proceed to Ottawa to confer with Mr. Varcoe. Motion passed.

WHITMAN, BENN STUDY - HALIFAX-DARTMOUTH BRIDGE APPROACH SURVEY

Alderman Lloyd: "I would like to clarify one point. At the Finance Committee meeting we discussed the matter of the bridge approaches and the Deputy Mayor pointed out that in order to make an extensive study we would have to have some bridge proposal to make their study tie in. Has that been started yet?"

His Worship the Mayor: "Yes."

ESTABLISHMENT OF PARKING AUTHORITY

Deferred for one month.

ADMINISTRATIVE REPORT FOR JUNE

A report was submitted from the City Manager for the month of June and same is attached to the original copy of these minutes.

Filed.

Moved by Alderman Lloyd, seconded by Alderman Lane, that this meeting do now adjourn. Motion passed.

Meeting adjourned.

9:20 P. M.

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C. A. Vaughan,
MAYOR AND CHAIRMAN.

R. H. Stoddard,
CITY CLERK.

Dr. Marten

CITY COUNCIL
MINUTES

Council,
July 28, 1960

Council Chamber,
City Hall,
Halifax, N. S.,
July 28, 1960,
8:00 P. M.

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

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

There were present His Worship the Mayor, Chairman; Aldermen DeWolf, Dunlop, Abbott, Lane, Macdonald, Fox, Ferguson, Lloyd, Wyman and O'Brien.

Also present were Messrs. A. A. DeBard, Jr., W. J. Clancey, H. K. Randall, T. C. Doyle, L. M. Romkey, G. F. West, J. F. Thomson, V. W. Mitchell, K. Munnich and Dr. A. R. Morton.

MINUTES

MOVED by Alderman DeWolf, seconded by Alderman Abbott, that the minutes of the meeting of City Council held on June 16, 1960, be approved. Motion passed.

TENDERS - SALE OF LAND - RECTOR STREET

July 28, 1960

To His Worship the Mayor and Members of the City Council.

At a meeting of the Finance and Executive Committee held on July 28, 1960, tenders for the purchase of land, being a portion of Rector Street, west of Gottingen Street, were considered.

One tender only was submitted on behalf of Consolidated Realities Limited in the amount of \$1,000.00, who have agreed to release all claims against the City arising out of the proposed closing of the street.

Your Committee recommends that the tender of Consolidated Realities Limited be accepted subject to the action of City Council and subject to the granting of a sewer easement and a written undertaking from the purchasers that they will assume all expenses in connection with the removal, if necessary, of any thing which may be constructed or erected over the sewer easement.

Respectfully submitted,

W. J. CLANCEY,
DEPUTY CITY CLERK.

MOVED by Alderman DeWolf, seconded by Alderman Wyman, that the report be approved.

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Alderman Macdonald: "It would appear to me that the matter of \$3,000.00 for injurious affection is a considerable amount of money considering that the Company is getting considerable advantage by the purchase of this street area for the extension of their business. I don't know whether that enters the picture or not but it seems to me that it should. I was looking over the judgments that were handed down by the Courts. The list had been compiled by the Deputy Solicitor, I believe. I don't see any of those that are parallel to this one up on Rector Street. A certain amount has been allowed or should be allowed for injurious affection where highways have been cut off from access to egress and so on; but there is nothing here, outside of one, where there have been other properties sold adjacent to it to perhaps make it advantageous to the owner. It seems to me that this amount for injurious affection is considerably too much."

The motion was put and passed with Alderman Macdonald wishing to be recorded against.

CLOSING PORTION OF RECTOR STREET - DATE FOR HEARING

The matter of the closing of the portion of Rector Street to be sold to Consolidated Realities Limited was considered.

MOVED by Alderman Wyman, seconded by Alderman Lloyd, that Thursday, August 11, 1960, at 8:00 P. M. in the Council Chamber, City Hall, Halifax, N. S., be set as the time and place for a Public Hearing respecting the closing of a portion of Rector Street.

Alderman Dunlop: "Where is the sewer underneath that street?"

His Worship the Mayor: "Right down the middle."

Alderman Dunlop: "Would it not be possible to close all of Rector Street and sell that lot of land?"

His Worship the Mayor: "They weren't anxious to see the extra lot sold off."

Alderman Lane: "Are there water lines involved in this?"

His Worship the Mayor explained that the water and sewer lines are part of a grid system and are not serving any properties.

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Alderman Wyman: "In connection with this matter of a Public Hearing, perhaps it is not altogether clear. My understanding of the item on the agenda is, and it says: 'Closing of a Portion of Rector Street'. I concluded, perhaps wrongly, that that would be the portion from Leaman Street to Gottingen Street."

His Worship the Mayor: "Yes."

Alderman Wyman: "Is the proposal only to consider the 100 feet nearest Gottingen Street? I think we have to know."

His Worship the Mayor: "We are only closing that portion of Rector Street from Gottingen Street to the rear lot lines of the property fronting on Leaman Street."

Alderman Wyman: "Only 100 feet?"

City Solicitor: "Yes."

Alderman Wyman: "That will leave roughly 100 feet of Rector Street next to Leaman Street, and all of Rector Street down the other way."

His Worship the Mayor: "If we close it to through traffic, any person can use it as a street."

Alderman Wyman: "Yes."

His Worship the Mayor: "They can park on there."

Alderman Ferguson: "Are you going to get a problem, Your Worship, with parking that you are trying to get clear of?"

His Worship the Mayor: "It may happen unless we take some action to dispose of the rest of the property in a manner the Council shall determine."

Alderman Ferguson: "Why don't we get a report on what it would cost to move this sewer to one side? Is that possible at all? Can the sewer be eliminated there?"

His Worship the Mayor: "This was a new sewer put down in 1946 or 1947."

Alderman Lloyd: "I think normally it is your wish to close it off, but you may want that piece of land for some other purpose other than streets. So, you let events develop from this start."

The motion was put and passed.

Alderman Wyman: "Well, Your Worship, I would like to suggest that we set the hearing as you proposed for the 100 feet immediately west of Gottingen

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Street and that the Works Committee be asked to bring to Council some suggestions as to what might be done with the remaining portion. What would be the wisest?"

His Worship the Mayor: "I think that has to be regulated by the Town Planning Board. Mr. Munnich would bring the report for the Town Planning Board."

MOVED by Alderman Wyman, seconded by Alderman Ferguson, that the matter of the disposal of the remaining 100 feet of land made available by the closing of Rector Street, and lying west of the land to be sold to Consolidated Realities Limited, be referred to the Town Planning Board for consideration and report, bearing in mind the present water and sewer installations on the street. Motion passed.

TENDERS FOR CANTEEN CONCESSION - WANDERERS' GROUNDS

Alderman Ferguson: "Your Worship, there was a bit of misinterpretation in the original tender. Maybe the Clerk could read the report of the Recreation Committee."

The following report was read for the information of Council:

TO: His Worship the Mayor and Members of City Council
FROM: L. M. Romkey, Acting City Manager
DATE: July 19, 1960
SUBJECT: Tenders for Concession - Wanderers' Grounds

The tender was misinterpreted by the tenderer, and in accordance with his original intention, he will pay \$500.00 for the season, to be paid in four installments---\$125.00 on July 31st, \$125.00 on August 31st, \$125.00 on September 30th and \$125.00 on October 31st.

This has been approved by the Recreation Commission at its meeting which was held at 4:00 o'clock on Tuesday afternoon, July 19, 1960.

Ratification of City Council is required, and the City Solicitor has been instructed to prepare the Agreement.

Respectfully submitted,

L. M. ROMKEY,
ACTING CITY MANAGER.

Alderman Macdonald: "Could we know what this misinterpretation was? I trust that every Council member has seen the same report that I did, but this report particularly marks out the cost for various ball games and so on, in

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addition to the \$500.00. Now this one is absolutely contrary to the first one. That would clarify the matter if we knew what it was."

His Worship the Mayor: "All right."

Commissioner of Finance: "That is right, Your Worship. The form of the tender was first misinterpreted by the tenderer; and the Chairman, Directors and myself thought that it meant \$500.00 and, in addition, \$30.00 for senior football and \$10.00 for junior baseball. In fact, when we got in touch with the tenderer, he said, 'No, that was not correct'. We meant, either \$500.00 for the season or \$30.00 for football and \$10.00 for baseball."

Alderman Ferguson: "If you wish a motion, I'll move that you accept that."

MOVED by Alderman Ferguson, seconded by Alderman Fox, that the report be approved. Motion passed.

REPORT - LATIN AMERICAN CULTURAL AND TRADE FAIR COMMITTEE

Alderman Lloyd: "The Committee is an exploratory Committee and it needs certain funds to carry out its objectives. The City Manager and Mr. Strand were in Ottawa interviewing representatives of these Latin-American Countries and we have received a progress report from this trip. The Committee recognizes that it will have to sound out more of the commercial aspects of this matter and wish to advise the Council that they have authorized Mr. Strand to carry out that end of the trip to Montreal and Toronto. Following that, the exploratory Committee will then sit down and try to come to grips with the magnitude of the undertaking; try to prepare a financial plan of the operation, and come up with some specifics on all of its implications. Then, I will assume, the exploratory Committee will have completed its job, at that stage, and make recommendations in favor of it, or rejecting it as the case may be. At the moment, indications are that they will be favorably disposed, I think.

"All the Committee feels it should do, at this stage, is indicate to you its progress. The Committee, the Mayor and the Manager, felt that the Council members should have copies of the report in their hands just to keep them informed. After Mr. Strand's trip has been completed in Ottawa and Toronto, there will be some short lapse of time; and then it is hoped the Committee will be in a position to come to a specific recommendation on the matter."

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The following report was then read for the information of the Council:

To His Worship the Mayor and
Members of the City Council.

At a meeting of the Free Port Committee held on July 27, 1960, a discussion was held concerning the recent announcement that the Provincial Government had decided to appoint a person to undertake a feasibility study for the establishment of a free port area in Nova Scotia.

It was agreed to request Council for authority to solicit the assistance of the Province of Nova Scotia in the work of the Committee, and to seek the co-operation of the person so appointed to obviate a duplication of effort.

Respectfully submitted,

W. J. CLANCEY,
DEPUTY CITY CLERK.

Alderman Wyman: "I think that I might add to that report that in view of the fact that the Press carried a notice that the Provincial Government has taken some interest in this matter of a free port, and is proposing some study along that line, it was the feeling of the Committee that we would work with them and co-operate with them; and also, would hope thereby to avoid this duplication of effort. The two might work together rather than each doing the same job separately."

His Worship the Mayor: "I think I'd better formally advise the Province that we are undertaking the study."

Alderman Wyman: "I think it was the purpose of the Committee, in making that recommendation, that the Council would ask that you, Your Worship, to make this very approach and if you wish a motion that effect, I would move that you be asked by Council to do so."

MOVED by Alderman Wyman, seconded by Alderman Fox, that the report be approved and His Worship the Mayor be requested to approach the Province of Nova Scotia in this regard. Motion passed.

APPOINTMENT - MR. HAROLD HATHEWAY - FREE PORT AND LATIN AMERICAN CULTURAL AND TRADE FAIR COMMITTEE

His Worship the Mayor nominated Mr. Harold E. Hatheway for membership to the Free Port and Latin American Cultural and Trade Fair Committee.

MOVED by Alderman Wyman, seconded by Alderman Lloyd, that the nomination be approved. Motion passed.

DATE: July 28, 1960

SUBJECT: Modification of Sideway - 752-54 Inglis Street

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REQUEST TO BUILD ON UNDERSIZED LOT - #6 SELDON STREET

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: July 28, 1960
SUBJECT: Request to Build on Undersized Lot - Lot #31 Bland Subdivision -
Between Civic Nos. 6 & 8 Seldon Street

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending approval of a request to build a single family dwelling on an undersized lot between Civic Nos. 6 and 8 Seldon Street, subject to the applicants undertaking to provide a basement or street level garage with direct access from Seldon Street.

On motion of Alderman Lane, seconded by Alderman O'Brien, the Board approved the report and recommended it to City Council.

Respectfully submitted,

R. WEBB,
for CLERK OF WORKS.

MOVED by Alderman Macdonald, seconded by Alderman Ferguson, that the report be approved. Motion passed.

ALTERATION TO A SUBDIVISION - #447-451 WINDSOR STREET

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: July 21, 1960
SUBJECT: Alteration to a Subdivision - #447-451 Windsor Street

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending approval of an alteration to a subdivision at #447-451 Windsor Street.

On motion of Alderman Trainor, seconded by Alderman O'Brien, the Board approved the report and recommended it to City Council.

Respectfully submitted,

R. WEBB,
for CLERK OF WORKS.

MOVED by Alderman Macdonald, seconded by Alderman Fox, that the report be approved. Motion passed with Alderman Abbott wishing to be excused from voting.

MODIFICATION OF SIDEYARD - #52-54 INGLIS STREET

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: July 21, 1960
SUBJECT: Modification of Sideyard - #52-54 Inglis Street

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On motion of Alderman O'Brien, seconded by Council, Lane, the Committee approved the report and recommended it to City Council,
July 28, 1960

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning recommending approval of an application for modification of sideyard at Civic No. 52-54 Inglis Street, to permit the conversion of a duplex dwelling to an institutional use in an R-3 zone.

On motion of Alderman Lane, seconded by Alderman O'Brien, the Board approved the report and recommended it to City Council, with the exception that no public hearing be held.

Respectfully submitted,

R. WEBB,
for CLERK OF WORKS.

MOVED by Alderman Ferguson, seconded by Alderman Lane, that the report be approved. Motion passed.

MODIFICATION OF SIDEYARD - #15 PARKER STREET (RE-CONSIDERATION)

TO: His Worship the Mayor and Members of City Council
FROM: Town Planning Board
DATE: July 21, 1960
SUBJECT: Modification of Sideyard - #15 Parker Street - Re-consideration

The Town Planning Board at a meeting held on the above date, considered a report from the Director of Planning again recommending approval of an application for modification of sideyard at civic no. 15 Parker Street, to permit the conversion of a single-family dwelling to a duplex dwelling.

On motion of Alderman Abbott, seconded by Alderman O'Brien, the Board approved the report and recommended it to City Council.

Respectfully submitted,

R. WEBB,
for CLERK OF WORKS.

MOVED by Alderman Macdonald, seconded by Alderman O'Brien, that the report be approved. Motion passed.

ACCEPTANCE OF STREETS - PINWOOD ACRES - (a) SOMERSET AVENUE (b) ASCOT AVENUE (c) ROYAL PINE AVENUE

TO: His Worship the Mayor and Members of City Council
FROM: Committee on Works
DATE: July 21, 1960
SUBJECT: Acceptance of Streets - Pinewood Acres Subdivision

The Committee on Works at a meeting held on the above date considered a report from the Commissioner of Works recommending that the following streets in the Pinewood Acres Subdivision having been graded to the satisfaction of the Commissioner of Works be accepted by the City:

- (a) Somerset Avenue
- (b) Ascot Avenue
- (c) Royal Pine Avenue (Parkdale to Ascot only)

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On motion of Alderman O'Brien, seconded by Alderman Lane, the Committee approved the report and recommended it to City Council.

Respectfully submitted,
R. WEBB,
FOR CLERK OF WORKS.

MOVED by Alderman Ferguson, seconded by Alderman Fox, that the report be approved. Motion passed.

TENDERS - TRAFFIC LIGHTS AND FLOOD LIGHTS

TO: His Worship the Mayor and Members of City Council
FROM: Committee on Works
DATE: July 21, 1960
SUBJECT: Tenders - Traffic Lights and Flood Lights

At a meeting of the Committee on Works held on the above date, tenders for Traffic Lights, re Corner Romans Avenue and Bayers Road, and Flood Lights re Memorial Tower were tabulated and recommended by the City Manager and City Electrician.

On motion of Alderman Abbott, seconded by Alderman Butler, the Committee approved the recommendations of the City Manager and City Electrician and recommended same to City Council.

Respectfully submitted,
R. WEBB,
for CLERK OF WORKS.

The report was considered item by item.

TRAFFIC LIGHTS

TABULATION OF TENDERS FOR TRAFFIC LIGHTS

CORNER OF ROMANS AVENUE AND BAYERS ROAD

	NORTHERN ELECTRIC CO. LTD.	CANADIAN GENERAL ELECTRIC
Item 1. Six only 9' standards with 3 color one way heads	\$ 721.50 X	\$ 737.70
Item 2. Two only 3 color one way heads	160.50	150.00 X
Item 3. Four only detectors with cast brass boxes	286.60	286.60
Item 4. One only semi-actuated controller	836.00	525.00 X
	<u>\$2,004.60</u>	<u>\$1,699.30</u>

RECOMMEND: Northern Electric Company Limited - low on item #1. Total: \$721.50
Canadian General Electric low on items #2 and #4. Total: \$675.00
Northern Electric Company Limited and Canadian
General Electric identical bids on item #3.

RECOMMEND: Canadian General Electric: Total: \$286.60.

A. P. FLYNN, CITY ELECTRICIAN.
A. A. DEBARD, JR., CITY MANAGER.

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MOVED by Alderman Macdonald, seconded by Alderman Abbott, that the recommended tenders be approved. Motion passed.

FLOOD LIGHTS - MEMORIAL TOWER

TABULATION OF TENDERS FOR FLOODLIGHTS
FOR MEMORIAL TOWER

	<u>NORTHERN ELECTRIC CO. LTD.</u>	<u>CANADIAN GENERAL ELECTRIC</u>
1. Six Cat #FLA44426-B	\$ 427.68	\$ 406.80
2. Six Cat #FLA44427-B	\$ 363.54	\$ 345.60
3. Six Cat #69042-A	\$ 291.60	\$ 324.00
	<hr/>	<hr/>
	\$1,082.82	\$1,076.40

RECOMMEND: Northern Electric Company Limited

Canadian General Electric did not quote on items 1 and 2 as specified.

A. P. FLYNN, CITY ELECTRICIAN.
A. A. DEBARD, JR., CITY MANAGER.

MOVED by Alderman Abbott, seconded by Alderman Lane, that the recommended tender be approved. Motion passed.

REPORT RE: JUNKYARD DEALERS

To: His Worship the Mayor and Members of the Committee on Works
From: L. Mitchell, Deputy City Solicitor
Date: June 27th, 1960
Subject: Junk Dealer License

Section 478 of the Halifax City Charter reads in part as follows:
478.

No person shall do business.....as a dealer in junk, second hand marine stores, rags or bones or second hand bottles, (hereinafter, or in any ordinance made hereunder, referred to as a junk dealer), without having first taken out a license therefor.

Section 480 reads as follows:

480. The fee payable for a license to do business as a junk dealer shall be Two Hundred Dollars.

These two sections are repeated in Ordinance Number 17, respecting junk dealers.

Thus, it may be seen that Section 478 classifies the following businesses as being junk dealers:

1. dealer in junk
2. dealer in second hand marine stores
3. dealer in rags or bones
4. dealer in second hand bottles.

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Since all four of the above classes require a junk dealer's license, they must pay the \$200.00 license fee.

Since several members of the Committee on Works have expressed the desire to have lesser fees for those not dealing in junk, Section 478 of the City Charter would have to be amended by the Legislature and then City Council would have to amend the Ordinance. Only when these two steps are carried out will it be possible to vary the fees.

Therefore, I would suggest that Section 478 be amended to read as follows:

478. No person shall do business as a pawn broker or as a dealer in junk or second hand marine stores (hereinafter, or in any ordinance made hereunder, referred to as a junk dealer), without having first taken out a license therefor.

478-A. No person shall do business as a dealer in rags or bones or second hand bottles, (hereinafter, or in any ordinance made hereunder, referred to as a second hand bottle dealer), without having first taken out a license therefor.

A further new Section, Section 480A, should be added to provide for a license fee for second hand bottle dealers.

Once the above legislation is obtained, the Ordinance can be appropriately amended.

Respectfully submitted,

L. MITCHELL,
DEPUTY CITY SOLICITOR.

TO: His Worship the Mayor and Members of City Council
FROM: Committee on Works
DATE: July 21, 1960
SUBJECT: Report - Junkyard Dealers

The Committee on Works at a meeting held on the above date, considered a report from the Assistant City Solicitor respecting Junk Dealers' Licenses.

On motion of Alderman Lane, seconded by Alderman Butler, the Committee approved the report and recommended to City Council that legislation be sought to amend Section 478 of the City Charter, and that after this is obtained, Ordinance No. 17 be appropriately amended.

Respectfully submitted,

R. WEBB,
for CLERK OF WORKS.

His Worship the Mayor: "This is to have better control over the location of junkyards. We want to break up the license into various categories. This report is from the Deputy City Solicitor and we are recommending it to the Committee on Works and to Council. Tonight, we approve of the Legal Department making the draft changes, submitting it to us for approval and submission to the Minister of Municipal Affairs."

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Alderman Lloyd: "What are the reasons for these changes?"

His Worship the Mayor: "One of the reasons is because of the fact that the second-hand bottle dealers; there are several in the City; they are classified as junkdealers. It is felt that they don't have the same objections as, for instance, the collector of scrap metal in a yard. It is also to provide us with better control measures for such operations. It is also possible that one junkdealer has a license now, where the junkdealer's operation has grown across the street from his former location. Apparently, there is no way to control that under the present Ordinance. We would like to provide a better control."

Alderman Lloyd: "It would be wiser, because of the rights and matters involved in this, that we should instruct the Solicitor to proceed with the drafting of the legislation and present it to us for our examination; otherwise, if we pass the resolution tonight, later on we may be precluded from arguing on the policy."

His Worship the Mayor: "That is what the Committee did. The Committee accepted the report and asked the Solicitor to draft the legislation for City Council."

Alderman Lane: "With respect to the matter of a junkdealer spreading to another property; why can't that be controlled under an Occupancy Permit? He is given a Junkdealer's Permit to do business at one particular stand, but not the second; so why doesn't an Occupancy Permit cover that?"

His Worship the Mayor: "Mr. West tells me that two permits were granted there."

Alderman Lane: "Well, they are still in business legally on the second stand."

MOVED by Alderman Ferguson, seconded by Alderman Fox, that the report be approved and that the City Solicitor be requested to prepare and submit draft legislation. Motion passed.

TRANSFER AND EXTENSION OF LEASE - OAKLAND ROAD FERRY

TO: His Worship the Mayor and Members of City Council
FROM: Committee on Works
DATE: July 21, 1960
SUBJECT: Transfer and Extension of Lease - Oakland Road Ferry

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The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works recommending approval of a request to transfer the license of Mr. Bignell to a Mr. George Mont, and that the license be extended to a period of three (3) years, rather than the one (1) year as stipulated in Mr. Bignell's lease, at a fee of thirty dollars (\$30.00) for the three years. (\$10.00 per year).

On motion of Alderman Abbott, seconded by Alderman Trainor, the Committee approved the report and recommended it to City Council.

Respectfully submitted,

R. WEBB,
for CLERK OF WORKS.

MOVED by Alderman Abbott, seconded by Alderman Lane, that the report be approved. Motion passed.

EXTENSION OF LEASE AND CONSTRUCTION OF LANDING - QUINPOOL ROAD FERRY

TO: His Worship the Mayor and Members of the City Council
FROM: Committee on Works
DATE: July 21, 1960
SUBJECT: Extension of Lease and Construction of Landing - Armdale (Quinpool Road) Ferry

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works recommending approval of requests from Mr. Boutilier to extend his present one (1) year lease to a three (3) year term, and permission to construct a float and runway at the northern boundary of the Dingle property; at a fee of thirty dollars (\$30.00) for three (3) years at each location for a total of sixty dollars (\$60.00).

On motion of Alderman Lane, seconded by Alderman O'Brien, the Committee approved the report and recommended it to City Council.

Respectfully submitted,

R. WEBB,
for CLERK OF WORKS.

MOVED by Alderman O'Brien, seconded by Alderman Macdonald, that the report be approved. Motion passed.

ENCROACHMENT - #101 HOWE AVENUE

TO: His Worship the Mayor and Members of City Council
FROM: Committee on Works
DATE: July 21, 1960
SUBJECT: Encroachment - #101 Howe Avenue

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works recommending approval of a request to erect a small wire fence eighteen inches (18") over the eastern street line of Howe Avenue, at the above address, at an annual fee of \$5.00.

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On motion of Alderman Butler, seconded by Alderman Lane, the Committee approved the report and recommended it to City Council.

FROM: Committee on Works

Respectfully submitted,

DATE: July 21, 1960

R. WEBB,
for CLERK OF WORKS.

SUBJECT: Petition - Liverpool Street

MOVED by Alderman Lane, seconded by Alderman O'Brien, that the report be approved. Motion passed.

ENCROACHMENT - #77 CEDAR STREET

TO: His Worship the Mayor and Members of City Council

FROM: Committee on Works

DATE: July 21, 1960

SUBJECT: Encroachment - #77 Cedar Street

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works recommending approval of a request to cover the exterior of Civic No. 77 Cedar Street with brick veneer; at an annual fee of \$5.00, in accordance with Section 538 of the City Charter.

On motion of Alderman O'Brien, seconded by Alderman Butler, the Committee approved the report and recommended it to City Council.

TO: His Worship the Mayor and Members of City Council

Respectfully submitted,

FROM: Committee on Works

R. WEBB,
for CLERK OF WORKS.

MOVED by Alderman Macdonald, seconded by Alderman Lane, that the report be approved. Motion passed.

PETITION - REGENT ROAD - SIDEWALK - NORTH SIDE

TO: His Worship the Mayor and Members of City Council

FROM: Committee on Works

DATE: July 21, 1960

SUBJECT: Petition - Regent Road - Sidewalk - North Side

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works, recommending approval of a request that the north side of Regent Road from Connaught Avenue to Micmac Street be deleted from our 1960 program for sidewalk and sod for one year.

On motion of Alderman Lane, seconded by Alderman Butler, the Committee recommended to City Council that the sidewalk and sod for the north side of Regent Road from Connaught Avenue to Micmac Street be deleted from our 1960 program for one year, and added to the 1961 Budget.

TO: His Worship the Mayor and Members of City Council

Respectfully submitted,

FROM: Committee on Works

R. WEBB,
for CLERK OF WORKS.

MOVED by Alderman Lloyd, seconded by Alderman Wyman, that the report be approved. Motion passed.

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PETITION - LIVERPOOL STREET - PAVING - CONNOLLY ST. TO CONNAUGHT AVE.

TO: His Worship the Mayor and Members of City Council
FROM: Committee on Works
DATE: July 21, 1960
SUBJECT: Petition - Liverpool Street - Paving - Connolly Street to
Connaught Avenue

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works recommending approval of a request that the paving of Liverpool Street, between Connolly and Connaught, be omitted from the 1960 program for one year.

On motion of Alderman O'Brien, seconded by Alderman Trainor, the Committee recommended to City Council that the paving of Liverpool Street between Connolly and Connaught be omitted from the 1960 program for one year, and added to the 1961 Budget.

Respectfully submitted,

R. WEBB,
for CLERK OF WORKS.

MOVED by Alderman Ferguson, seconded by Alderman O'Brien, that the report be approved. Motion passed.

PROGRESS ESTIMATE NO. 18 (FINAL) - INCINERATOR CONSTRUCTION

To: His Worship the Mayor and Members of the City Council
From: Committee on Works
Date: July 21, 1960
Subject: Progress Estimate #18 (Final) - Incinerator Construction

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works recommending payment of Certificate No. 18 (Final) Release of Holdback re: construction of the New Incinerator.

On motion of Alderman Butler, seconded by Alderman Trainor, the Committee recommended to City Council final payment of Certificate No. 18 re construction of the New Incinerator, in the amount of \$117,943.30, to Foundation Maritime Limited.

An amount of two thousand dollars (\$2,000.00) is being retained to ensure a satisfactory growth of grass.

Respectfully submitted,

R. WEBB,
for CLERK OF WORKS.

Alderman Dunlop: "I saw in the paper where someone was complaining."

His Worship the Mayor: "One of the objections was that the trucks were carrying away a large amount of unburned refuse. The contents in the trucks were mostly materials that could not be burned in the incinerator—tin cans and large pieces of metal."

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Alderman Lane: "I was in the area on Tuesday evening and I noticed that the dump was burning merrily; there was considerable smoke. I wonder why it is that we have no control? Scavenging is going on also quite actively. There were a number of people on the dump gathering things and taking them away. One of our own trucks drove away, while this was going on, in considerable haste, and passed my own car going by in a cloud of dust. It seems to me there is a great deal of ground for complaint from the North End of the City, as you are probably well aware. I do feel that we should make some effort to at least eradicate, in the summer months, the burning on that dump."

His Worship the Mayor asked Mr. West why there is burning and scavenging at the dump.

Mr. West: "To my knowledge, the only thing that is being burned on the dump is brush and wood. It is burned in a separate area, but there is and will be for some years, an odour from the dump because of the decomposition of the organic matter that has been deposited there and covered over through the years. There are, what we refer to as 'hot spots' in the dump, but there has been no fire. Actually, they are subterranean 'hot spots'. There have been no reports of any dump fires or any fires fought by any fire fighting units of any type. A few weeks ago, there was somebody who dumped rubber tires and set them on fire without authority, which was very annoying, both to us and the residents of the area; but it was certainly not supervised burning by City personnel. With respect to the scavenging, there is a watchman but it is virtually impossible for one watchman to stop these people. They scavenge for anything. Periodically they are up before Judge McManus and we have to go up and give evidence against them and they are fined."

Alderman Wyman: "While we are considering this question with regard to the incinerator, in connection with the work of the Smoke Abatement Board, as recently as yesterday, we have had some mention of the fact that there is fly ash, or more specifically, small pieces of charred paper, coming from the chimney of the incinerator. I would just like, as Chairman of the Board, to call the attention of the Commissioner of Works to the fact that that is still

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coming to our attention. We hope, through one means or another, that reference to that will cease; because, after all, we were assured that when we got this incinerator that type of nuisance would cease altogether."

His Worship the Mayor: "I had one call yesterday that drew my attention to the fact that fly ash from the incinerator had landed over in the new area on the east side of Gottingen Street near Basinview Home. It burned clothing on clotheslines there. That is a long way. Perhaps you should look into this with Francis Hankin and Company before you release this last \$2,000.00."

Alderman Abbott: "Is there a screen at the top?"

His Worship the Mayor: "No."

Alderman Dunlop: "Well, that was explained when they built it. They said that it could be added."

His Worship the Mayor: "Additional baffles could be added, too."

MOVED by Alderman Lloyd, seconded by Alderman O'Brien, that the report be approved. Motion passed.

EXPROPRIATION OF LAND - DOWNTOWN PARKING GARAGE

To: His Worship the Mayor and Members of City Council
From: Committee on Works
Date: July 28, 1960
Subject: Expropriation - Sackville Street - Off-Street Parking

The Committee on Works at a meeting held on the above date, considered a report from the Commissioner of Works recommending expropriation of the property lying on the south side of Sackville Street, between Hollis Street and Granville Street, shown outlined in red on City of Halifax Plan No. SS-5-14852 for the purpose of providing off-street parking.

The Committee approved the report and recommended the expropriation to City Council that the amount of the assessment plus 5% be paid into Court and the City Solicitor be authorized to engage independent appraisers.

Respectfully submitted,

R. WEBB,
for CLERK OF WORKS.

His Worship the Mayor and
Members of the Committee on Works

From: G. F. West, Commissioner of Works

Date: July 28, 1960

Subject: Expropriation of Land - Granville-Sackville-Hollis Streets Area
for Redevelopment Purposes (Car Park)

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At the July 21, 1960, meeting of the Works Committee, the Commissioner of Works was directed to prepare a plan and description of land on the south side of Sackville Street, between Granville and Hollis Streets, in accordance with Section 626 of the Charter. The land is owned by various owners, namely: Estate of Alex Melitides; John Simon; Roy Ltd.; H. L. & M. H. Webber; Saul H. Keshen; McDermaid Agencies.

Expropriation Plan No. SS-5-14852 showing the area under consideration outlined in red and description of same is attached.

It is recommended that the City expropriate the properties outlined in red on the attached plan for redevelopment purposes to construct off-street parking facilities as provided under Section 624 of the Charter and that an amount be paid into Court equivalent to assessment plus 5% for each property concerned.

G. F. WEST,
COMMISSIONER OF WORKS.

BE IT RESOLVED that this Council does hereby adopt the recommendation contained in the resolution passed at a meeting of the Committee on Works held on the 28th day of July, A. D., 1960, for the expropriation of certain property located on the south side of Sackville Street between Granville and Hollis Streets in the City of Halifax, to be acquired for the purpose of redevelopment, and which is more fully described in the resolution of the Committee on Works and set out on a plan prepared by the Commissioner of Works dated June 21st, 1960, and bearing Number SS-5-14852, referred to in the said resolution;

AND BE IT FURTHER RESOLVED that the said land be and the same is hereby expropriated and that the City Clerk do pay to the Prothonotary of the Supreme Court of Nova Scotia the sum of Two Hundred and Seventeen Thousand Nine Hundred and Twenty-seven Dollars and Fifty Cents (\$217,927.50) of lawful money of Canada as the price or compensation for the said land.

R E S O L U T I O N

W H E R E A S the Commissioner of Works has submitted a report dated July 28th, 1960, and also a plan and description covering the expropriation of certain property located on the south side of Sackville Street between Granville and Hollis Streets for Redevelopment Purposes;

AND WHEREAS the Committee on Works is of the opinion that the said lands should be acquired for the purpose aforesaid;

AND WHEREAS the Committee on Works deems it necessary that the said lands as hereinafter described be expropriated;

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AND WHEREAS the owners of all the said lands are not definitely ascertained;

THEREFORE BE IT RESOLVED that the City Clerk pay to the Prothonotary of the Supreme Court of Nova Scotia the sum of Two Hundred and Seventeen Thousand Nine Hundred and Twenty-Seven Dollars and Fifty Cents (\$217,927.50) as the price for the following said lands:

Civic Number 45-47 Granville Street	\$ 40,897.50
Civic Number 49 Granville Street	18,585.00
Civic Number 51 Granville Street	13,282.50
Civic Number 55 Granville Street	12,075.00
Civic Number 134-142 Hollis Street	80,902.50
Civic Number 146-150 Hollis Street	34,282.50
Civic Number 30-32 Sackville Street	12,915.00
Civic Number 34-36 Sackville Street	<u>4,987.50</u>
	\$ 217,927.50

said lands being more fully described as follows, viz.:

ALL that certain lot, piece or parcel of land, situate, lying and being on the southern side of Sackville Street between Hollis Street and Granville Street in the City of Halifax as shown bordered in red on a Plan entitled "Expropriation Plan of Certain Lands Required by the City of Halifax for Redevelopment Purposes", dated June 21st, 1960, and being on file in the Office of the Commissioner of Works of the City of Halifax at City Hall as Plan #SS-5-14852; the said land being more particularly described as follows:

Beginning at the point where the western official street line of Hollis Street is intersected by the southern official street line of Sackville Street;

Thence westwardly along the said southern official street line of Sackville Street for a distance of one hundred and twenty-one feet (121') more or less or to the eastern official street line of Granville Street;

Thence southwardly along the said eastern official street line of Granville Street for a distance of one hundred and sixty feet and seven tenths of a foot (160.7') more or less or to the northern boundary line of land now or formerly owned by Milton J. Pace;

Thence eastwardly along the said northern boundary line of land now or formerly owned by Milton J. Pace for a distance of sixty feet and six tenths of a foot (60.6') more or less or to the western boundary line of land now or formerly owned by John Simon;

Thence northwardly along the said western boundary line of land now or formerly owned by John Simon for a distance of eight feet (8') more or less or to the northern boundary line of said land now or formerly owned by John Simon;

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Thence eastwardly along the said northern boundary line of land now or formerly owned by John Simon for a distance of sixty feet and four tenths of a foot (60.4') more or less or to the aforesaid western official street line of Hollis Street;

Thence northwardly along the aforesaid western official street line of Hollis Street for a distance of one hundred and fifty-three feet and eighty-five hundredths of a foot (153.85') more or less or to the place of beginning.

Alderman Lloyd: "The proposal is to proceed after certain steps are taken, I presume."

Alderman Dunlop: "Don't we have to give Notice of a Public Hearing under the Robertson Amendment?"

His Worship the Mayor: "No. The Robertson Amendment only deals with redevelopment for housing purposes."

City Solicitor: "I had that repealed this year."

A plan showing the area to be expropriated was displayed for the information of Council.

Alderman Lane: "There is a phrase: 'to provide off-street parking'. Is it sufficient to cover this?"

His Worship the Mayor: "Yes. This is the initial purpose."

Alderman Lane: "That is just to cover the expropriation?"

His Worship the Mayor: "Yes. The City Council, after expropriation, can call for proposals to erect a parking garage there under such terms and conditions as Council may agree, or the Council may decide of its own volition, with its own funds, to build."

Alderman Lloyd: "I am glad you mentioned that, Your Worship. I don't think we should assemble it in any way. It is our intention to look at alternative proposals, built by the City, built by private enterprise, whichever is the most economical and the most beneficial."

His Worship the Mayor: "Yes. It has been our intention all along to make it available and also to consider the possibility of the City, alone, or in co-operation with the local merchants. We reduced the size of this from the original recommendation. It would cut off about one-third of the cost of the land as it is reflected in the assessment values; but we are going to reduce the lot percentage by about 20%. In the proposal that is here, this

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garage can be increased by one additional floor to compensate for those lost spaces."

Alderman Macdonald: "How many spaces are proposed?"

His Worship the Mayor: "Seventy-five, but one additional floor would give fifty more."

Alderman DeWolf: "Could I find out if there has been an estimate made of the income, building expenses, and so on, so that the City will know just what they may be faced with by way of costs? I admit the necessity of a downtown parking garage but I feel I should still be made aware, as far as possible, if there is any indication of what the carrying charges will be and by whom it will be borne—by the parkers only, or what financial responsibility there may be to the City. I think it is important to know that if we can get it. I think everybody recognizes the necessity and everybody wants to see as much parking available downtown as possible, because we must retain the value of the properties that are presently there. We all realize that, but I think we should have as much information as possible at the moment, on the financial aspect."

His Worship the Mayor asked the Solicitor for the Downtown Merchants' Association to brief the Council in this regard.

Mr. George Mitchell: "It is a little bit difficult to answer exactly what you wish because what proportion of the financing will be borne by which party, cannot be determined until proposals have been called for. For example, on the present parking lot, the income is approximately \$1,200.00 or \$1,300.00 per month. That has 92 spaces. The proposed garage will have approximately 300 spaces. It will be in a better location, and I would anticipate the turnover would be greater. The turnover on the present lot is approximately 2.3 times per day. I would think that in a downtown garage, it would be far more than that, so that your revenue would be increased. Some of the figures we have on other centres indicate that garages in the downtown area turn over 10 times a day. That is in a large centre but anything with a capacity of several hundred cars would be putting through 1,200, 1,300 or more cars a day.

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"Apart from that, it is a little difficult to say. For example, the Downtown Businessmen by virtue of the validation system, pay approximately one-half of all the income of the garage. There is not a great deal more I can tell you. I can't say who is going to bear what because that will depend on future negotiations."

Alderman DeWolf: "It seems to me I read somewhere that \$70,000.00 would be an anticipated revenue, did I not?"

Mr. Mitchell: "I think I calculated that as approximate."

Alderman DeWolf: "The cost of the land, I suppose, and the garage would probably be three-quarters of a million dollars."

Mr. Mitchell: "That is hard to say. I think that is a bit high."

His Worship the Mayor: "That figure was based upon the original size of the property which has been reduced by one-third now."

Mr. Mitchell: "I think the cost per garage depends on the type of garage you build. The Architects inform me that for a ramp-type garage, it costs approximately \$1,200.00 per car. So, if you had 300 cars, roughly, it would be around \$360,000.00."

Alderman DeWolf pointed out that with the land cost, it would come to approximately \$600,000.00; and amortized over ten years, it would cost \$60,000.00, plus \$40,000.00 for taxes and \$25,000.00 for interest, which would mean a loss of \$55,000.00 per annum; and he continued: "It seems reasonable and it may be cheap. I don't say it isn't. I just don't know. It may be cheap at that to retain the businesses downtown and the value of the present businesses."

Mr. Mitchell: "I think that has to be considered and I think this type of garage proposal has to be amortized over a fairly long period of time. I don't think it is something that can be paid in ten years or something like that. I think it will perhaps have to be twenty years or longer maybe."

Alderman DeWolf: "You can't schedule it over twenty years."

His Worship the Mayor: "No."

Mr. Mitchell: "I think it might have to be longer than ten years-- some sort of financing, but I don't know. In other centres, it has proven that these garages can maintain themselves. In the cities of Toronto and Vancouver, garages have supported themselves. They have returned taxes to

Council,
July 28, 1960

Your Committee recommends that the draft agreement be approved with the City and have over a long term, returned the investment. I can't say for a fact that that will happen here."

Alderman DeWolf: "Even if the loss was \$25,000.00 a year, I imagine it probably might be cheap."

His Worship the Mayor stated that the establishment of such a garage would greatly help maintain the assessment values downtown.

Mr. Mitchell: "Mr. DeBard submitted to the City Council sometime ago, a report indicating the progress of payments on the present garage, and it indicates that there will be a profit from that garage within the next few years. Eventually, there will be a profit for the City from that garage. It may take some time but I think that it will occur. I would think the same thing would occur in the parking garage itself. I think the ancillary benefits outweigh any original loss which may have to be underwritten to maintain property values in the area."

His Worship the Mayor pointed out that the Grafton Street Lot cost money in the early stages.

MOVED by Alderman O'Brien, seconded by Alderman Abbott, that the report and resolution be approved. Motion passed.

A formal Borrowing Resolution in the amount of \$225,000.00 was submitted by the City Solicitor.

MOVED by Alderman O'Brien, seconded by Alderman Abbott, that the Borrowing Resolution be approved.

The motion was put and passed unanimously, the following members of Council being present and voting therefor: Aldermen DeWolf, Dunlop, Abbott, Lane, Macdonald, Fox, Ferguson, Lloyd, Wyman and O'Brien.

DRAFT AGREEMENT - WESTWOOD PARK HOUSING PROJECT

July 28, 1960

To His Worship the Mayor and
Members of the City Council.

At a meeting of the Redevelopment Committee held on July 25, 1960, consideration was given to the draft agreement covering the Westwood Park Housing Project, which agreement is of a standard form similar to that covering the Mulgrave Park Housing Project.

Council,
July 28, 1960

Your Committee recommends that the draft agreement be approved with the exception of Clause 7 (3) dealing with Taxes, which is to be the subject of further negotiation with Central Mortgage and Housing Corporation, and the effective borrowing rate be included when this is made known by the Province.

Respectfully submitted,

W. J. CLANCEY,
DEPUTY CITY CLERK.

MOVED by Alderman O'Brien, seconded by Alderman Lane, that the report be approved.

His Worship the Mayor: "The question was raised in the Committee the other day that we would like to reconsider the tax formula. The tax formula, at the present time, provides for 25% of the receipts of the rentals paid for the project as taxes, or full taxes; whichever is the lesser. There was some discussion in the Committee as to whether or not they wanted to have the regular taxes applied or whether they wanted to use the 25% of rentals—take one or the other rather than to leave the element of doubt there. Myself, I would just as soon leave it the way it is in the Mulgrave Park Agreement. There is a certain subsidy, I will admit, on the part of local authorities if conditions do bring the rental scale down."

Alderman Dunlop: "That is the same as Bayers Road."

His Worship the Mayor: "Yes."

Alderman Dunlop: "I would think that the same formula could be carried throughout."

His Worship the Mayor: "No. Bayers Road is 25% of rentals."

Alderman Dunlop: "Isn't that the proposal here?"

His Worship the Mayor: "No, this one is that or full taxes, whichever is the lesser."

Alderman Ferguson: "I suppose we realize that if the rents are subsidized rather heavily, that we will get less than full taxes on it. Wouldn't it be better if we had full taxes, period, and then the losses being shared? I think the City would come out better than 25% of the rentals since they are going to be subsidized rentals. We well can end up on heavy subsidization with less than full taxes. In the City's interest, we've got the full taxes and the losses are shared in proportion. I think we will end up with more

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tax dollars. Twenty-five per cent, in itself, is a very heavy figure for taxes but 25% of subsidized rentals could be a very low figure. I think we should give a little thought to that."

Alderman O'Brien: "That is one of the reasons why some of us on the Committee wanted further negotiations. There was a suggestion from one source that perhaps the 25% figure should go. Some of us felt, I, in particular, as Alderman Ferguson has just expressed it; but there seemed to be agreement that we didn't want to be caught taking the lesser."

Alderman Ferguson: "We're caught on the lower of the two. Then, we just can't win. I think it is a very serious point and immediately, I can see the danger to the City."

His Worship the Mayor: "It is a question of whether or not Central Mortgage and Housing Corporation will agree to do that."

Alderman O'Brien: "We will find that out in our negotiations."

Alderman Ferguson: "Part of the philosophy of this, is that we would get full taxation and then the losses or profits, if there were any, would be shared by the parties to the agreement. Now, this one could be a completely different procedure. I don't think it is too fair to the City, very frankly. Let's take our loss in our proportion, if there is a loss, under the formula; but why take the loss under the tax scheme, or why even make us liable to a loss? We expect full taxes the same as any others. Then, we take the loss in the normal way, so we realize what the loss is."

His Worship the Mayor: "I think I'd better negotiate. Do you accept the motion as it reads tonight?"

Alderman Dunlop: "This won't hold anything up?"

His Worship the Mayor: "No. The motion is to accept the redraft of the resolution and the draft agreement, which has been approved by the Province, with the exception of the tax clause which has reference to the tax payments."

Alderman Ferguson: "I think that clause should be left out."

His Worship the Mayor: "Also, we'll have to get from the Province, the effective borrowing rate to approve this. I think it would be well to

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ask Mr. Borland to come here to a full Council meeting so that in dealing with future projects, we would know what the tax ratings are."

Alderman Ferguson: "I think we should have some figures of estimated rentals, of assessments from the Assessor, if the plans are available for that purpose. We could get rough figures from that for the normal tax rate. You have your percentages of what the rents will be, from the high to the low. You can work it out."

His Worship the Mayor: "We don't know that, though. This is the unknown."

City Manager: "It depends on the occupant as to what the rent will be."

Alderman Ferguson: "The rents are set so there is a certain average on them. We were told that before. When they set these rents, they just don't take them in; they average so many low ones and so many high ones."

His Worship the Mayor: "They try to achieve that."

Alderman O'Brien: "There is a maximum subsidy and you can base it on that average."

City Manager: "They've been considering supplementing it, so we still don't have that figure."

Alderman Lloyd: "Well, this is the discussion that is going to take place in the negotiations, and we will have the results later, won't we?"

His Worship the Mayor: "Yes."

The motion was then put and passed.

LETTER FROM CENTRAL MORTGAGE AND HOUSING CORPORATION RE:
MAITLAND STREET REDEVELOPMENT AREA

July 15th, 1960

Mr. C. D. Smith,
Compensation Officer,
City Hall,
Halifax, Nova Scotia.

Dear Mr. Smith:

Re: File 112-9-H1-2
Maitland Street Redevelopment

Council,
July 28, 1960

This will confirm our telephone conversation of July 4th, 1960, during which we advised approval of the property settlements as outlined below for the Maitland Street Project:

<u>ADDRESS</u>	<u>SETTLEMENT APPROVED</u>
8 Maitland Street	\$6,215.00
22 Maitland Street	9,115.00
26 Maitland Street	7,946.81
28 Maitland Street	6,500.00
30 Maitland Street	4,290.00
32 Maitland Street	6,000.00

We would apologize for not having confirmed these figures in writing at an earlier date.

Yours very truly,

(Sgd.) F. E. Hodgson,
for R. B. Grant,
Manager.

His Worship the Mayor: "This is merely for our information. We discussed this in Council before. Central Mortgage and Housing Corporation are now informing us they agree."

The letter was accepted and filed.

Alderman Lloyd: "Did they approve the piece of land for the right-of-way? I'm talking about a parcel of land behind Zwicker's Men's Wear. He had a claim for damages because of the extinguishment of a right-of-way which he claimed to have."

His Worship the Mayor: "A report, in writing, will come from the Solicitor on this."

Alderman Lloyd: "This is not included?"

His Worship the Mayor: "No."

Alderman Lloyd: "If Central Mortgage and Housing Corporation had approved of this, I would then assume that they had gone into the details and were satisfied."

City Solicitor: "I understand Provincial Realities is included in that approval. I wish to make it quite clear that we didn't pay for any extra ten feet. We are only paying for exactly what he owned."

His Worship the Mayor: "We're not liable for any claims resulting from their loss of the right-of-way?"

City Solicitor: "We may be. There may be ten feet there that may be in the former owner, but we have had no claim for that, so far."

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Alderman Ferguson: "But, we could get one?"

City Solicitor: "We possibly could."

Alderman Lloyd: "We've made one sale which is subject to the Federal Government's approval, is it not? Central Mortgage and Housing Corporation are aware of the complications, and in their approval, are fully conscious of this?"

His Worship the Mayor: "Yes."

APPOINTMENT - PROVINCIAL-MUNICIPAL COMMITTEE

His Worship the Mayor nominated the following members to comprise the Provincial-Municipal Committee:

Aldermen Lloyd, Butler, Ferguson, Dunlop, Q. C., and Greenwood.

MOVED by Alderman Fox, seconded by Alderman Abbott, that the nominations be approved. Motion passed.

RECEPTION OF PETITIONS AND DELEGATIONS

Halifax, Nova Scotia,
July 28, 1960

His Worship,
Mr. Charles Vaughan,
Mayor of Halifax.

Dear Sir:

We the undersigned, a duly appointed committee representing all branches of the Medical Profession in the Halifax area, viz., Dartmouth-Halifax Branch of the General Practitioners Association; Faculty of Medicine of Dalhousie University; Medical Staff of the Victoria General Hospital; the Halifax Medical Society, hereby respectfully request that you bring a most important and serious matter before your Council of Aldermen.

This matter is the question of providing additional beds in the proposed new wing of the Victoria General Hospital. The need for these 120 additional beds has been truly established and the Government of Nova Scotia recognizes that the hospital bed shortage in this area will continue even with the additions to the Halifax Infirmary and the Victoria General Hospital.

It is a fact, Sir, that this area will remain one of the most under-hospitalized areas in the whole of Canada without these additional 120 beds. The Medical Profession is most definitely convinced that the public is entitled to better consideration and that this public health hazard should and must be avoided.

An architect's opinion has been sought and his advice is that building extra space to house these 120 beds in the new wing of the Victoria General Hospital would cost approximately \$1,250,000.00 and, of course, the Federal Government would contribute about \$500,000.00 of this sum.

The Provincial Government has told this committee that no more money is available for the Halifax area for hospital construction. The government further states that the people of the Halifax area should contribute money for any additional hospital beds.

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This therefore, Sir, is the problem and we would appreciate any pronouncement, public or private, which you and your Council may decide to issue following your deliberations on this very urgent matter.

Enclosed please find copies of the total number of yearly admissions to the Victoria General Hospital since the present building was opened.

Yours respectfully,

Donald Rice, M. D.
Basil Coady, M. D.
Robert MacDonald, M. D.
R. C. Dickson, M. D.
James Corston, M. D.
J. W. Merritt, M. D.,
Chairman.

His Worship the Mayor: "Some members of the Committee (Medical) are here tonight and they are prepared to answer any questions which Council may wish to put to them. They make it clear that they are not coming here in the sense of petitioning Council, but they have come here to draw the attention of Council to this particular problem which affects Halifax."

Alderman Lane: "Are there any figures on what proportion of the patients annually in the Victoria General Hospital are Halifax City patients, as compared with the Province?"

His Worship the Mayor: "Yes, these figures are available."

Dr. Morton: "About 35%, I believe, are from the City of Halifax."

Alderman Lane: "How does this compare with local patients in hospitals in other Provincial cities; have we any comparison? Is the City of Halifax enjoying more privileges than any other community in which a hospital is situated, and which is receiving support from the Provincial Government?"

His Worship the Mayor: "Yes, but there is a certain historical background and justification for it. For instance, a number of those Halifax patients are what are termed 'referral' patients; in the same manner as patients are referred to the Sydney area, the Yarmouth area, from the Amherst area. This is not broken down into 'referral' patients and what are called 'local treatment patients'. Certainly, one can assume, that in this group of Halifax patients, there would certainly be a fairly good proportion who would be 'referral' patients."

Alderman Lloyd: "This matter is related to a Committee which has yet to report on the Halifax Infirmary and the Grace Hospital. In both of those cases, we are hopeful of arriving at a formula basis under which the Municipal

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responsibility would generally be determined and the City's responsibility. If there is time for action on the matter, then that Committee should be made aware of this development; and if we do have a responsibility in the matter, I think we should so report to Council and report from them. I think our report should be in the light of what we propose to do for the Halifax Infirmary, or what recommendations are made respecting the Infirmary and the Grace Hospital."

Alderman Lane: "Is this a sub-committee of the Public Health and Welfare Committee?"

Alderman Lloyd: "Yes."

His Worship the Mayor: "Insofar as our discussions about the Grace Hospital and the Infirmary are concerned, this is not exactly pertinent to the question tonight because the question tonight, is that of hospital beds. The question of the Infirmary and the Grace Hospitals is a question of how much money will we pay in the way of a grant to these hospitals for building the hospitals to house a certain number of beds or bed equipment. This is not too important in this respect; however, in the earlier discussions, before the Hospital Plan came into being, we had discussions with the Hospital Planning Commission. We were told that we needed 'X' beds in our Halifax region. We were told it would be in the nature of 450 beds required for the treatment of chronic patients. It wasn't told to us that we should plan for this; but, in light of this, you recall the City of Halifax proceeded to convert the Tuberculosis Hospital into a Convalescent Hospital. We have been able to afford, at least, a small measure of relief to the existing hospitals in the City. One of the difficulties we have at the present time is staffing. We have now, how many patients, Doctor?"

Doctor Morton: "30."

His Worship the Mayor: "We can accommodate 54, can we not?"

Doctor Morton: "Yes."

His Worship the Mayor: "When the Rehabilitation Centre and the Children's Hospital move out of the building, we will have a maximum of how many beds available?"