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sized stoves and fridges. Few, if any, of the potential tenants will have suitable equipment and few, if any, will be able to buy this equipment as they move in. In addition, the constant moving of equipment could result in undue damage to the buildings. On balance, therefore, we recommend that stoves and refrigerators be provided to all housing units in the project.

The cost of providing 149 stoves and refrigerators was estimated in the original contract at \$300. per set, thus reflecting a total cost of \$44,700.00. Actual prices appear to be somewhat less. It is now estimated that we could obtain 348 sets for \$93,960.00. The provision of the additional stoves and fridges would therefore involve an additional capital cost expenditure of \$49,260.00.

Cost of providing stoves and refrigerators was considered in the first instance to be a cost of building the buildings. Stoves and refrigerators do, however, have a limited lifetime. The cost should therefore not reflect in the net shelter rental but as an item of cost service charge.

It is estimated that a stove and refrigerator in a rental apartment will have a life of ten years. The Partnership's investment plus interest at 4 3/4% must therefore be recovered over that period of time. The cost of amortizing this investment is \$2.90 per unit per month. With stoves and refrigerators provided to all units, the amount to be recovered from tenants each year is (348 x 2.90 x 12) \$12,100.00.

(C) WASHERS AND DRYERS

The contract for Mulgrave Park called for the provision of 15 washers and 15 dryers at three separate locations within the project - 5 washers and dryers in each location. This, of course, is in addition to double sinks in the maisonette type units and limited outside drying facilities throughout the project. The provisional sum set aside for the automatic washers and dryers is \$500.00 a set or a total cost of \$7,500.00. The project itself is designed to permit installation of fifteen additional washers and dryers. Service areas in five locations would each accommodate three washers and three dryers. With limited outside drying facilities, it appears essential to provide as much mechanical washing and drying equipment as possible. It would be difficult to provide too much washing equipment for 348 families.

The provisional sum of \$500. for washer and dryer contemplated installation of the larger domestic type units. Subsequent investigation indicates that this equipment may not be the best type of equipment to install. It now appears that we would be advised to consider provision of heavy duty commercial type equipment at some increase in cost. Commercial type equipment could mean that less machines were necessary.

It is estimated that \$15,000. will be sufficient funds to provide good equipment in sufficient numbers at the eight potential sites within the project. This means an increase in capital cost of \$7,500.00. The cost of recovering the Partnership's investment of \$15,000. with interest at 4 3/4% over ten years is \$1,920. per annum. This cost could be arbitrarily assumed to apply to all housing units in the project.

Washing and drying equipment is subject to mere abuse in rental projects than any other equipment. At other times they tend to

7. It is recommended that the additional use the equipment when it is not really necessary to do so. In addition, operation of the equipment costs money. In order to cut down on abuses, it is proposed that the doors to laundry areas will be locked at all times. Each family will be provided with a key to permit them access. In addition, it is suggested that a token charge of 10 cents per hour be instituted on both the washers and dryers to cut down on non-essential use and to repay, in part at least, the cost of the electricity. This 10 cents an hour can be obtained by coin operated devices.

(D) The cost of providing heat and hot water from the central heating plant to the 348 units has been estimated by the design consultants to amount to \$52,930.00 per annum. This estimate is made up of \$26,130. for coal and \$26,700. for labor. The accuracy of the estimates can only be determined after experience has been obtained in the operation of the plant. In order to provide for possible errors in the estimate, it would probably be advisable for the Housing Authority to assume that the cost of provision of heat and water will total \$60,000. per annum. This sum will have to be recovered from the tenants.

5. The situation in respect of the provision of equal service to all tenants in Mulgrave Park is therefore as follows:

(a) CAPITAL COST

	<u>Present Allowances</u>	<u>Estimates Extras</u>	<u>Total Costs</u>
Stoves & Fridges	\$ 44,700.00	\$ 49,260.00	\$ 93,960.00
Washers & Dryers	<u>7,500.00</u>	<u>7,500.00</u>	<u>15,000.00</u>
Total	\$ 52,200.00	\$ 56,760.00	\$108,960.00

(b) OPERATING COSTS

	<u>Annual Total Cost</u>
Water	\$ 11,200.00
Stoves and Fridges	12,100.00
Washers and Dryers	1,920.00
Heat and Hot Water	<u>60,000.00</u>
	\$ 85,220.00

6. The total cost of providing services amounts to an average of \$20.00 per unit per month. These costs can be recovered from tenants through the use of either one of the following two formulas.

(a) Each family in occupancy can be charged a straight \$20.00 per month in addition to the shelter rental. This means that the families in the lower income group pay exactly the same for the services as the families in the higher income groups.

(b) Each family can be charged a percentage of his rental to look after the additional costs of services. For example: it could be assumed that the average family will pay \$63.00 per month for shelter. The average family must pay \$20.00 per month for services. All tenants will therefore pay 32% rent to cover service charges. This is an addition to rent. The service charge is therefore 32 per cent of rent. Under this scheme, the higher income families would, in fact, be subsidizing the lower income families on the matter of service charge.

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7. It is recommended that the additional capital expenditures for further stoves, refrigerators, washers and dryers, be approved and that the Province and Central Mortgage and Housing Corporation be requested to participate. It is further recommended that service charges be set up on the basis of 32 per cent of net shelter rental.

COPY

September 7, 1960.

Mr. L. M. Romkey,
Acting City Manager,
Halifax, Nova Scotia.

Dear Mr. Romkey:

In a recent conversation with Mr. Grant of the Central Mortgage and Housing Corporation, the question of whether stoves and fridges should be supplied for all units in Mulgrave Park was brought up and the writer advised Mr. Grant that the Housing Authority as a whole were in favour of supplying these items for all units. The Housing Authority does not feel that old and broken down fridges and stoves should be installed in these new buildings. Mr. Grant presumes that each tenant will have to be charged approximately \$3.00 a month in addition to his rent and the other service charges to cover the cost of these items.

This information is forwarded to you for your consideration and approval.

(Sgd.) C. S. Campbell, CHAIRMAN.

L. M. ROMKEY,
ACTING CITY MANAGER.

September 15, 1960.

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

At a meeting of the Redevelopment Committee, held on this date, consideration was given to the attached report from the Acting City Manager respecting Service Charges to Tenants in the Mulgrave Park Housing Project.

Your Committee recommends that the report be approved.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

His Worship the Mayor: "So, persons paying a higher rent would pay a higher service charge and those paying a lower rent would pay a lower service charge. This matter is under study by a Committee appointed by the Central Mortgage and Housing Corporation who toured Canada within the last two years, headed by Mr. Davis, who is Head of the Welfare Council of Canada, and we were given to understand the recommendation that came forward from that Committee is likely to be adopted by Central Mortgage and Housing Corporation, and this scheme which we are putting into effect in Halifax will likely be the pattern accepted for all of Canada."

Alderman Lloyd: "Well, the average, I feel, will be \$63.00 per month for shelter."

His Worship the Mayor: "Yes, for pure shelter."

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His Worship the Mayor: "Mr. Jones, Welfare Officer, was telling us today that there are many cases in Halifax of people living in poor accommodations with rents ranging from \$15.00 to \$22.00 per week per room without water or heat. They are using a hotplate for cooking and heating purposes. I know of cases, too, of people who are coming down seeking assistance and shelter who have paid as high as \$30.00 to \$40.00 per month for coal in the winter."

Alderman Wyman: "This indicates that the 32% or \$20.00 per month, whichever we decide upon, would cover all the normal services except electricity."

His Worship the Mayor: "Yes."

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

OPERATION OF AGREEMENT - MULGRAVE PARK HOUSING PROJECT

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

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At a meeting of the Redevelopment Committee held on this date a report was submitted from the Acting City Manager recommending approval of the agreement between the Central Mortgage and Housing Corporation, Province of Nova Scotia, City of Halifax and the Housing Authority of Halifax, covering operation of the Mulgrave Park Housing Project.

Your Committee recommends that the agreement as submitted be approved and that the Mayor and City Clerk be authorized to execute the same on behalf of the City.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

His Worship the Mayor: "This is the standard management agreement."

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

ACQUISITION OF PROPERTY - NO. 30 MAITLAND STREET

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

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At a meeting of the Redevelopment Committee held on this date, a report was submitted from the Compensation Officer in which he pointed out that the Council approval of the acquisition of the property of Mrs. Ruby

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Jacobson, at #30 Maitland Street, did not provide for payment of interest at the rate of 5% from the date the City acquired possession of the property, which had been agreed to in Committee.

Your Committee recommends that interest on the agreed price of \$4,200.00, at the rate of 5%, be paid to Mrs. Jacobson from the date the City acquired possession of the property.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

PROPERTY ACQUISITION - NO. 227 BRUNSWICK STREET

September 15, 1960.

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

At a meeting of the Redevelopment Committee, held on the above date, a report was submitted from the Compensation Officer in which he recommended acquisition of the property, #227 Brunswick Street, from the present owner, Mr. Wilfred L. St. Peter, for the assessed value plus 5%, a total of \$17,955.00.

Your Committee concurs in the recommendation of the Compensation Officer.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

PROGRESS REPORT - JACOB STREET REDEVELOPMENT AREA

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

At a meeting of the Redevelopment Committee, held on the above date, a progress report on acquisition of properties in the Jacob Street Redevelopment Area, was submitted from the City Solicitor's department, as follows:

To: His Worship the Mayor and Members of the Redevelopment Committee
From: T. C. Doyle, City Solicitor
Date: September 14, 1960
Subject: Progress Report - Jacob Street Redevelopment Area

Yours Worship and Aldermen:

With the beginning of Redevelopment in the Jacob Street area, there were 185 properties to be acquired. To date, 129 properties have been purchased or expropriated by the City.

There remain 56 properties to be acquired, 13 of which will be expropriated within the next couple of days as there is a motion before Council

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for the expropriation of two blocks, on their September 15th Agenda. These two blocks are the ones bounded by Grafton Street, Jacob Street, Argyle and Duke Streets. This expropriation will give title to the City to all the properties in the Jacob Street area, south of Jacob Street. After this expropriation, there will be only 43 properties to be acquired in the area.

There have been a large number of demolitions since the redevelopment program began. Fifty-nine of the lots acquired are now cleared, plus the five vacant lots owned by the City prior to the redevelopment program. There are no figures available as to the number of vacant lots in the properties still to be acquired.

T. C. DOYLE,
CITY SOLICITOR.
per... D. F. Murphy

Your Committee is pleased to note the progress being made in this regard and wishes to pass the information along to Council.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

HIRING OF EXPERTS - CLAIM OF NOVA SCOTIA ARMATURE WORKS

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

September 15, 1960.

At a meeting of the Redevelopment Committee, held on the above date, a report was submitted from the City Solicitor's Department, as follows:

To: His Worship the Mayor and Members of the Redevelopment Committee
From: T. C. Doyle, City Solicitor
Date: September 15, 1960
Subject: Hiring of Experts.

Your Worship and Aldermen:

It has become necessary to evaluate the claim of the Nova Scotia Armature Works to seek expert advice.

A substantial portion of the claim of the Nova Scotia Armature Works results from an alleged loss of business they will suffer during their move, due to the expropriation. In order to analyze this claim for negotiations, Mr. Smith requires the advice of an accountant. They are also making a large claim for moving expenses. We think it advisable to get other estimates of this cost. We would also like an estimate of the reproduction cost of their building in order to arrive at a market price.

Mr. Smith and our appraiser, Mr. Craig, feel the advice of these experts is necessary. And I would like to point out that, should negotiations with the Company fail, it would be impossible to present the City's case in Court without these experts.

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I would recommend for your approval to Council, the hiring of the necessary experts for the Nova Scotia Armature Works, as well as authorization for the hiring of experts, where necessary, in future cases as they arise in Redevelopment.

T. C. DOYLE,
CITY SOLICITOR.
per. D. F. Murphy.

Your Committee approved of the recommendation and directed that the Acting City Manager confer with Central Mortgage and Housing Corporation in this connection.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

EXPROPRIATION COMPENSATION - ATLANTIC GARAGE PROPERTY -
NO. 12 STARR STREET

September 15, 1960.

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

At a meeting of the Redevelopment Committee, held on this date, consideration was given to a report from the City Solicitor's Department advising that the amount of compensation awarded by the Court to the Atlantic Garage Limited, at No. 12 Starr Street, has been set at \$31,900.00. The City paid into Court the sum of \$19,845.00.

Your Committee recommends that a further sum of \$12,055.00 be paid into Court plus interest at 5% from the date of expropriation to the date of payment, in accordance with the decision of Chief Justice J. L. Illsley.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

EXPROPRIATION COMPENSATION - PATON PROPERTY -
NO. 2 MAITLAND STREET

September 15, 1960

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

At a meeting of the Redevelopment Committee held on the above date consideration was given to a report from the City Solicitor's Department advising that the amount of compensation awarded by the Court to Mr. John Paton for his property, No. 2 Maitland Street, has been set at \$12,810.00. The City paid into Court the sum of \$8,662.50.

Your Committee recommends that a further sum of \$4,147.50, be paid into Court plus interest at 5% from October 1st, 1959 to the date of payment in accordance with the decision of Chief Justice J. L. Illsley.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

PLANNING DIVISION - STAFF

September 15, 1960.

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

At a meeting of the Redevelopment Committee held on the above date, consideration was given to the matter of staff for the Planning Division.

Your Committee approved of the recommendations of the Director of Planning that the establishment comprise the following:

Planning Director
Assistant Planner
Assistant Planner
Planning Assistant
Planning Assistant
Draftsman
Draftsman
Stenographer
Student Asst. (Temporary)
Student Asst. (Temporary)

Your Committee also recommends that the matter of salaries be left open when advertising for applicants.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

His Worship the Mayor referring to Redevelopment Programs of other Cities remarked as follows: "The closest City that I could find in North America which appeared to be much like Halifax was the City of Portland, Maine where they have a Town Planning Staff of nine, and six of them are professionals. They have an Urban Renewal Program underway there much like we have. It is a port City with many houses of wooden construction, much like the dilapidated condition ours are in. It is on a peninsula with the Town of South Portland across the Harbour from them and in many ways it is

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much like our own. What you have before you tonight is what we had back sometime in April. To my mind this is the bare minimum staff which we can get by with to carry forward our program. We have lost two men which we have had temporarily. One was Mr. Chadda, who was a student at Michigan and is returning for a further year of study. We have lost Mr. Billingham, who is a graduate Town Planner and who is returning to Birmingham, England for personal reasons. The professional Planners on our staff now have been reduced to Mr. deSilva and Mr. Munnich. There is a problem of recruitment. We have been advertising on the basis of the Town Planning salary, which is set out in the Schedule. In view of the fact that shortly we will be getting the report from Payne-Ross, I think it would be better to advertise for applications from persons who are interested in coming here on an open basis. We will discuss salary when they show an interest in coming to Halifax. I think the Planning Staff as recommended is necessary from what I know about it. I have seen the workload imposed upon the staff. Some things are not being done, such as the preparation of some documents for which we have legislative approval for some months now. The preparation of a Master Plan has not been proceeded with except on the things we tie into the redevelopment areas, and so on. These are necessary steps if we are going to carry on a complete Planning Program in the City of Halifax. I would support wholeheartedly the recommendation of the Redevelopment Committee that we endorse the Planning Division setup."

Alderman Lloyd: "I am concerned about this matter of the development of the Jacob Street Area. If we start in with that at the moment, on whose shoulders will the responsibility fall to confer with people about their plans? Would it come under the Director of Planning and one member of his staff assigned to do that type of work?"

His Worship the Mayor: "The City Manager is normally the man who acts as the Chief Officer in these type of plans. Primarily, the Chief Officer is the Chief Administrator, be he the Mayor or City Manager. In this case it would be the City Manager. I know we are placing an awful burden on Mr. Romkey, who is carrying on additional duties as Acting City

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Manager as well as the responsibility of the position of Commissioner of Finance. However, under the circumstances there is not much more we can do. I think for the time being and practically for the next eight weeks, at least, I can say that Mr. Munnich and Mr. deSilva will be engaged in preparation for the proposal call submission to Council. The actual going out and working on it will be left to Mr. Romkey and Mr. Munnich. The two of them will have to work on this jointly."

Alderman Lloyd: "Then, we have the 1961 Budget preparations around the corner. It is not likely that we will have a manager screened out, and approved and selected before January. Then, by the time he gets himself established in his job, the workload on our present staff is going to be pretty terrific. The public interest in this land is a very difficult matter to assess. I am sure that Aldermen DeWolf, Abbott and Ferguson, who are in the real estate business, know how much leg-work you've got to do before a person really gets down to cases and deciding. They will get an idea, they will talk about it, they will come and see the Planner, look at that, they will go back to their Office and confer with their staff and if they haven't any staff, they will confer with their advisers, their lawyers, their realtors, and so on. There is a lot of public relations work going to be involved in this matter of negotiating even to get the proposals down to cases once you depart from the big fellow who can really do a job if he has the organization to do it. It would certainly indicate that for the time being you have to let the staff, Mr. Romkey and Mr. Munnich, take this matter to the Council and watch it as it grows, confer with Central Mortgage and Housing Corporation to seek their advice on the administrative side of handling these proposals and come back to us, if necessary, with some scheme of organization to handle it. I think that is what is going to be the outlook of what we have decided tonight. Is that right?"

His Worship the Mayor: "That is right. I want to say this to Council and I want to make it a public declaration that were it not for the fact that both Mr. Borland and Mr. Grant, of Central Mortgage and Housing

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Corporation, were so active in our Redevelopment Program and taken interest more than I would expect, it would not have reached the stage which we are in tonight. They have come here on holidays, Saturdays for meetings and conferences. What you see here tonight, by way of submission from the Acting City Manager, represents many meetings and discussions with Central Mortgage and Housing Corporation. I am sure we can count on their guidance and assistance over the next few months. In addition to that, they also have on their staff, in the Atlantic Region, a Town Planner. They also have their Regional Architect. So, the service will be available to us."

Alderman Greenwood: "Mr. Munnich said he was working on a Master Plan for the City. I don't think anybody would argue that we need a Master Plan, but I don't recall seeing it on an Agenda, and I wonder if we shouldn't put it on Agenda and, perhaps, debate it and approve it in principle."

His Worship the Mayor: "There is no Master Plan in existence."

Alderman Greenwood: "The proposal is to have a Master Plan which is considered to be a most important function, but we have never agreed that we were to have a Master Plan. I am suggesting that we put it on the Agenda and approve it in principle."

Alderman O'Brien: "He is right. We should approve it in principle. We are setting up staff to carry out a function."

His Worship the Mayor: "I suppose it does require formal action of Council. I think we should ask Mr. Munnich, if he can, within the next ten days or so, to prepare a memorandum on the Master Plan - what he hopes to achieve in it, what it would do for the community and how long it would take to prepare it."

Alderman Greenwood: "There probably is no question that a debate would be favourable, but we might add a few worthwhile suggestions on the forming of a Master Plan."

His Worship the Mayor: "Mr. Munnich will you take note of the suggestion and see what you can do as soon as you can?"

Alderman O'Brien: "We have been asked by the Citizens' 1980 Committee to consider the report which they have presented thus far and

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give them the benefit of our judgment. This was in the report of the Chairman. Sometime, it seems to me, we ought to have a general discussion on this field and it might be the same discussion as deals with the subject of a Master Plan because their reports are pointing in the direction of a Master Plan."

His Worship the Mayor: "I think that this is something which starts after you have set in motion, the preparation of a Master Plan. There are stages in preparation of it. No Master Plan can be prepared and accepted by a community unless it goes before the Community. In this case, the community itself hired a Planner. There could be no other way to plan the development of any City. We will certainly discuss the report. When the final report comes from the Committee, I hope to have it printed. It should be here as a lasting document for the guidance of those who will remain behind after the first of November for preparation of the Master Plan."

RECEPTION OF PETITIONS AND DELEGATIONS

No persons appeared wishing to be heard on any matter respecting the good government of the City of Halifax, and no petitions were submitted.

APPOINTMENT OF CONSULTANTS TO SET SPECIFICATIONS FOR THE POSITION OF CITY MANAGER

Alderman O'Brien: "Is it not time we appointed Payne-Ross Limited to find us a City Manager?"

His Worship the Mayor advised that he had received a letter from Mr. Terris, the Vice-President of Payne-Ross, enclosing twenty copies of their concept of the specifications for the position of City Manager, and stating that he would be available to discuss the matter on and after September 19, 1960.

"Payne-Ross want a date to submit their specification, meet with the Council to discuss Council's views on the type of man for the job, and so on, for \$1,700.00 plus the advertising expenses."

MOVED by Alderman O'Brien, seconded by Alderman Abbott, that the firm of Payne-Ross Limited be engaged to prepare the necessary specification for the position of City Manager and to advertise for applicants for

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the position, at a fee of \$1,700.00 plus advertising expenses. Motion passed.

RESIGNATION MAYORALTY CANDIDATES

Alderman Lloyd referred to the fact that the three Mayoralty candidates did not choose to resign their Office as Alderman in order to avoid a by-election because of the many important matters of business before Council. He felt they would be neglecting their duties if they did so because of the heavy workload facing the Council. His Worship the Mayor suggested that the candidates hold their Aldermanic seats until Nomination Day because the Council membership would be reduced to eleven (11) Aldermen and the experience of the three members would be lost.

RESOLUTION RE: CLOSING HALIFAX COUNTY JAIL

The following letter was submitted from the Municipal Clerk and Treasurer of the Municipality of the County of Halifax:

September 14, 1960

MUNICIPALITY OF THE COUNTY OF HALIFAX
POST OFFICE BOX 300, ARMDALE
HALIFAX, N. S.

Mr. R. H. Stoddard,
City Clerk,
City Hall,
Halifax, Nova Scotia.

Dear Sir:

At a recent meeting of the Welfare Committee of the Municipality of the County of Halifax held at the Halifax County Jail, the following resolution was duly passed:-

"THAT whereas this Committee recognizes the fact that the Halifax County Jail is old and in very poor state of repair and difficult to maintain and heat;

AND WHEREAS this Committee realizes that the Jail is maintained in as good a condition as it is possible under these circumstances, but still leaves much to be desired so far as human habitation is concerned;

THEREFORE this Committee recommends in the strongest possible terms to the Commissioners of the Court House, to the Council of the City of Halifax, to the Council of the Town of Dartmouth, to the Council of the County of Halifax, and to the Department of the Attorney General of the Province of Nova Scotia that immediate action to be taken to provide new quarters for the Halifax County Jail."

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I wonder if you would be good enough to place this resolution before your Council at the earliest opportunity.

Yours very truly,

(sgd.) R. G. HATTIE,
MUNICIPAL CLERK AND TREASURER.

His Worship the Mayor stated that the following letter from the Commissioner of Health and Welfare had also been submitted, which was read as follows:

13th September, 1960.

His Worship, Mayor C. A. Vaughan,
City Hall,
Halifax,
Nova Scotia.

Re: Closing of the County Gaol

Dear Mr. Vaughan:

I have learned from Dr. E. M. Fogo that the County authorities are requesting a meeting with yourself and the Health Committee - re the possibility of closing the County Gaol and using the City Prison. I wish to state categorically that I am in favour of improving conditions at the County Gaol but just as emphatically, I am against using the City Prison as a lock-up or to house remanded cases.

If the County Gaol is closed, there will be no lock-up provided by the County and anybody arrested either by day or night, should be confined in some place other than the Prison but where they will be close to the courts for trials in the morning.

I contend that sentenced prisoners should not be housed with those awaiting trial or those on remand and awaiting sentence.

City Prison has sixty cells for male prisoners. These are on six corridors of ten cells each and even now we have, at times, up to eighty male prisoners and this means doubling them up having two prisoners in a single cell and this practice should be discontinued. It has been suggested that the basement section, where prisoners were kept at one time, might be used. This, I say, is returning to the dark ages as there is no natural light and very little ventilation and no means of heating. This space has been used only as a vegetable cellar during the twenty-two years I have been with the City.

I strongly urge that a new lock-up be planned for in the Court-house or that a new County Gaol be provided and be maintained by the County or the joint expenditures. Dartmouth and Halifax both have their own lock-up but the County has always used the Gaol which comes under joint expenditure.

I realize the need for doing something about the Gaol and that this is urgent but all the facts should be considered first. What affect will the Springhill institution have? What about the sheriff of the County and his problems in getting prisoners back and forth to court? I pass these thoughts on to you Sir and perhaps they will help you and your Committee in coming to a proper decision.

Respectfully submitted,
ALLAN R. MORTON, M.D., C.M., M.P.H.,
Commissioner of Health and Welfare.

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It was agreed to refer the matter to the Public Health and Welfare Committee for consideration and report.

USE OF INCINERATOR DURING LUNCH HOUR

Alderman Wyman again raised the question of whether or not private concerns could send refuse material for disposal at the new Incinerator during the lunch hour between hours of 12:00 noon and 1:00 p. m. as he understood that some trucks had been turned away.

Commissioner of Works: "I will see to it that we will definitely take it. If it hasn't been accepted for a week, it was without authority as there are two people to take over when necessary."

SMOKE NUISANCE - CITY HOSPITAL

Alderman Lane stated that she had received a complaint from a nearby resident of the City Hospital concerning the eradication of smoke from the Hospital. The lady said she had discussed it with the City Officials as well as the Chairman of the Smoke Abatement Board.

The Alderman brought the matter up as requested. No direction was given by Council.

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JOB SPECIFICATIONS - CITY MANAGER

Alderman Ferguson requested information as to the Job Specifications for the position of City Manager to which His Worship the Mayor replied that when Mr. Terris arrives, he would supply all the answers to the Alderman's question.

Alderman Lloyd: "What did he say in his letter?"

His worship the Mayor then read a portion of Mr. Terris' letter as follows: "We enclose 20 copies of our concept of the Job Specifications for the City Manager position".

Alderman Lloyd: "Tell Mr. Terris he better come armed with much better specifications. This is a specification, in this sense, to the applicant. That is all it is. This says to the applicant, 'you must fill in this form'. It is a specification of the job that we're offering but it is not a statement of the qualifications which the City requires."

His Worship the Mayor: "I think he understands it in a strictly technical sense which we have here. However, the desirable qualifications, and everything else that we want, in a man we are seeking, will be given to him by the Committee here."

Alderman Ferguson: "I would expect more documents than this. As long as they are aware of them and will bring them with them, that's fine, but I feel we should have them before the meeting so we can deal with them more intelligently."

Alderman O'Brien: "I hope they will be more thorough in their further steps than they were in this."

Alderman Lloyd: "In fairness to them, this looks to me as though it's an inter-office form of theirs. I'll put it this way. I expect Mr. Terris to come to us and discuss in detail, the kind of qualifications that he would expect from candidates that they are going to examine and report on to us. Certainly, much more than this."

Alderman Wyman: "I think we should be prepared to await the explanation."

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Alderman Lane: "If I wanted to apply, this would point out to me some of the things that are expected of me."

Alderman Dunlop: "I doubt if there are ten people in Canada who would qualify for that."

Alderman Lane: "Did Council agree that public speaking was an essential?"

His Worship the Mayor: "Public speaking primarily, is not an essential but I think it is a desirable qualification."

Alderman Lloyd: "I think we will have to await the recommendation."

BLASTING PERMITS

Alderman Wyman: "I asked The Acting City Manager, a short time ago, to give me a report with regard to the issuing of Blasting Permits and the subsequent history of them as to what happens. I understand the report is somewhere between his office and mine. However, the point that I really want to get an answer to, is as follows: the reason for having Permits for blasting is a matter of public safety. If we issue Permits for blasting, is there any Department of the City which is available nights, Sundays, and all other times, which is aware of to whom those Permits have been issued and what limitations, if any, there are on the blasting that may be carried out?"

Commissioner of Works: "We issue the Blasting Permits, and we can put any condition we want on them. One condition we usually put on is the hours of blasting. You may recall a celebrated case down at the Southend when Foundation Maritime Limited was blasting on Brussels Street, when they took over a little more property than they were entitled to. We stopped the blasting down there and we regulated the hours. We have had reports of blasting and it might be referred to as 'bootleg' blasting. We haven't been able to find out where it is or even if it's in the City, but we can regulate the hours of blasting and we condition the blasting."

Alderman Wyman: "A short time ago, on a Saturday morning, I received a complaint from a citizen who said there was extremely heavy blasting going on. He couldn't locate it except that it was shaking his

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house. He claimed to be somewhat knowledgeable in the matter of blasting and said it was excessively heavy. I felt that the reasonable way to try to find out if any control could be exercised would be to find out who, if anyone, in that part of the City, had a Permit to do blasting. So far, as I could determine, there was no Department of the City which was available to tell me whether there was a Blasting Permit issued or not. Now, I strongly suspect that the blasting was taking place outside of the City and not inside. I felt it should be a matter of information which should be available, at any time. It would seem to me that the logical thing would be for the Police Department to have a record of any Blasting Permits that are issued."

His Worship the Mayor: "You can ask Commissioner of Works if he will do that. This is a matter of control. If there is no person on the Works Department Staff the Police could do it. They could be given copies of the Permits."

Alderman Wyman: "At the time I inquired of the Police Department. They said they had no record but that they would ask one of the Patrol Cars to have a look in that neighbourhood to see if they could find any blasting being carried out but that it would simplify the matter, from their point of view, if they had a record of where there were any Permits issued."

PARKING OF DIESEL TRUCKS

Alderman Lloyd: "I would like to know from the Chief of Police, if he has received any complaints about the diesel type of trucks parking on the the City Streets, being left there over night and starting up at odd hours, disturbing people?"

Chief of Police: "Not to my personal knowledge."

Alderman Lloyd: "Would the Police make an enquiry in the area of 48 Clifton Street and let us know if the nuisance might be controlled without interfering with the operation. Also please check the occupancy at that address."

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Alderman Ferguson: "It is alleged that a trucker from Prince Edward Island is using that for a place for the men to sleep at night as their headquarters. At times they have had two or three very large vans leaving or getting in there at very late and early hours of the morning. They, virtually, wake up the whole neighbourhood and they are quite a hazard on the street. I understand a number of tickets have been issued to one vehicle."

His Worship the Mayor referred to complaints from other areas in the City such as the lower end of Barrington Street, corner of Young and Isleville Streets, corner of Windsor and Almon Streets and also in the vicinity of Acadia and Albert Streets where the refrigerated trucks are the cause. "It seems to me the only effective remedy would be to order them to go to some spot designated for them such as a truck terminal. They are using the City streets as a place to do business, which I think should be discouraged, especially so when local trucking concerns provide their own quarters and pay a business tax, but these out-of-town trucks can come in and pay us no fee, and cause an annoyance to the residents in the area. You see them moving through the business streets in the City such as Barrington Street and Spring Garden Road at all hours of the day and night, and they seem to be unconcerned entirely."

Alderman Greenwood: "I think Alderman Lloyd is right."

WHITMAN-BENN - TRAFFIC REPORT

Alderman Greenwood asked when the above report would be available to which His Worship the Mayor replied that he had no indication as to its presentation.

REQUEST FOR LAND FOR SCHOOL PURPOSES - COUNTY OF HALIFAX

Alderman Greenwood: "It has been intimated to me that the County residents, in part, blame the City for lack of additional school facilities in the Dingle Area. Where do we stand on the request from the County to purchase that land?"

Alderman Dunlop: "They were looking for another site."

His Worship the Mayor: "That is the last I heard of it from the Warden!"

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TAX COLLECTIONS - MONTH OF AUGUST, 1960

CIVIC YEAR	RESERVES	O/S BALANCE JULY 31, 1960	NEW ACCOUNTS & ADJUSTMENTS	AUGUST, 1960 COLLECTIONS	O/S BALANCE AUGUST, 1960
1958	\$ 90,492.34	\$ 170,536.65		\$ 9,518.40	\$ 161,018.25
1959	107,271.42	437,547.66	DR \$ 3,886.21	32,898.20	408,535.67
1960	66,984.19	1,642,703.40	DR 23,961.47	225,542.64	1,441,122.23
		2,250,787.71	DR 27,847.68	267,959.24	2,010,076.15

TAX YEARS PRIOR TO 1958 (COVERED BY RESERVES) 1,658.24
269,617.48

POLL TAXES

1954	9,636.14		7.18	9,628.96
1958	4,521.49	DR	27.00	4,380.24
1959	32,989.17	CR	24.23	32,648.27
1960	49,074.57	DR	590.75	20,158.37
			29,506.95	29,999.05

POLL TAXES OTHER THAN LISTED ABOVE 164.40
30,163.45

TOTAL COLLECTIONS IN AUGUST, 1960 299,780.93
TOTAL COLLECTIONS IN AUGUST, 1959 162,186.54

CURRENT TAXES COLLECTED JAN. 1st to AUGUST 31, 1960	7,712,527.49	
CORRESPONDING PERIOD, 1959		7,360,848.45
TAX ARREARS COLLECTED JAN. 1st to AUGUST 31, 1960	633,826.62	
CORRESPONDING PERIOD, 1959		591,243.71
POLL TAX COLLECTIONS JAN. 1st to AUGUST 31, 1960	280,584.37	
CORRESPONDING PERIOD, 1959		159,662.05
	<u>8,626,938.48</u>	<u>8,111,754.21</u>

AMOUNT COLLECTED
JANUARY 1st to AUGUST 31st, 1960 %

TAX LEVY, 1960	\$ 9,057,011.22	\$7,712,527.49	85.16
TAX LEVY, 1959	8,692,401.33	7,360,848.45	84.68
TAX ARREARS JANUARY 1/60	1,311,545.43	633,826.62	48.33
TAX ARREARS JANUARY 1/59	1,232,763.37	591,243.71	47.96
TOTAL COLLECTIONS TO AUGUST 31, 1960		8,346,354.11	92.15
TOTAL COLLECTIONS TO AUGUST 31, 1959		7,952,092.16	91.48

Respectfully submitted,

H. R. McDONALD,
CHIEF ACCOUNTANT.

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SMOKE - CITY DUMP

Alderman Connolly: "I had a few calls, wanting to know the reason for the smoke and fire at the City Dump. We haven't had any fires or smoke there for about a month but, tonight, it started and was burning over a large area. I even went up to see it and there was quite a lot of smoke. The people felt that when the Incinerator went into operation that there would be no further smoke."

His Worship the Mayor: "They are burning wood. Isn't that the problem there?"

Commissioner of Works: "This is a fire which started from spontaneous combustion. It wasn't in the wood pile at all. Mr. Copp informed me, around 5:00 o'clock that we did have a fire there and they were going up and put it out. We do have a problem with this wood and we have such a lot of it now that we're going to take some night, if the wind is right, and after 12:00 o'clock, to burn it."

ADMINISTRATIVE REPORT FOR AUGUST

A report for the month of August was submitted. Copies of the same were distributed to the members of Council prior to the meeting.

FILED.

MOVED by Alderman Lloyd, seconded by Alderman Ferguson that this meeting do now adjourn. Motion passed.

Meeting adjourned.

11:10 P. M.

LIST OF HEADLINES

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Report - Alteration to a Subdivision - No. 304-318 Upper Water Street	997
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Alteration to a Subdivision - Corner Rector and Lynch Streets	998
Expropriation - Blocks Nos. 88 and 93 Jacob Street, Redevelopment Area	999
Accounts over \$500.00	1003
Write-Off - Betterment Charges - No. 22 Balmoral Road	1003
Purchase - Cash Register and Posting Machines - Collector's Office	1004
Borrowing Resolution - Clyde Street Extension - \$75,000.00	1004
Request for Land - Saint Margaret's Parish - Robie Street	1004
Report - Free Port Committee	1005
Expropriation - South Side of Kenny Street - School Purposes	1006
Closing Portion of Kenny Street	1009
Tenders - Floor - Bedford Row Fire Station	1009
Sewer Extension - Lady Hammond Road - Borrowing Resolution - \$15,000.	1010
Sewer Extensions - Merkel and Duke Streets	1011
Halifax Housing Authority - Amended Supplementary Budget - Mulgrave	--
Park	1012

Reports - Redevelopment Committee	1012
Planning Division - Starr Organization and Related Matters	1012
Tenders for Anti-Freeze	1012
Amendment - Ordinance No. 13 Re - Taxis - First Reading	1013
Report - Special Committee on Salaries - Police Constables	1013
Purchase - Nine Parking Meters - Bedford Row, between Sackville and Prince Streets	1019
Allowance - Sergeant Flinn - Attending Long Course at Northwestern University	1022
Report - Special Committee Re: Capital Grants to Halifax Infirmary and Grace Maternity Hospitals	1022
Ordinance No. 54 - "Going-out-of-Business Sales, Etc." - First Reading	1026
Legislation Re: Nursing Homes	1027
City Hall Union Agreement	1028
Cancellation of Agreement - Puritan Cannery (Atlantic) Limited	1039
Tax Exemption - Salvation Army Property - No. 663-673 Barrington St.	1040
Borrowing for Redevelopment Purposes - Granville, Sackville and Hollis Streets - \$225,000.00	1040
Horse Racing on Commons	1041
Date for a Public Hearing - Zoning of Land - Formerly a Portion of Rector Street	1042
Improvements and Parking Facilities - West Side of Brunswick Street and Rainnie Dr.	1043
Priorities - Mulgrave Park Housing Project	1043
Progress - Maitland Street Redevelopment Project	1044
Contract Changes - Mulgrave Park Project	1045
Disposal of Properties - Jacob Street Area	1045
Mulgrave Park Housing Project - Service Charges to Tenants	1064
Operation of Agreement - Mulgrave Park Housing Project	1069
Acquisition of Property - No. 30 Maitland Street	1069
Property Acquisition - No. 227 Brunswick Street	1070
Progress Report - Jacob Street Redevelopment Area	1070
Hiring of Experts - Claim of Nova Scotia Armature Works	1071
Expropriation Compensation - Atlantic Garage Property - No. 12 Starr St.	1072
Expropriation Compensation - Paton Property - No. 2 Maitland Street	1072
Planning Division - Staff	1073
Reception of Petitions and Delegations	1077
Appointment of Consultants to set Specifications for the Position of City Manager	1077
Resignation - Mayoralty Candidates	1078
Resolution Re- Closing Halifax County Jail	1078
Use of Incinerator During Lunch Hour	1080
Smoke Nuisance - City Hospital	1080
Job Specifications - City Manager	1081
Elasting Permits	1082
Parking of Diesel Trucks	1083
Whitman, Bern - Traffic Report	1084
Request for Land for School Purposes - County of Halifax	1084
Tax Collections for the Month of August	1085
Smoke - City Dump	1086
Administrative Report for August	1086

This report read as follows:

"I should probably say something about ability to pay. There are several formulas which are used in certain cities. One is "cost in relation to taxed assessed value". The percentage in Halifax from 5% to 22% of the total assessment in some cases. I consider this formula a very poor yardstick, owing to the different methods of assessment in use today. There is also the relationship of debt service charges to total tax revenue."

C. A. VAUGHAN,
MAYOR AND CHAIRMAN.

R. H. STODDARD,
CITY CLERK.

Dr. Norton

CITY COUNCIL
SPECIAL MEETING
MINUTES

Council Chamber,
City Hall,
Halifax, N. S.,
September 26, 1960,
8:00 P. M.

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

After the meeting was called to order and before considering the regular order of business the members of Council attending, led by the City Clerk, joined in repeating the Lord's Prayer.

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

Also present were Messrs. L. M. Romkey, R. H. Stoddard, W. J. Clancey, G. F. West, L. Mitchell, J. L. Leitch, J. F. Thomson, K. M. Munnich, V. W. Mitchell and H. K. Randall.

FINANCIAL PROJECTION - REDEVELOPMENT

A report was submitted from the Acting City Manager, dated September 15, 1960, attaching the following schedules:

SCHEDULE NO.1 - is a projection of our Redevelopment Program and Planning. The figures in this Schedule are mostly estimated and should not be considered exacting, but could be used as a guide to City Council for future consideration of Redevelopment Projects.

SCHEDULE NO.2 - is an amended Capital Expenditure Budget for the years 1960 to 1965 inclusive, together with Redevelopment and Housing Projects under consideration at the present time.

SCHEDULE NO.3 - reflects our Net Debenture Debt - 1951 to 1963 inclusive.

SCHEDULE NO.4 - analyzes our present Debt Service Charges and gives a projection of our future debt payments.

SCHEDULE NO.5 - shows the relationship of Debt Service Charges to total expenditures and total tax receipts.

His report read as follows:-

"I should probably say something about ability to pay. There are several formulas which are used in certain cities. One is "debt in relation to taxed assessed values". The percentage is anywhere from 8% to 22% of the total assessment in some cities. I consider this formula a very poor yardstick, owing to the different methods of assessment in use today. There is also the relationship of debt service charges to total tax receipts.

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The net per capita debt would seem to me to be a fairly good indication as to how far we could go with our capital spending. Our net per capita debt today is \$209.70 which I consider high, and we should realize that every time we increase our debt service charges by \$17,800. we are adding one point to our residential tax rate, or if we want the business rate to carry the additional burden, it would mean that when we increase debt service charges by \$10,400.00 we are adding one point to our business tax rate.

When we are planning for the future, regardless of how desirable the project may be, we must also consider the burden to the taxpayer, and whether he has the ability to pay, and what effect it is going to have on new industry coming into our City.

Although SLUM CLEARANCE and REDEVELOPMENT are both very desirable, we must proceed with caution."

Alderman O'Brien: "The figures which are produced here are useful to Council and the Redevelopment Committee in helping us to judge where we are going and what we can afford. But, I don't feel that we have yet sufficient figures to give us all the information we should have. I don't think those figures can be gathered very easily but they are figures which should be gathered when we have a new City Manager and the staff time to get the figures.

"The question is how much can we afford? This is the question we had when the Capital Budget was here. The Acting Manager starts out by saying, 'I should, probably, say something about ability to pay'. What does he say about it? He says there are three yardsticks, he lists one, 'debt in relation to taxed assessed values'. He casts that aside, for good reason, although it is possible to equalize assessment figures, as Judge Pottier did a few years ago for Educational Finance in Nova Scotia, and to secure a yardstick from that source. However, if we leave that aside; his second possibility is 'the relationship of debt service charges to total tax receipts', but he does not, in the figures, project what we can afford over the next ten years or show what the costs are likely to be on this relationship basis. He shows what has been, I think, over the last ten years from 1951 to 1960. So, on the second basis, which he doesn't comment on, he doesn't go forward with the figures. Then, he says 'the net per capita debt would seem to me to be a fairly good indication as to how far we could go with our capital spending'. He then says, 'our net per capita debt is \$209.70', which he

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considers high, but he doesn't make a projection on that forward either. This requires an estimate of population change, as well as the other figures, to determine what, on the basis of the Capital Budget that's here, our net per capita debt would be two, five or ten years from now. How can we say that \$209.00 is high enough; if we are spending too much, too little or about the right amount, if we don't show what the per capita debt would be, say five years from now. We still don't have the evidence as to what we can afford. In his second last paragraph he says, 'when we are planning for the future, regardless of how desirable the project may be, we must also consider the burden to the taxpayer, and whether he has the ability to pay, and what effect it is going to have on new industry coming into our City'. I think, in writing this sentence, he was taking a sort of pessimistic, cautious or conservative view. I would, personally, be inclined to revise this in the light of the lack of information, in this way, to say that we must also consider the burden to the taxpayer, if the Redevelopment Programme is proceeded with, and if it is not proceeded with, because we should be making a comparison of the net resulting cost to the City if we do nothing about Redevelopment, if we do a lot about it, and if we do part of it. There are things which would happen such as assessments falling in old areas if we don't proceed with Redevelopment. Someone should attempt, some day, to put a rough figure on these items, and put them into the Balance Sheet so that we could see what would happen, roughly, if we don't proceed with Redevelopment and if we do. In the latter part of his last sentence, 'we should look to see what effect it is going to have on new industry coming into our City'; we should look to see what effect it will have for or against. The implication of the sentence is that proceeding with Redevelopment might discourage new industry coming because of the effect on tax rates, but there is a possibility that Redevelopment may encourage industry because of our good housekeeping in opening up areas where industry can settle in a properly planned section of the City. His final sentence is, 'although Slum Clearance and Redevelopment are both very desirable, we must proceed with caution'. I would say

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we must proceed with a greater knowledge of all the pertinent facts based on a Master Plan and a long-range financial plan covering its implementation and its relation to the provision of all Civic Services as seen through forecasts about Current and Capital Budgets. All I would like to see is more information, further than we have here now, so that we can make good decisions in the years ahead on further Redevelopment work."

His Worship the Mayor: "At this moment, we don't have all the facts, and one of the tools that we should have in our possession is the fact that we cannot tell from our Assessment Record, at the moment, what our position is year by year, in change of assessment values. In our Assessment Report is listed the change in assessment from year to year; this includes construction, any change in valuation brought about by economic conditions, and so on. We do not have possession of the information and we should have had this a long time ago to deal with this problem. What Mr. Romkey has given us is a straight line projection, assuming all things ~~con-~~tinued equal in the years to come. If you take a line and go down from the years past, it is reasonable to assume that likely the projected line will continue on the same curve or close to the same curve in the years to come. I have asked the Assessor's Department to prepare information and maintain it, year by year, to show when it came on the books for the first time, as commercial or residential property and what the change is, generally, in assessments throughout the City. In this way, the Council and Officials will know what they can count on by way of new assessments. In this way too, Council can assess the value of the Redevelopment Programme as it affects the business, industrial and commercial development of the community. For instance, we are going to get quite a substantial increase in taxation, over the next few years, from the new Shopping Centre on Mumford Road. That's only one. If you go about the City, you will find a number of smaller units being built; the new Firestone Building on Gettingen Street; a Clothing Firm on Cogswell Street; many buildings of this type are still going up, and I think the Building Records will show this. One way we can get it is by relating somewhat our Building Inspector's Reports, for the year, for new

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construction and project from that. I have also asked Mr. Romkey to show what our maturities are over the years, too, because we are retiring debt consistently too. From 1945 to 1958, the cost of carrying the Capital Program has changed quite a bit in relation to percentage figures. For instance, 1946 was the highest year. In that year 27.44% of the City's Budget went to pay for carrying charges on Debt Retirement. Now, it is down to 20.96% of the Budget. Interest Charges reached a high in that year, 17.8% of the City's Budget. In 1959, it was down to 8.33%, despite the fact that, in recent years, there has been an upswing in interest rates."

Alderman Lloyd: "At this point, these are percentages in relation to what figures?"

His Worship the Mayor: "To the Current Budget."

Alderman Lloyd: "For the total receipts?"

His Worship the Mayor: "Yes."

Alderman Lloyd: "The total receipts, including all grants?"

His Worship the Mayor: "Yes. Mr. Romkey's projection does not include anything by way of grants in lieu of taxes from the Federal Government. It was certainly an assured tax receipt. An amount in lieu of it is certainly an assured income. When we have more time, I think we could, probably, make some other observations. We have already made a decision, I believe, at least tentatively, that we would apply the gross receipts from the Prefab Sale to the City's share of the Westwood Park Development. This is the proper use of this money. We got it from housing and we put it back into housing. We have before us, tonight, this programme of redevelopment, but we do not have anything by way of phasing or when we are going to be required to issue Bonds to cover this."

Alderman Lloyd: "I must say this. I have been disappointed, in the past, that a much more profound study of all the factors which influence financing, had not been made available to us from our former City Manager. I have spoken to him on several occasions about these needs and he indicated, with some support, that it was difficult to find very reliable measures of ability to pay. The best you could get was a sort of an outside limited thing. You

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could never do a precise job on the matter.

"I think Mr. Remkey, in essence, has brought to your attention, pretty well, what is the practice of Canadian cities but, I do not think that Canadian cities, generally, do justice to themselves or the taxpayers they represent with the inadequate information which they endeavour to obtain from their Administration and that is not the fault of the Commissioners of Finance, or Managers. It is the fault of a practice which has grown up for years not to delve too deeply into the economics of your City. This is a throw-back to the time when the Government even mentioned some statistics to private industry, you were intruding upon the freedom of the free-enterprise system. As we have grown along in this ever-changing world, we now recognize that to be useful to private enterprise and in many things we have to greatly increase our statistical knowledge of all the factors which influence such things as 'ability to pay', for example, until you can find a series of measures which will give you a sense of direction as to where you are heading in taxation. Now, that ~~does~~ mean, in my opinion, that your City Manager's Office, because it requires a great deal of information to control and supervise the work of the various Heads of the Departments, should as a by-product of that work be able to compile statistics of the kind that Alderman O'Brien, and quite properly, feels is necessary before you can make any kind of practical projection of debts and taxation. There is a job of work to be done, and it is a matter of organization as I see it, with the City Manager. I am sure you will find Mr. Remkey most anxious to co-operate and give you more information, if it is obtainable. Once you move from the position of a responsible and capable Accountant, in the Municipal Field, and you get into the Field of economic study, ~~then you~~ are going beyond the qualifications. Mr. Remkey says, 'I don't quite have the qualifications but I am proud of my accomplishments as an Accountant in the Municipal Field'. I think, in that Field, he is a very valuable and excellent Civil Servant. It is no discredit, however, to point out that in our City we have made no provision for the kind of objective statistical studies which are so essential to the kind of projection which we seek in the matter of control of our debt charges in our Capital expenditures. This is

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the job which has to be organized."

Alderman O'Brien: "I would like to ask a question based on your statement that you had asked the Assessor for information on the new kind of assessment. I wonder if it would be possible to organize the material to show sections of the City other than Wards; say the Redevelopment area, downtown, older parts or business districts. If we had assessment figures on that basis, we could see what was happening in the various parts of the City which would be useful in planning further Redevelopment measures. Where the Wards mostly run from the Arm to the Harbour, don't give you much valuable information, because the western side of the Ward has been going up in assessment while the eastern side is going down. It seems to me that some thought should be given to the organization of a Statistical Assessment Department to be more useful for our purposes."

His Worship the Mayor: "You are quite right. I think if you noticed in Ward 5, for instance, it has no supporting west end to it. I notice the years from 1945 to 1960 it has not had the change in assessment that the other Wards have had for this very reason. It is difficult to judge and make calculations, until we get more figures and more information made available to us. For too long a time the Assessing Department had only one responsibility, and that may still be their responsibility under the Law but, as we get more into the Redevelopment Programme, we are going to require the Assessing Department to give us more information. Now, Mr. Thomson could give us the information we are talking about tonight, but the number of man-hours necessary to seek out the information would make it impossible for him to carry out his work of assessment. Therefore, I say, some new system must be devised whereby the records may be kept. It may be necessary to introduce a Card Punch System, in the Assessing Department, with the I. B. M. Machine, which will produce the answers you want from the machine."

Alderman Lloyd: "That is what I say, Your Worship, this is obviously part of the organization. It is the responsibility, as I see it, of the next City Manager to have the capabilities to direct or, in my opinion, he is not a capable or qualified City Manager."