

DARTMOUTH CITY COUNCIL MINUTES

VOLUME 1965

<u>DATE</u>	<u>NO. OF PAGES</u>
January 5	24
January 19	10
February 2	11
February 8	5
March 2	15
March 4	5
March 13	5
March 15	3
March 17	3
March 22	2
March 24	10
March 30	6
March 31	3
April 6	18
April 12	28
April 21	9
April 22	2
April 27	3
May 4	18
May 25	7
May 26	7
June 1	25
June 23	7
July 5	4
July 6	22
July 22	8
August 3	8
August 4	1
August 9	9
August 19	4
September 7	12
September 8	5
September 13	3
September 15	5
September 24	2

<u>DATE</u>	<u>NO. OF PAGES</u>
October 15	3
October 15	6
October 19	17
October 19	15
October 21	6
October 22	4
October 22	2
November 2	13
November 9	7
November 22	8
November 23	11
December 1	3
December 7	18
December 8	2
December 13	6

Dartmouth, N. S.

January 5, 1965.

Regularly called meeting of Dartmouth City Council
held this date at 8:00 p.m.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
Hull
MacNeil
Sanford
Stubbs
Skinner
Whitworth
Moore

Clerk-Administrator C. A. Moir
City Solicitor J. G. Kavanagh

On behalf of Council His Worship Mayor Zatzman
welcomed the large audience, in particular a group of Columbian
Squires.

APPROVE MINUTES

It was moved by Aldermen Thornhill and Stockall and
carried that Minutes of the December 1st meeting of Council be
approved as circulated.

PUBLIC HEARING
REZONE ALFA SUBDIV.

At the December 1st meeting of Council this date was
set for Public Hearing of a request to rezone property known as
Alfa Subdivision.

Council considered an amendment to By-law No. 74 as
follows:

- (1) By creating Map A-39 in which the area colored in yellow
is rezoned from R-1-A Zone to R-4 Zone; the area colored
in orange is rezoned from R-1-A and R-4 Zone to R-2-A
Zone; the area colored in green is rezoned from R-1-A
Zone to P-A Zone; the area cross-hatched in brown is
rezoned from R-1-A Zone and R-4 Zone to C-1-A Zone.
- (2) Appendix "A" is amended in indication of zoning and color
to conform with Section 1 of this amendment.

Copies of letter from Mr. C. S. Ramsay registering an
objection to the proposed rezoning were previously circulated to
members of Council.

It was moved by Alderman Thornhill, seconded by Alderman
Stubbs that leave be given to introduce the amendment to By-law No. 74
and that it now be read a first time.

Motion carried.

It was moved by Alderman Stockall, seconded by Alderman Pettipas that the amendment be read a second time.

During discussion on the motion Alderman Skinner advised Council that he had been informed by Mr. Ramsay that at the time of registering his objection he had not seen the plans of Subdivision.

Following explanation of the proposed rezoning by Alderman Skinner Mr. Ramsay indicated he had no further objection unless he appeared at this meeting. A call for Mr. Ramsay indicated he was not present.

Motion carried.

Third reading of the amendment to By-law 74 was deferred.

PUBLIC HEARING
REZONE WILDWOOD LAKE
AREA

At the December 1st meeting of Council this date was set for Public Hearing of proposed rezoning of the Wildwood Lake area.

Council considered an amendment to By-law No. 74 as follows:

- (1) By creating Map A-38 in which the area colored in red is rezoned from G Zone to R-1-A Zone.
- (2) Appendix "A" is amended in indication of zoning and color to conform with Section 1 of this amendment.

Copies of letter from Mr. Gerald T. Greenough objecting to the proposed rezoning were previously circulated to members of Council.

It was moved by Alderman Skinner, seconded by Alderman Stockall that leave be given to introduce the said amendment to By-law No. 74 and that it now be read a first time. Motion carried.

It was moved by Alderman Stubbs, seconded by Alderman Granfield, that the amendment be read a second time.

During discussion on the motion Alderman Stubbs stated that the petition for rezoning originated with residents of the area which is presently zoned General Building, since restrictive covenants in their deeds did not protect their properties from any future construction which might take place in the area.

The Clerk-Administrator read the Director of Planning's report in this matter, recommending the rezoning as requested, with the understanding that the Planning Board and Council may wish to change the zoning of the undeveloped areas when the Development Plan is completed.

Motion for second reading carried.

Third reading of the by-law amendment to By-law 74

was deferred.

PROTEST - CONDITION
OF ROAD
WINDWARD AVE.

Copies of letter signed by 16 residents of Windward Ave.,

requesting permission to appear before Council to protest against the condition of Windward Avenue were previously circulated to members of Council. On motion of Aldermen Sanford and Skinner Council heard Mr. Gordon Holt, 22 Windward Avenue, speak on behalf of the residents.

On motion of Aldermen Stockall and Thornhill the following Resolution was unanimously adopted:

NO. 10 WHEREAS Eljay Realty Company Limited, on the 3rd day of October, 1962, mortgaged certain lands in the City of Dartmouth to the said City, to secure the performance of work in relation to a portion of Selma Drive, Windward Avenue and Lea Street as required by the Subdivision Regulations made pursuant to Section 27 of the Town Planning Act in force at the date of the said mortgage;

AND WHEREAS the said work has not been performed;

AND WHEREAS it is provided in the said mortgage, in effect, that the cost of any of the said work done by the City of Dartmouth shall be deemed to be an advance under the said mortgage and shall thereupon become due and payable.

BE IT THEREFORE RESOLVED that:

1. the City of Dartmouth do such work on the streets particularly described in the said mortgage, namely a portion of Selma Drive, Windward Avenue, and Lea Street, as may be necessary to comply with the Subdivision Regulations made pursuant to Section 27 of the Town Planning Act and in force on October 3, 1962; and
2. the City of Dartmouth take the necessary steps to recover from Eljay Realty Company Limited the cost of doing the said work, including any legal proceedings for the realization of the security represented by the said mortgage.

PROSECUTION
S.S. KRESGE CO. LTD.

Council considered a letter from Mr. Gordon L. S. Hart, Solicitor for the City in an action against S. S. Kresge Co. Ltd. for violation of the Early Closing By-law.

Mr. Hart advised that following conviction on the offence as charged, in Magistrate's Court, December 1, 1964, the Defendant has launched an appeal to the County Court and the appeal will be set down for hearing sometime in February or March of 1965. Mr. Hart requested Council's instructions to proceed with the appeal in the usual manner.

Mr. Hart also stated that the Defendant has not indicated whether he intends to abide by the closing by-law after the first of

the year and he requested instructions re application for an injunction to prevent the continued breach of the By-law under Section 400 of the City Charter. This procedure has never been tested before the Courts but in Mr. Hart's opinion the Charter authorizes the application to the Court for an injunction, and this appears to be the only satisfactory remedy under the circumstances.

It was moved by Alderman Stubbs that this matter be tabled until completion of the agenda and that Council meet in camera for discussion. There was no seconder to the motion.

It was moved by Aldermen Sanford and Stockall and carried that the firm of Hart and Davis be engaged to act on behalf of the City in this appeal and that they be authorized to apply for an injunction to prevent a continuing breach of the by-law under Section 400 of the City Charter. Alderman Whitworth voting against.

During discussion on the motion His Worship stated that Mr. Hart had not indicated that the City might be liable for loss of business resulting from the injunction should the Magistrate's decision be reversed by the County Court. Should the Defendant's appeal be upheld the City might be liable for Court Fees.

REZONING-PENHORN MALL
EXTENSION OF TIME

Council considered a letter from W. J. Drewitt and Associates requesting an extension of time regarding the zoning of properties required for the Penhorn Mall project, from November 1st for a further six-month period.

It was moved by Alderman Benzley that this letter be received and filed. There was no seconder to the motion.

It was moved by Aldermen Stubbs and Stockall and carried that the request be granted.

C.E. MACCULLOCH
OFFER HOSPITAL
SITE

Copies of letter from Charles E. MacCulloch, making a formal offer to donate for the purpose of the proposed hospital a site of approximately 11.5 acres adjoining the Circumferential Highway and Crichton Avenue, were previously circulated to members of Council.

Also circulated was a further letter from Mr. MacCulloch setting out the terms on which MacCulloch and Company Limited is prepared to make this gift to the City.

It was moved by Aldermen Thornhill and Stockall and carried that Mr. MacCulloch's letters be received with thanks and referred to the Hospital Committee for comment and report.

PROV. GOVT. RE
HOSPITAL SITE

On motion of Aldermen MacNeil and Sanford the following

item was added to the agenda.

Council considered a letter from the Minister of Public Health, advising that the Provincial Government is agreeable to make available to the City for hospital purposes a site immediately opposite the Nova Scotia Hospital, or sufficient of it for the City's purposes, subject to negotiation between the City and the Province.

Mr. Donahoe advised that the normal practice is for the Government to have the property valued and to require payment on the basis of actual value. Instructions have been issued for an appraisal to be made.

It was moved by Aldermen Sanford and Thornhill and carried that the Minister's letter be referred to the Hospital Committee.

MONTHLY REPORTS

It was moved by Aldermen Sanford and Skinner and carried that the following Monthly Reports be received and filed:

Medical Health Officer
Victorian Order of Nurses
Chief of Police
Fire Chief
Building Inspector

CHILDREN'S
HOSPITAL
APPEAL

Report was received from the Finance and Executive

Committee advising that the Committee had considered a letter from the Children's Hospital Appeal and from the City of Halifax concerning a request for assistance in financing the construction of a new Children's Hospital.

The Committee recommends the approval of a Grant in the amount of \$250,000 to the Children's Hospital Construction Fund - payment to be made over a 20-year period.

It was moved by Aldermen Thornhill and Whitworth that the Finance and Executive Committee report be adopted.

It was moved in amendment by Aldermen Stubbs and Whitworth that this request be tabled until consideration of the 1965 Estimates.

The amendment was defeated. Aldermen Beazley, Stubbs and Whitworth voting for.

The motion was then put and carried. Voting against: Aldermen Beazley and Stubbs.

AMEND BRIDGE
LEGISLATION

Report was received from the Finance and Executive

Committee recommending the adoption of the following:

"That upon the Provincial Government guaranteeing the Bonds or Debentures of the Bridge Commission for the purpose of the construction of a second Bridge across Halifax Harbour, the City may be agreement with the Province undertake to reimburse the Province for any sum or sums that the Provincial Treasurer may pay in Interest or Principal, or Interest and Principal, which the Commission is unable to pay in the following proportions:

Province of Nova Scotia	60%
City of Halifax	22%
City of Dartmouth	13%
Mun. of the County of Halifax	5%

The Finance and Executive Committee further recommends that the City of Dartmouth request an amendment to the Bridge Commission Legislation to permit the City to name two members on the Halifax-Dartmouth Bridge Commission.

It was moved by Aldermen Thornhill and Sanford and carried that the Finance and Executive Committee report be adopted. Aldermen Whitworth and Stubbs voting against.

During discussion on the motion Alderman Stubbs stated that the Committee had also been asked to study the sections referring to the assessments on Commission-owned property. She stated that at the appropriate time on the agenda she would give notice of motion to this effect.

SCHOOL SITE
ALBRO LAKE AREA

Report was received from the Finance and Executive Committee re acquisition of land in the Albro Lake area from F. M. Leaman Limited to be used as a school site. The report was accompanied by a report from the Clerk-Administrator recommending that following negotiations with Mr. Leaman the 4.75 acres involved be accepted as a school site at a price of \$4,500 per acre.

At a meeting held December 15 the Finance and Executive Committee adopted the Clerk-Administrator's report and recommended same to Council for approval.

It was moved by Aldermen MacNeil and Brownlow and carried that the Finance and Executive Committee report be adopted.

WITHDRAWAL
SPECIAL RESERVE
FUND

Report was received from the Finance and Executive Committee re withdrawal of \$8,000 from the Special Reserve Fund to cover cost of installation of wall and fence on a portion of Park Avenue park area.

At a meeting of the Finance and Executive Committee held December 15 the Committee adopted, and recommends to City Council, a recommendation from the Clerk-Administrator that City Council request the approval of the Minister of Municipal Affairs to the withdrawal of a maximum amount of \$8,000 from the Special Reserve Fund to cover the cost of this installation.

It was moved by Aldermen Stubbs and Thornhill and carried that the Finance and Executive Committee report be adopted.

AWARD TENDERS
FIRE DEPT.
VEHICLES

Report was received from the Public Safety Committee advising that tenders for the supply of vehicles for use in the Fire Department have been considered and recommending acceptance of the following:

1,200 Gallon Tank Truck

Proposal "A" of King Seagrave Ltd. in the amount of \$16,069.00. Delivery 45-60 working days after receipt of order and receipt of chassis at their plant.

1,250 Gallon Per Minute Pumper

The tender submitted by LaFrance Fire Engine & Foamite Limited in the amount of \$34,530.00.

It was moved by Aldermen MacNeil and Granfield that the Public Safety Committee report be adopted.

On motion of Aldermen Skinner and Beazley Council heard Mr. Hugh McKinley, representing Mack (Maritimes) Distributors Ltd. in Dartmouth. Mr. McKinley stated that he had received a copy of the tender call which had been forwarded to the factory for preparation of quotation. The Company's tender was not accepted due to not meeting specifications. He stated he had requested that the awarding of the tender be postponed and that the Company be given an opportunity to re-tender, since there had been a change in the specifications. He stated he was quite sure that his Company's equipment was capable of producing 1,250 gallons per minute.

The Fire Chief stated that no allowances were made for any one Company. A check of the tender submitted by Mack Manufacturing Company would show that their equipment can produce 1,050 gallons per minute, at 150 lbs. pressure, irregardless of Mr. McKinley's verbal statement.

Motion carried.

IMPROVEMENTS-CITY
HALL RE COURT AND
LIBRARY FACILITIES

Report was received from the Public Works, Water and Sewerage Committee advising that the Committee, through a sub-committee, has studied the need for improvements to the courtroom and library facilities located in the basement of City Hall.

The Committee has also studied the feasibility of converting facilities at City Hall to provide adequate library and museum facilities.

The Committee recommends as follows:

- (1) The installation of a separate entrance to the library facilities and the construction of a wall between the entrance to the library and the office and corridor space used as a solicitor's office. All as shown on plan attached. The estimated cost of this construction is approximately \$1,700.
- (2) That the services of D. J. Webber, Architect, be engaged to explore the possibility of modifying the existing City Hall to provide quarters for a library-museum and to project a new City Hall office-type building, staff requirements to be made known to Mr. Webber.

It was moved by Aldermen Stockall and Hampson that the Public Works, Water and Sewerage Committee report be adopted.

Alderman Pettipas questioned the effect of this recommendation on the City Centennial project for a Library-Museum. His Worship stated that in the over-all picture, if the second recommendation proved feasible, a considerable saving for the City would result. On that basis he had contacted the Provincial Centennial Committee to ascertain if the \$100,000 Grant approved for the Centennial project might be forthcoming if the present City Hall were converted to a library-museum. After considering all details, and the possibility of an over-all saving to the City, Mr. Donahoe agreed verbally in principle, that the Grant would be forthcoming. Approval from the Federal Committee is also necessary, members of that Committee will be in the City this coming week end, at which time the proposal will be discussed with them.

Alderman Granfield stated that apart from newspaper reports concerning this matter, this is the first official indication he had had concerning overcrowded conditions in City Hall.

It was moved in amendment by Aldermen Granfield and Skinner that the first recommendation of the Public Works, Water and Sewerage Committee be adopted, but that the second recommendation be

referred back to the Committee for further investigation and report to Council.

Alderman Stockall, chairman of the sub-committee, stated that without further technical advice the committee could do no more than submit approximate estimates of cost.

Alderman Moore stated that the possibility of extending the present City Hall upwards to provide the needed office space should also be considered.

His Worship suggested that a report submitting a definite cost for architect's services, as recommended, would be the Committee's next step.

Alderman Skinner suggested that much has been said about the saving involved but that the cost involved should also be considered.

Alderman MacNeil stated that it was important that the status of the Centennial Grant be established before further steps are taken.

Alderman Beazley stated in his opinion the matter was of such importance as to warrant a plebiscite.

In answer to a question from Alderman Brownlow regarding the first recommendation, the Clerk-Administrator stated that the improvements recommended did not cover all the requirements suggested by the Magistrate.

Alderman Stubbs asked that immediate attention be given to the remainder of these requirements.

The amendment was put and carried.

Report was received from the Board of School Commissioners recommending that the following tenders for furniture and equipment for the Tam O'Shanter School be awarded:

AWARD TENDERS
FURNITURE &
EQUIPMENT
TAM O'SHANTER
SCHOOL

H.H. Freeman Mfg. Ltd.	\$1,575.00
Seaman-Cross Ltd.	43.50
Oxford Desk Limited	624.00
Nadeau & Nadeau Limited	120.00
Allied Industrial Supplies Ltd.	238.60
Smith Corona (Canada) Ltd.	390.00
Morley Music Centre Ltd.	250.00
Ven Roz Products Ltd.	309.50
The Morris Saffron Company Ltd.	1,174.05
Moyer Division, Vilas Industries Ltd.	110.00
Gostetner (Canada) Limited	357.00
EMI Cossor Electronics Ltd.	99.50
The Camera Shop	595.00
Reid Sweet Limited	66.95
Sports Equipment of Toronto Limited	381.30

Myers Sport Shop Ltd.	\$ 237.60
Empire Stores	440.20
Sumner Company Ltd.	5.66

Total \$ 7,017.86

It was moved by Aldermen Brownlow and Stubbs and carried that the Board of School Commissioners report be adopted.

APPOINT ARCHITECT
JR. HIGH SCHOOL
WESTPHAL

Report was received from the Board of School Commissioners recommending that City Council appoint an architect for the proposed junior high school which is required in September, 1965, in the Westphal area.

It is further recommended that the plans for the Caledonia Junior High School be used as a basis for this school and modified where necessary and further that application be made to the Municipal Development and Loan Fund for financial assistance in carrying out this project.

It was moved by Aldermen Brownlow and Sanford and carried that the Board of School Commissioners report be adopted and referred to the Finance and Executive Committee.

UNSANITARY
CONDITIONS

113A LAKECREST DR. attaching a copy of report from the Assistant Building Inspector regarding property 113A Lakecrest Drive, owned by Mrs. Donna M. Neal.

Following receipt of this report, the owner was notified by Registered Mail on November 18 of the conditions which must be corrected. To date, no attempt has been made to carry out the necessary repairs recommended.

City Council is requested to take appropriate action under City of Dartmouth By-law by adopting attached resolution No. 3.

It was moved by Aldermen Thornhill and Sanford and carried that the following resolution be adopted:

NO. 3. WHEREAS City Council of the City of Dartmouth has reviewed the report of the Building Inspector concerning the dilapidated condition of the property located at 113A Lakecrest Drive in the City of Dartmouth owned by Mrs. Donna M. Neal;

BE IT RESOLVED that the City Council hereby declares that the building located on the property known as 113A Lakecrest Drive is by reason of its dilapidated state, in an unsafe condition as regards to danger from fire and risk of accident;

AND BE IT FURTHER RESOLVED that the City Clerk-Administrator be directed to give notice in writing to the owner of the said lands and building pursuant to Article 7 of the Building By-laws of the City directing the said owner forthwith to put such building in safe condition or demolish the same;

AND BE IT FURTHER RESOLVED that should the said owner fail to forthwith put such building or part thereof in a safe condition or demolish the same that the Clerk-Administrator be directed to cause such building to be demolished and to take such proceedings as may be required to recover the cost thereof from the said owner.

UNSLIGHTLY
CONDITIONS

Report was received from the Clerk-Administrator
113 LAKECREST DR. attaching copy of report from the Assistant Building Inspector regarding property 113 Lakecrest Drive, owned by Mrs. Donna M. Neal.

Following receipt of this report, the owner was notified by Registered Mail on November 19 of the conditions which must be corrected. To date, no attempt has been made to carry out the necessary repairs to the dwelling or to have same connected to City sewer.

City Council is requested to take appropriate action under City of Dartmouth By-laws.

On motion of Aldermen Sanford and Brownlow the following resolution was unanimously adopted:

NO. 4. WHEREAS the City Council of the City of Dartmouth is not satisfied that existing provisions for drainage of the property of Mrs. Donna M. Neal at 113 Lakecrest Drive in the City of Dartmouth are adequate;

BE IT RESOLVED that Mrs. Donna M. Neal, being the owner of property known as 113 Lakecrest Drive in the City of Dartmouth be required to immediately construct a house sewer and connect the same with the public sewer on Lakecrest Drive.

UNSLIGHTLY
CONDITIONS
4 KUHN ROAD

Report was received from the Clerk-Administrator attaching copy of report from the Assistant Building Inspector regarding property 4 Kuhn Road, owned by Mr. Walter Noseworthy.

Following receipt of this report, the owner was notified by Registered Mail on November 19 of the conditions which must be corrected. To date, no attempt has been made to carry out the recommended repairs.

City Council is requested to take appropriate action under City of Dartmouth By-laws.

On motion of Alderman Stockall and Sanford the following resolution was unanimously adopted:

NO. 5. WHEREAS City Council of the City of Dartmouth has reviewed the report of the Building Inspector concerning the dilapidated condition of the property located at 4 Kuhn Road in the City of Dartmouth owned by Mr. Walter Noseworthy;

BE IT RESOLVED that the City Council hereby declares that the building located on the property known as 4 Kuhn Road owned by Mr. Walter Noseworthy is by reason of its dilapidated state in an unsafe condition as regard to danger from fire and risk of accident;

AND BE IT FURTHER RESOLVED that the City Clerk-Administrator be directed to give Notice in writing to the owner of the said lands and building pursuant to Article 7 of the Building By-laws of the City directing the said owner forthwith to put such building in safe condition or demolish the same;

AND BE IT FURTHER RESOLVED that should the said owner fail to forthwith put such building or part thereof in a safe condition or demolish the same that the Clerk-Administrator be directed to cause such building to be demolished and to take such proceedings as may be required to recover the cost thereof from the said owner.

UNSATISFACTORY
CONDITIONS
43 ERSKINE ST.

Report was received from the Clerk-Administrator attaching copy of report from the Assistant Building Inspector regarding property 43 Erskine Street, owned by Estate of Elizabeth Crowell.

Following receipt of this report, the owner was notified by Registered Mail on November 19 of the conditions which must be corrected. To date, no attempt has been made to carry out the recommended repairs.

City Council is requested to take appropriate action under City of Dartmouth By-laws.

On motion of Aldermen Sanford and Brownlow the following resolution was unanimously adopted:

NO. 6. WHEREAS City Council of the City of Dartmouth has reviewed the report of the Building Inspector concerning the dilapidated condition of the property located at 43 Erskine Street in the City of Dartmouth owned by Estate of Elizabeth Crowell;

BE IT RESOLVED that the City Council hereby declares that the building located on the property known as 43 Erskine Street owned by Estate of Elizabeth Crowell is by reason of its dilapidated state in an unsafe condition as regards to danger from fire and risk of accident;

AND BE IT FURTHER RESOLVED that the City Clerk-Administrator be directed to give Notice in writing to the owner of the said lands and building pursuant to Article 7 of the Building By-laws of the City directing the said owner forthwith to put such building in safe condition or demolish the same;

AND BE IT FURTHER RESOLVED that should the said owner fail to forthwith put such building or part thereof in a safe condition or demolish the same that the Clerk-Administrator be directed to cause such building to be demolished and to take such proceedings as may be required to recover the cost thereof from the said owner.

UNSATISFACTORY
CONDITIONS
4 NOVWOOD DR.

Report was received from the Clerk-Administrator attaching copy of report from the Assistant Building Inspector regarding property 4 Novawood Drive, owned by Mr. Harold Graham.

Following receipt of this report, the owner was notified by Registered Mail on November 17 of the conditions which must be corrected. To date, no attempt has been made to carry out the repairs recommended.

City Council is requested to take appropriate action under City of Dartmouth By-laws.

On motion of Aldermen Sanford and Brownlow the following resolution was unanimously adopted:

NO. 7. WHEREAS City Council of the City of Dartmouth has reviewed the report of the Building Inspector concerning the dilapidated condition of the property located at 4 Novawood Drive in the City of Dartmouth owned by Mr. Harold Graham;

BE IT RESOLVED that the City Council hereby declares that the building located on the property known as 4 Novawood Drive owned by Mr. Harold Graham is by reason of its dilapidated state in an unsafe condition as regards to danger from fire and risk of accident;

AND BE IT FURTHER RESOLVED that the City Clerk-Administrator be directed to give Notice in writing to the owner of the said lands and building pursuant to Article 7 of the Building By-laws of the City directing the said owner forthwith to put such building in safe condition or demolish the same;

AND BE IT FURTHER RESOLVED that should the said owner fail to forthwith put such building or part thereof in a safe condition or demolish the same that the Clerk-Administrator be directed to cause such building to be demolished and to take such proceedings as may be required to recover the cost thereof from the said owner.

UNSATISFACTORY
CONDITIONS
17 KUHN DRIVE

Report was received from the Clerk-Administrator attaching copy of report from the Assistant Building Inspector regarding property 17 Kuhn Drive, owned by Mr. Wilfred F. Terrio.

Following receipt of this report, the owner was notified by Registered Mail on November 19 of the conditions which must be corrected. To date, no attempt has been made to carry out the recommended repairs.

City Council is requested to take appropriate action under City of Dartmouth By-laws.

On motion of Aldermen Sanford and Brownlow the following resolution was unanimously adopted:

NO. 8 WHEREAS City Council of the City of Dartmouth has reviewed the report of the Building Inspector, dated November 18, 1964, concerning the dilapidated condition of the property located at 17 Kuhn Drive in the City of Dartmouth then owned by Mr. Wilfred F. Terrio;

AND WHEREAS the said property was purchased at a Tax Sale on December 21, 1964, by Crestpark Realty Limited, Silverman Real Estate Limited and Family Realty Limited;

BE IT RESOLVED that the City Council hereby declares that the building located on the property known as 17 Kuhn Drive owned by Mr. Wilfred F. Terrio and subsequently purchased at Tax Sale by Crestpark Realty Limited, Silverman Real Estate Limited and Family Realty Limited is by reason of its dilapidated state in an unsafe condition as regard to danger from fire and risk of accident;

AND BE IT FURTHER RESOLVED that the City Clerk-Administrator be directed to give Notice in writing to the owner of the said lands and building and the said purchasers pursuant to Article 7 of the Building By-laws of the City directing the said owner forthwith to put such building in safe condition or demolish the same;

AND BE IT FURTHER RESOLVED that, should the said owner or the said purchasers fail to forthwith put such building or part thereof in a safe condition or demolish the same that the Clerk-Administrator be directed to cause such building to be demolished and to take such proceedings as may be required to recover the cost thereof from the said owner.

UNSATISFACTORY
CONDITIONS
COR. CLEMENT &
FENWICK STS.

Report was received from the Clerk-Administrator attaching copy of report from the Building Inspector regarding property Corner of Fenwick and Clement Streets, presently under lease by the City of Dartmouth to the Dartmouth Police Boys' Club.

Several attempts have been made to have the Dartmouth Police Boys' Club Association correct the condition of this building. To date, very little work has been carried out to complete the building. The Association appears to have become inactive.

City Council is requested to take appropriate action under City of Dartmouth By-laws.

It was moved by Aldermen Whitworth and Stubbs that this matter be referred to the Public Safety Committee for study and report at the next Council meeting.

It was moved in amendment by Alderman Granfield that resolution No. 9 be adopted. His Worship ruled that a motion of referral cannot be amended.

The motion was put and defeated. Aldermen Whitworth and Stubbs voting for.

On motion of Aldermen Sanford and Brownlow the following resolution was adopted:

NO. 9. WHEREAS City Council of the City of Dartmouth has reviewed the report of the Building Inspector concerning the dilapidated condition of the property located at Corner of Fenwick and Clement Streets in the City of Dartmouth owned by the Dartmouth Police Boys' Club Association;

BE IT RESOLVED that the City Council hereby declares that the building located on the property known as Corner of Fenwick and Clement Streets owned by Dartmouth Police Boys' Club Association is by reason of its dilapidated state in an unsafe condition as regards to danger from fire and risk of accident;

AND BE IT FURTHER RESOLVED that the City Clerk-Administrator be directed to give Notice in writing to the owner of the said lands and building pursuant to Article 7 of the Building By-laws of the City directing the said owner forthwith to put such building in safe condition or demolish the same;

AND BE IT FURTHER RESOLVED that should the said owner fail to forthwith put such building or part thereof in a safe condition or demolish the same that the Clerk-Administrator be directed to cause such building to be demolished and to take such proceedings as may be required to recover the cost thereof from the said owner.

AND FURTHER that Council indicate to the Police Boys' Club that if they wish to re-activate the Club Council will consider the matter.

Aldermen Whitworth and Stubbs voting against.

DR. IN. GE
PROBLEMS

Council considered a report from the Clerk-Administrator advising that at the December 1st meeting of Council a motion was adopted that the matter of drainage problems be referred to the Public Works, Water and Sewerage Committee and that the Clerk-Administrator be authorized to negotiate with people who own the properties through which waterways run in order to permit Works Department staff to enter private lands and clean out the ditches.

The City Solicitor was asked to check the provisions of the Dartmouth City Charter and other Provincial legislation and to advise if there is sufficient legal authority for City employees to enter private property for the purpose of maintaining drainage ditches and to advise whether the responsibility for maintenance of drainage ditches on private property is a City responsibility or that of the individual property owners.

The Solicitor has advised that in a check of the Charter and other legislation, he is unable to find any authority which would permit City employees to enter private property for the purpose of maintaining drainage ditches without the consent of the owner. This consent could be obtained either verbally or by more formal means and for the City's protection the Solicitor recommends that the consent be in writing except in unusual cases.

A landowner could authorize the City to enter his property for the above purpose by letter, in which case City employees would have mere permission to do whatever was authorized by the owner of the land in the letter.

The second method would be to obtain from the owner an easement over such portion of his property as would be necessary to maintain the ditches. If this method is adopted, it may be necessary for the City to pay a nominal consideration to the property owner.

In the event of failure of the negotiations referred to,

the City may expropriate an easement over the land.

The City would have no obligation to maintain ditches on private property which were not constructed by the City. If the City acquired the right to maintain drainage ditches in one of the manners mentioned above, it would probably also acquire the obligation to maintain them.

If it is Council's wish that the Clerk-Administrator proceed with negotiations to acquire accessibility for the Works Department to proceed with construction and maintenance of drainage ditches, it will be necessary that he be supplied with a plan of the problem areas, listing the property owners in order that those negotiations may be carried on.

It was moved by Aldermen MacNeil and Whitworth that the Clerk-Administrator be authorized to negotiate to acquire the right to enter the lands in question, and that he be supplied with a list of owners concerned, this list to be furnished by the Engineering Department.

It was moved in amendment by Aldermen Thornhill and Sanford that the Clerk-Administrator and Public Works, Water and Sewerage Committee be instructed to submit to Council the cost of acquiring these easements at the earliest convenience, and that Council base its decision on the cost.

The amendment carried. During discussion on the amendment Alderman Whitworth pointed out there were many property owners who would grant the City the right to enter their property, without cost, and Council agreed that the Clerk-Administrator have the authority to carry out verbal arrangements with property owners pending submission of the further report.

Alderman Sanford asked that the Clerk-Administrator be authorized to negotiate with D.T.S. to bring about a change in bus routes in the North end of the City in order to include the Provo Wallis Heights development. The Clerk-Administrator advised that he had discussed this matter with Mr. Dooks of D.T.S., but a report had not yet been prepared. Alderman Sanford requested that this report be submitted at the next monthly meeting of Council.

Alderman Moore asked when a meeting of the Hospital Committee will be called. His Worship stated that a meeting will be

ENQUIRIES AND
ANSWERS TO
ENQUIRIES

called as soon as all information regarding sites and the cost of same is available. He pointed out that it was only on today's date that a reply was received from the Provincial Government.

Alderman Moore asked if Water and Sewer will be installed in the Marlon Heights area this coming spring. The Chairman of the Public Works, Water and Sewerage Committee stated that this would be at Council's discretion.

Alderman MacNeil referred to a copy of a submission to a Metropolitan Transport Commission which was referred to the Regional Authority. He asked if this matter had been dealt with by the Regional Authority. His Worship stated that this submission had been forwarded to the Regional Planning Commission, and was referred to the newly-appointed Planner. A meeting of the Commission will be held tomorrow and His Worship said that he would enquire.

Alderman Whitworth enquired regarding progress towards installation of a treatment plant in the Blemont-Carlton Avenue area. The Clerk-Administrator stated that application for Federal Grant cannot be made until completion of Plans and Specifications for this project. At an earlier meeting of the Public Works, Water and Sewerage Committee the Engineer indicated that these Plans and Specifications would be ready early in 1965.

Alderman Stubbs asked if members of Council would receive an Annual Report from the Assessor's office. The Clerk-Administrator advised that the report would be in the next day's mail.

Alderman Stubbs asked when a meeting will be held with the Auditors, concerning the Budget. His Worship stated that as soon as the Statement for the year 1964 is completed a meeting will be held.

Alderman Skinner requested a report on the status of the sewer situation in Greenough Subdivision. His Worship stated this matter will be on the agenda for the next Public Works, Water and Sewerage Committee meeting.

Alderman Skinner also referred to a request from the Mount Edward Home and School Association for some improvement to roads for the protection of school children. His Worship referred this matter to the Public Works, Water and Sewerage Committee for report.

Alderman Pettipas asked what progress was being made in revision of the Electoral Lists. The Clerk-Administrator stated that the Revisors do not sit until August and that the Revising Officer is an appointed official. The Deputy Clerk further advised that a house-to-house enumeration is planned for this year, in an attempt to eliminate errors in the list.

RESOLUTION
APPOINTING

EXTRA CONSTABLES

On motion of Aldermen Sanford and Brownlow the following

resolution was unanimously adopted:

NO. 1. RESOLVED that the following be and they are hereby appointed Extra Constables in and for the City of Dartmouth to hold office while in the employ of their present employer or until January 10, 1966, whichever expires first:

S.A.L. Jenkins.
H.R. Siteman
G.E. Bellefontaine
R.C. Myers
M. Ingram

Clayton Brown
Donald Cameron
Allan Hicks
Clarison Hilchey
Gerald McCready
Emery Rawding
Edward Spears
Herbert W. Eisan
Wilbert Day

C. Turple
A. Harpell
W. Mullins
B. Varbeff
M. Himmelman

J.P. Kaye
M.J. Lowe
G.N. Clarke
F.A. Inglis
J. Kalmin
C.J. Brennan
G.S. Cameron
B.M. Campbell
J.J. Crout
P.H. Davis
R.D. Ettinger
R.M. Giles
G.N. Hamilton
C.A. Ozon
R.C. Rushton

Harold Bernard Dixon
Alfred John Stanley Butts
James Frederick Croke
Floyd Elliott
Charles Edward Fraser
Stanley Samuel Shaw
Albert St. Clair Donsley
Walter Lemuel Harding
Clifford Erwin McNaught
Frank Eugene Saxton
Clyde Thomas Simpson
George Vincent Smith
William John Hill
James Thomas Boutilier
Charles Edward Elmer Kelly
Arthur Boyd Lawlor
Harry Warren Smith
John William Carrigan
Earl William Carter
James David Merritt
Gustave Emile Gailard
Murray Stanford Naufts
Merlin Graham Power
Roderick Angus White
Harry Melrose Livingstone
Alexander Wilson
Willard Arthur Crooks
Hedley Selliker Kilpatrick
August Jules Marcipont
Thomas Arthur Robert Brooks
Harry William Haywood
Frank Kenneth Hebb
Clyde Victor Myers
Hugh Duncan MacInnes

RESOLUTION
APPOINTING
WEIGHERS

On motion of Aldermen Beazley and MacNeil the following

resolution was unanimously adopted:

NO. 2. RESOLVED that the following be and they are hereby appointed WEIGHERS in and for the City of Dartmouth while in the employ of their present employers or until January 10, 1966, whichever expires first:

George Bernard
Evatt Bishop
James Meredith
George Urquhart

Louis M. Hatt
Samuel G. Jacobson
Darrell Dunn
Harry Hobson

James R. Lahoy
Bruce MacD. Allon
Walter Hunter
William Robin

TEMPORARY
BORROWING
\$60,000
FIRE EQUIPMENT

It was moved by Aldermen MacNeil and Hampson and carried that Resolution prepared by the Department of Municipal Affairs and attached hereto, authorizing Temporary Borrowings in the amount of \$60,000 for Fire Equipment, be adopted.

TEMPORARY
BORROWING
\$85,000
FIRE STATION

It was moved by Aldermen Sanford and Brownlow and carried that Resolution prepared by the Department of Municipal Affairs and attached hereto, authorizing Temporary Borrowing in the amount of \$85,000 for Fire Station No. 3, be adopted.

NOTICE OF MOTION
ALD. STUBBS

Alderman Stubbs gave notice of motion to the next meeting of Council, regular or special, regarding an amendment to the Halifax-Dartmouth Bridge Commission Act respecting the assessment of Commission-owned property.

NOTICE OF MOTION
ALD. WHITWORTH

Alderman Whitworth gave notice of motion to the next monthly meeting of Council that the number of Civic Wards be increased from 7 to 8, and that the number of Aldermen be decreased from 14 to 8.

CONSIDER BY-LAW
C 61
MOBILE HOMES
BY-LAW

Council considered By-law C 61, being a by-law to amend By-law No. 73 and By-law C 29 of the City of Dartmouth, Mobile Homes By-law.

It was moved by Alderman Sanford, seconded by Alderman Brownlow that leave be given to introduce By-law No. C 61 and that it now be read a first time. Motion carried.

It was moved by Alderman Sanford, seconded by Alderman Stubbs that By-law No. C 61 be read a second time.

On motion of Aldermen Stockell and Whitworth Council heard Mr. Ian MacKeigan speak in opposition to the by-law on behalf of a number of trailer court owners and trailer residents. Mr. MacKeigan suggested that the figure of \$35.00 per annum per space is excessive, and he further suggested that this amount be reduced and that Sections 2 (c) and 3 (a) be amended to read "....at the rate of "X" dollars per month", and to add the phrase "and occupied by trailer home in that month".

At this point His Worship stated that the City Charter states that Council must adjourn at 11:00 p.m. unless it is the wish of Council to continue.

It was moved by Aldermen Sanford and Whitworth and carried that Council continue to sit until 11:15 p.m.

For the information of Aldermen not on the Finance and Executive Committee the Clerk-Administrator read figures showing the comparative assessments of apartment units, small homes, and mobile homes.

It was moved in amendment by Alderman Stubbs, seconded by Alderman MacNeil, that By-law No. C 61 be referred back to the Finance and Executive Committee for further study.

Mayor Zatzman ruled the amendment out of order during second reading.

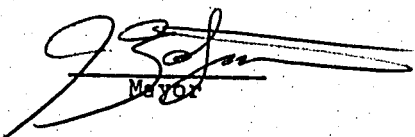
The motion for second-reading was put. There being a tie vote His Worship voted in favor and the motion carried. Council was advised that the amendment could be considered at time of third reading.

There not being unanimous consent for third reading, third reading of By-law C 61 was deferred.

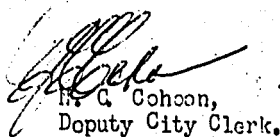
ADJOURNMENT

On motion of Aldermen Thornhill and Moore, meeting adjourned. Voting against: Aldermen Hampson, Whitworth, Granfield, Stubbs, Pottipas and Skinner.

Approved:



Mayor



H. C. Cohoon,
Deputy City Clerk.

City of Dartmouth
Temporary Borrowing Resolution
(\$60,000) - Fire Equipment

WHEREAS by Section 5 of Chapter 186 of the Revised Statutes of Nova Scotia 1954, the Municipal Affairs Act, it is enacted among other things, in effect, that subject to the provisions of Section 8 of said Act every city other than the City of Halifax shall have full power and authority to borrow or raise by way of loan from time to time on the credit of the city such sum or sums as the Council thereof deems necessary for the purpose of equipping a fire department or acquiring or purchasing apparatus, machinery and implements for use in extinguishing fires in the city;

AND WHEREAS by Section 8 of said the Municipal Affairs Act, it is enacted among other things, in effect, that no money shall be borrowed under the provisions of the said Act until such proposed borrowing has been approved by the Minister of Municipal Affairs;

AND WHEREAS the City Council of the City of Dartmouth deems it necessary to borrow a sum not exceeding sixty Thousand Dollars (\$ 60,000) for the purpose of equipping a fire department or acquiring or purchasing apparatus, machinery and implements for use in extinguishing fires in the city;

AND WHEREAS by the Municipal Affairs Act such sum shall in the discretion of the City Council be borrowed or raised in one sum at one time or in instalments at different times and the sum required shall be borrowed or raised by the issue and sale of debentures of the City to such an amount as the Council thereof deems necessary to raise such sum;

AND WHEREAS pursuant to Section 227 of the Dartmouth City Charter it is deemed expedient to authorize an officer of the City to borrow from time to time on behalf of the City by way of promissory note or overdraft pending the issuing of debentures such sum not to exceed sixty Thousand Dollars (\$ 60,000) for the purpose aforesaid from the Royal Bank of Canada at Dartmouth, the sum so borrowed to be repaid to the said Bank from the proceeds of the debentures when sold;

BE IT THEREFORE RESOLVED that under and by virtue of said the Municipal Affairs Act the City of Dartmouth do, subject to the approval of the Minister of Municipal Affairs, borrow or raise by way of loan on the credit of the City a sum not exceeding sixty Thousand Dollars (\$ 60,000) for the purpose aforesaid;

THAT under and in accordance with said the Municipal Affairs Act such sum be borrowed or raised by the issue and sale of debentures of the City to such an amount as the Council deems necessary to raise such sum;

THAT the issue and sale of such debentures be postponed and that the said City do, under and by virtue of the provisions of Section 227 of the Dartmouth City Charter and subject to the approval of the Minister of Municipal Affairs, authorize the Clerk-Administrator of the City to borrow from time to time on behalf of the City by way of promissory note or overdraft pending the issue of debentures, a sum of money not exceeding Sixty Thousand Dollars (\$60,000) from the Royal Bank of Canada at Dartmouth;

THAT such sum or sums be borrowed from said Bank for a period not exceeding twelve months from the date on which this resolution shall have been approved by the Minister of Municipal Affairs, with interest thereon to be paid said Bank at a rate not to exceed six per centum per annum and that the amount so borrowed be repaid the said Bank from the proceeds of the debentures when sold;

THIS IS TO CERTIFY that the resolution of which the foregoing is a true copy was duly passed at a duly called meeting of the City Council of the City of Dartmouth duly held on the 5th day of January A. D. 19 65

GIVEN under the hands of the Mayor and City Clerk and under the corporate seal of the said City this 6th day of January, A.D. 1965.

DEPARTMENT OF MUNICIPAL AFFAIRS

Recommended for approval of the Minister

W. M. O'Leary
Deputy Minister

APPROVED this 13th day of January 1965

Sharon Phillips
Clerk-Administrator

J. G. [Signature]
MAYOR

[Signature]
CLERK-ADMINISTRATOR

City of Dartmouth
Temporary Borrowing Resolution
(\$85,000) - Buildings-Fire

WHEREAS by Section 5 of Chapter 186 of the Revised Statutes of Nova Scotia 1954, the Municipal Affairs Act, it is enacted among other things, in effect, that subject to the provisions of Section 8 of said Act every city other than the City of Halifax shall have full power and authority to borrow or raise by way of loan from time to time on the credit of the city such sum or sums as the Council thereof deems necessary for the purpose of erecting, acquiring, purchasing, altering, adding to, improving, furnishing or equipping buildings for fire department and acquiring or purchasing or improving land for such buildings;

AND WHEREAS by Section 8 of said the Municipal Affairs Act, it is enacted among other things, in effect, that no money shall be borrowed under the provisions of the said Act until such proposed borrowing has been approved by the Minister of Municipal Affairs;

AND WHEREAS the City Council of the City of Dartmouth deems it necessary to borrow a sum not exceeding Eighty-five
Thousand Dollars (\$85,000) for the purpose of furnishing, erecting or equipping buildings for a fire department in the City;

AND WHEREAS by the Municipal Affairs Act such sum shall in the discretion of the City Council be borrowed or raised in one sum at one time or in instalments at different times and the sum required shall be borrowed or raised by the issue and sale of debentures of the City to such an amount as the Council thereof deems necessary to raise such sum;

AND WHEREAS pursuant to Section 227 of the Dartmouth City Charter it is deemed expedient to authorize an officer of the City to borrow from time to time on behalf of the City by way of promissory note or overdraft pending the issuing of debentures such sum not to exceed
Eighty-five thousand Dollars (\$85,000) for the purpose
aforesaid from the Royal Bank of Canada at Dartmouth,
the sum so borrowed to be repaid to the said Bank from the proceeds of the debentures when sold;

BE IT THEREFORE RESOLVED that under and by virtue of said the Municipal Affairs Act the City of Dartmouth do, subject to the approval of the Minister of Municipal Affairs, borrow or raise by way of loan on the credit of the City a sum not exceeding Eighty-five Thousand Dollars (\$85,000) for the purpose aforesaid;

THAT under and in accordance with said the Municipal Affairs Act such sum be borrowed or raised by the issue and sale of debentures of the City to such an amount as the Council deems necessary to raise such sum;

THAT the issue and sale of such debentures be postponed and that the said City do, under and by virtue of the provisions of Section 227 of the Dartmouth City Charter and subject to the approval of the Minister of Municipal Affairs, authorize the Clerk-Administrator of the City to borrow from time to time on behalf of the City by way of promissory note or overdraft pending the issue of debentures, a sum of money not exceeding Eighty-five Thousand Dollars (\$85,000) from the Royal Bank of Canada at Dartmouth;

THAT such sum or sums be borrowed from said Bank for a period not exceeding twelve months from the date on which this resolution shall have been approved by the Minister of Municipal Affairs, with interest thereon to be paid said Bank at a rate not to exceed six per centum per annum and that the amount so borrowed be repaid the said Bank from the proceeds of the debentures when sold;

THIS IS TO CERTIFY that the resolution of which the foregoing is a true copy was duly passed at a duly called meeting of the City Council of the City of Dartmouth duly held on the 6th day of January A. D. 1965

GIVEN under the hands of the Mayor and City Clerk and under the corporate seal of the said City this 6th day of January A.D. 1965

DEPARTMENT OF MUNICIPAL AFFAIRS

Recommended for
approval of the Minister

William Selley
Deputy Minister

APPROVED this 12th day
of January, 1965

James J. McKeown
Minister of Municipal Affairs

J. J. McKeown
MAYOR

James J. McKeown
CLERK-ADMINISTRATOR

Dartmouth, N. S.

January 19, 1965.

Regularly called meeting of Dartmouth City
Council held this date at 8:00 P.M.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
Hull
MacNeil
Sanford
Stubbs
Skinner
Whitworth
Moore

City Solicitor J. W. Kavanagh

His Worship stated that the January 5th meeting of Council had been adjourned before completion of the agenda, and had not been adjourned to a specified date. The Solicitor has advised that Council may proceed in either of two ways:

1. Consider this meeting as a new meeting; or
2. Consider this meeting as a continuation of the January 5th meeting. Following completion of the January 5th agenda, adjourn and reconvene to consider the additional items of new business.

This ruling was requested since it became known that an Alderman wished to move notice of reconsideration of an item considered and disposed of at the January 5th meeting. If this meeting is not to be a continuation of the January 5th meeting, notice of reconsideration cannot be given.

It was moved by Aldermen Whitworth and Thornhill and carried that this meeting be considered a continuation of the January 5th meeting for completion of the agenda.

At the January 5th meeting of Council, By-law C 61, being a by-law to amend the Mobile Homes By-law, was given first and second reading.

The Solicitor advised that since this By-law came to Council as a recommendation from a Committee of Council, unanimous consent for third reading at one meeting is not required.

It was moved by Alderman Granfield, seconded by Alderman

BY-LAW C 61
THIRD READING

Beazley that By-law C 61 be given third reading and that the Mayor and Clerk-Administrator be authorized to sign and seal the said By-law on behalf of the City.

(At this point Alderman Sanford arrived.)

It was moved in amendment by Alderman Skinner, seconded by Alderman Beazley, that a mediation committee composed of members of Council be appointed by His Worship the Mayor, to consider all aspects of this By-law, and that a specified time limit be set for report.

The amendment carried, Aldermen Beazley and Hull voting against.

CONSIDER
BY-LAW C 64
SEWER FRONTAGE

Council considered By-law No. C 64, being a By-law of the City of Dartmouth to amend By-law No. C 41 relating to sewer frontage rates.

The Council of the City of Dartmouth enacts as follows:

1. Section 4 of By-law C 41 of the City of Dartmouth is amended by deleting the words "provided that where a property is serviced by city sewer and sewer is extended past the longer side of said property in order to provide sewer facilities to new areas, the property shall not be further assessed unless it is subdivided as provided in Section 5 thereof."
2. By-law C-41 of the City of Dartmouth is amended by adding thereto the following section:

12. Where the owner of lands fronting on a street in which the city has installed sewer services installs a sewerage lift pump to enable the owner's property to be drained into the city sewer, the costs of the lift pump and its installation shall be credited against the tax imposed against the property for the installation of the sewer service provided such cost does not exceed the sum of two hundred dollars (\$200.00).

Report was received from the Finance and Executive Committee recommending adoption of this by-law amendment.

It was moved by Alderman Thornhill, seconded by Alderman Beazley that leave be given to introduce By-law No. C 64 and that it now be read a first time. Motion carried.

It was moved by Alderman Thornhill, seconded by Alderman

Sanford that By-law No. C 64 be read a second time. Motion carried.

Unanimous consent for third reading not required since the By-law is recommended by a Committee of Council.

It was moved by Alderman Hull, seconded by Alderman Stubbs, that By-law No. C 64 be read a third time and that the Mayor and Clerk-Administrator be authorized to sign and seal the said By-law on behalf of the City.

It was moved in amendment by Alderman Stockall, seconded by Alderman Beazley, that Section 1 of By-law C 64 be referred to the Public Works, Water and Sewerage Committee for consideration. The amendment carried.

It was moved by Alderman Thornhill, seconded by Alderman Stockall that By-law No. C 64 be given third reading as amended, and that the Mayor and Clerk-Administrator be authorized to sign and seal the said By-law, as amended, on behalf of the City.

During discussion on the motion Alderman Stubbs suggested that the section re lift pumps should be more specific. She suggested that the present wording would permit unjustified claims for credit from people installing lift pumps for basement apartments, wash water, etc.

His Worship pointed out that the City Engineer would be required to certify that the property in question cannot be serviced by regular drainage.

It was moved in amendment by Alderman Sanford, seconded by Alderman Stubbs that Section 2 of By-law C 64 be referred back to the Public Works, Water and Sewerage Committee for clarification. The amendment carried.

CONSIDER BY-LAW C 65
CLOSING C.N.R. CROSSING
FERGUSON ROAD

Council considered By-law No. C 65 being a By-law of the City of Dartmouth with respect to closing to public use a portion of a street.

The Council of the City of Dartmouth, pursuant to Section 138(b) of the Dartmouth City Charter, enacts as follows:

All that portion of Ferguson Road in the City of Dartmouth lying to the west of the eastern boundary of the Canadian National Railway right of way at Mile 10.76, Dartmouth Subdivision Canadian National Railway, is closed to public use.

Copies of this By-law were previously circulated to all members of Council, accompanied by report from the Clerk-Administrator advising that the Nova Scotia Light and Power Co. Ltd. have made application to the Canadian National Railway and to the Board of Transport Commissioners for Canada for closing of Ferguson Road railway crossing at mile 10.76, Dartmouth Subdivision.

In order to facilitate this request, the Board of Transport Commissioners for Canada have asked that the City of Dartmouth enact a By-law concurring in this closure of railway crossing to public use.

The land located at this crossing is now owned by the Nova Scotia Light and Power Co. Ltd. and is enclosed by a chain wire fence.

The City Engineer advises that he has no objection to this street closing.

The City does have an outfall sewer located in the area of this crossing and suitable arrangements have been made with the Nova Scotia Light and Power Co. Ltd. for accommodation of this outfall sewer over their property.

It was moved by Alderman Pettipas, seconded by Alderman Whitworth that leave be given to introduce By-law C 65 and that it now be read a first time. Motion carried.

It was moved by Alderman Stubbs, seconded by Alderman Brownlow that By-law C 65 be read a second time.

Alderman MacNeil questioned the reasons for closing Fergusons Road, since it appeared residents of the area will be denied use of the harbour front and access for their boats. The Clerk-Administrator stated that this land is all owned by the Nova Scotia Light and Power Co. Ltd. and is now completely enclosed by a chain link fence. There is now no way to get across without going through N.S.L. & P. Co. Ltd. property. The road beyond the railway was never public highway, although it was used.

Alderman Sanford suggested that the Solicitor be asked for an opinion as to the rights the City had on the old road.

Motion for second reading carried.

Third reading of the By-law No. C 65 was deferred and

the Solicitor was instructed to investigate the matter and submit a report to Council before third reading.

PASS BILLS

It was moved by Aldermen Sanford and Brownlow and carried that all bills be paid, as per list previously circulated.

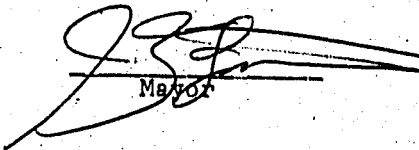
ALD. STUBBS
NOTICE OF RECON-
SIDERATION
CHILDREN'S HOSPITAL
GRANT

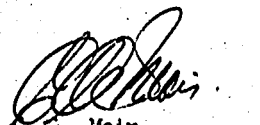
Alderman Stubbs gave notice of reconsideration of Council's approval of a \$250,000 Grant for the construction of the new Children's Hospital.

ADJOURNMENT

On motion of Aldermen MacNeil and Stubbs meeting adjourned.

Approved:


Mayor


C. H. Moir,
Clerk-Administrator.

Dartmouth, N. S.

January 19, 1965.

Meeting of Dartmouth City Council, reconvened on motion of Aldermen Beazley and Stockall, following adjournment of regular meeting this date.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
Hull
MacNeil
Sanford
Stubbs
Skinner
Whitworth
Moore

City Solicitor J. W. Kavanagh

AMEND BRIDGE
COMMISSION
LEGISLATION

Report was received from the Legislation Committee recommending to City Council the following:

1. That the Halifax-Dartmouth Bridge Commission be asked to request an amendment to its Legislation to provide for the appointment by City Council of two members of Council to serve on the Halifax-Dartmouth Bridge Commission - one member to be the Mayor while he holds office, the second to be a member of City Council while he holds office.
2. That the Halifax-Dartmouth Bridge Commission Act be amended to increase the percentage of the City's guarantee as contained in report to Council dated December 21, 1964, from 10% to 13%.
3. That the Bridge Commission Legislation be amended to provide that the Commission will pay Taxes on the properties of the Angus L. Macdonald Bridge in a similar manner as that provided in its Legislation for second and subsequent bridge construction.

It was moved by Aldermen Sanford and Thornhill and carried that the Legislation Committee report be adopted, and that a copy of the letter forwarding these requests to the Halifax-Dartmouth Bridge Commission be sent to the Provincial Government for information.

CITY OF DARTMOUTH
LEGISLATION - 1965

Council considered the following several suggested Legislation amendments, as recommended by the Legislation Committee.

EXEMPTION FROM
POLL TAX

It was moved by Aldermen Stubbs and Thornhill and carried that the following recommendation be adopted:

"Section 222 of Chapter 67 of the Acts of 1962, the Dartmouth City Charter, is amended by adding thereto the following clause:

- (e) provide for exemption from payment of Poll Tax those persons whose husband or wife is assessed for real property tax in respect to real property which is or is intended to be occupied by the husband and wife as a home."

City Council, reconvened, Jan. 19/65.

~~Page 2~~

PARTIAL TAX
EXEMPTION
VOLUNTEER FIREMEN

It was moved by Aldermen Thornhill and Beazley and

carried that the following recommendation be adopted:

"214A. Notwithstanding the provisions of Sections 221 and 225 or any By-law adopted thereunder, active members of the Volunteer Section of the Dartmouth Fire Department and active members of the Union Protection Company of Dartmouth shall be entitled to a deduction of \$50.00 from the amount for which they are rated for tax whether property tax or poll tax and honorary members of the Volunteer Section of the Dartmouth Fire Department and honorary members of the Union Protection Company of Dartmouth shall be entitled to a deduction of \$20.00 from the amount for which they are rated for tax, whether property tax or poll tax, provided that such deduction shall not apply to taxation for local improvements or betterment charges nor to Deed Transfer Tax.

EXTEND HOUR FOR
FILING NOMINATION
P PERS

It was moved by Aldermen Stockall and Skinner and

carried that the following recommendation be adopted:

"FORM 4 of Part II of the Schedule to Chapter 67 of the Acts of 1962, The Dartmouth City Charter, is amended by deleting the words "12:00 o'clock noon" therefrom and substituting therefor the words "5:00 p.m."

AMEND TOWN PLANNING
ACT - CASH IN LIEU
OF LAND

It was moved by Aldermen Thornhill and Sanford and

carried that the following recommendation be adopted:

"To authorize the Minister of Municipal Affairs to prescribe regulations permitting the City to accept cash payments from subdividers in lieu of reservations of lands for public purposes, such payments to be used solely for the purpose of acquiring and developing public parks and playgrounds in the City."

and that the Minister of Municipal Affairs be asked to introduce this amendment.

PROPOSED SPECIAL
LEGISLATION
RETIRED ALLOWANCE
W. deW. BARSS

It was moved by Aldermen Pettipas and Stubbs and carried

that the following recommendation be adopted:

"To provide a retiring allowance for Walter deW. Barss, Q.C.

Be it enacted by the Governor and Assembly as follows:

1. The City of Dartmouth is authorized and empowered to pay to Walter deW. Barss, W.C., former City Solicitor, a retiring allowance in the amount of one thousand dollars a year, payable in monthly instalments during the remainder of his natural life, to commence on January 1, A.D. 1965.
2. All sums required for such payment shall be deemed to be sums required for the ordinary purposes of the City of Dartmouth and shall be raised, levied and collected in the same manner and in all respects as other sums required for the ordinary purposes of the said City are raised, levied and collected."

REGIONAL AUTHORITY
ACT

It was moved by Aldermen Thornhill and Stockall and

carried that the following recommendation be adopted:

"Proposed amendment to the Halifax-Dartmouth Regional Authority Act.

To provide that the two members of the Regional Authority appointed by Dartmouth City Council shall be Aldermen.

Section 3 of Chapter 72 of the Acts of 1962, the Halifax-Dartmouth Regional Authority Act is amended by inserting immediately after

subsection (2) thereof the following subsection:

(2A) The two members to be appointed by the Council of the City of Dartmouth shall be Aldermen of the City and should either of the Aldermen so appointed cease to hold office as such Alderman, he shall also cease to be a member of the Authority." and that the

Minister of Municipal Affairs be asked to introduce this amendment.

DARTMOUTH RINK ACT

It was moved by Aldermen Brownlow and Hull and carried that the following recommendation be adopted:

"Proposed Amendment to the Dartmouth Rink Act.

To increase the amount which may be borrowed by the City for Capital expenditures of the Rink Commission.

Section 10 of Chapter 101 of the Acts of 1950, the Dartmouth Rink Act, as the same is amended by Chapter 95 of the Acts of 1952, is amended by deleting the words "one hundred and eighty-five thousand" from the second line thereof and substituting therefor the words "one hundred and ninety-five thousand".

LETTER, MACCULLOCH
& CO. RE ACCESS
ROAD

Report was received from the Town Planning Board attaching copy of letter from MacCulloch and Co., Limited, re MicMac Development advising that they agree to construct the access and egress roads to the Circumferential Highway at the existing underpass.

At a meeting of the Town Planning Board held on January 7, it was recommended that Council authorize the forwarding of a copy of this letter to Mr. W. E. Moseley, Q.C., Deputy Minister of Municipal Affairs for his information.

It was moved by Aldermen MacNeil and Stockall and carried that the Town Planning Board report be adopted.

BUILDING PERMIT
SCOTIA RENTALS LTD.
44 PRIMROSE ST.

Report was received from the Town Planning Board attaching an application for Building Permit from Scotia Rentals Limited to build a 19 unit apartment building at 44 Primrose St.

Also attached was report from the Building Inspector advising that this application requires City Council approval since Article 6 of the City of Dartmouth Building By-laws states this building is to be of fire-proof construction. In this regard the Planning Board has in the past recognized the standards of the National Building Code and this building does satisfy those requirements.

At a meeting of the Town Planning Board held on January 7 the Board adopted the Building Inspector's report and recommends the approval of City Council to the application.

City Council, reconvened, Jan. 19/65.

~~Page 4~~

It was moved by Aldermen Thornhill and Pettipas and carried that the Town Planning Board report be adopted and permit granted.

POLICE STATION
APPROVE PLANS AND
AUTHORIZE TENDER
CALL

Report was received from the Public Safety Committee attaching a copy of Plans and Specifications for construction of Dartmouth Police Station as prepared by Architect Graham A. Hooper.

The Public Safety Committee recommends to City Council the approval of these final Plans and Specifications subject to the approval of the Governor in Council; and further recommends that tenders be called for construction of this new Police Station.

It was moved by Aldermen MacNeil and Thornhill and carried that the Public Safety Committee report be adopted.

Alderman Beazley voted against, and asked to be recorded as against the site of the proposed Police Station.

FIX DATE
ASSESSMENT APPEAL
COURT

On motion of Aldermen MacNeil and Brownlow the following Resolution was unanimously adopted:

NO. 11. RESOLVED that, pursuant to Section 279 (4) of the Dartmouth City Charter, this Council fixes Tuesday, February 9, 1965, at 10:00 a.m. as the time and City Hall, Dartmouth, as the place for the sittings of the Court of Assessment Appeals of the City to hear appeals.

ALD. STUBBS RE
BRIDGE COMMISSION
ACT

At a previous meeting of Council Alderman Stubbs gave notice of motion re amendment to the Halifax-Dartmouth Bridge Commission Act. Alderman Stubbs withdrew her notice of motion since the subject of the motion was covered by Section 3 of a report from the Legislation Committee adopted by previous motion of this meeting.

ALD. WHITWORTH
RE INCREASE IN WARDS
& DECREASE IN NO.
OF ALDERMEN

Notice of motion having been given at a previous meeting of Council, it was moved by Aldermen Whitworth and Stubbs that a Committee of three members of Council, appointed by His Worship the Mayor, for a study of the number of Wards and Aldermen, and that a report be submitted in a month's time.

In his preamble to the motion Alderman Whitworth suggested that the number of Wards be increased to 8 and that the number of Aldermen be decreased from 14 to 8.

During the general discussion which followed several Aldermen expressed satisfaction with the present system of 7 Wards and 14 Aldermen.

City Council, reconvened, Jan. 19/65.

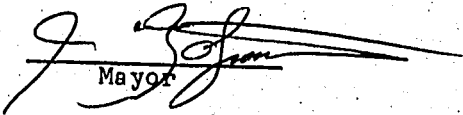
~~Page 5~~

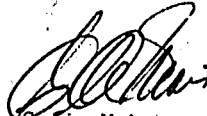
The motion was put and defeated. Voting for: Aldermen
Whitworth, Thornhill and Stubbs.

DJOURNMENT

On motion of Aldermen Thornhill and Skinner meeting
adjourned.

Approved:


Mayor


C. A. Moir,
Clerk-Administrator.

Dartmouth, N. S.

February 2, 1965.

Regularly called meeting of Dartmouth City Council
held this date at 8:00 p.m.

Present - Mayor Zatzman

Aldermen Stockall
Beazley
Granfield
Hampson
Pettipas
Sanford
MacNeil
Stubbs
Skinner
Whitworth
Moore

Clerk-Administrator C. A. Moir
City Solicitor J. W. Kavanagh

RESOLUTION RE
SIR WINSTON
CHURCHILL

On motion of Aldermen Skinner and Stubbs the following

Resolution was unanimously adopted:

NO. 14. WHEREAS the late Sir Winston Churchill was one of the greatest men of our age, having made the world richer by his contributions in many fields;

AND WHEREAS by his qualities of steadfastness, courage and leadership he has earned the admiration, affection and gratitude of free men and women throughout the world;

BE IT THEREFORE RESOLVED that the members of Council of the City of Dartmouth in meeting assembled record their sincere sorrow at the passing of the late Sir Winston Churchill, and express their deepest sympathy to Lady Churchill and family.

APPROVE MINUTES

It was moved by Aldermen Sanford and Stockall and carried that minutes of the January 5th and 19th meetings of City Council be approved as circulated.

AID. STUBBS
RECONSIDERATION
CHILDREN'S
HOSPITAL
GRANT

Notice of reconsideration having been given at the last regular meeting of Council (reconvened session - January 19) it was moved by Aldermen Stubbs and Beazley and carried that Council reconsider a motion passed at the last meeting which approved a Grant of \$250,000 for the construction of the new Children's Hospital.

Voting for: Aldermen Granfield, Stubbs, Beazley, Whitworth, MacNeil and Pettipas.

Voting against: Aldermen Stockall, Hampson, Sanford, Moore and Skinner.

Copies of statistical tabulations and proposed resolutions prepared by Alderman Stubbs were circulated to members of Council.

It was moved in amendment by Aldermen Stubbs and Beazley that the City of Dartmouth defer approval of a \$250,000 grant to the New Children's Hospital until after Council has consulted with the auditors on its present and projected income and expenditures.

The amendment was defeated. Voting for: Aldermen Stubbs, Beazley and Whitworth. Voting against: Aldermen Stockall, Sanford, Granfield, Moore, MacNeil, Pettipas, Hampson and Skinner.

The motion (to adopt the Finance and Executive Committee report recommending the approval of a Grant in the amount of \$250,000 to the Children's Hospital Construction Fund - payment to be made over a 20-year period) was then put and passed. Voting against: Aldermen Beazley and Stubbs.

The following Resolution was unanimously adopted, on motion of Aldermen Stubbs and Whitworth:

NO. 15

1. WHEREAS the Children's Hospital is the only specialized paediatric centre of its type east of Montreal,
2. WHEREAS it is a referral hospital for the Atlantic Region and Nova Scotia particularly,
3. WHEREAS the Province of Nova Scotia does provide from general revenue for a Provincial referral hospital for adults at the Victoria General Hospital,
4. WHEREAS 90% of the English speaking medical students from the four Atlantic Provinces come to Dalhousie University, and
5. WHEREAS quality of teaching in paediatrics at the present Children's Hospital is threatened by inadequate facilities

THEREFORE BE IT RESOLVED that the Nova Scotia Union of Municipalities at their 1965 conference request the Province of Nova Scotia to make a full or partial grant either singularly or jointly with the other three Atlantic Provinces for the construction of the new Children's Hospital to be designated as a 1967 Centennial project.

MONTHLY REPORTS

It was moved by Aldermen Sanford and Beazley and carried that the following Monthly Reports be received and filed:

Medical Health Officer
Victorian Order of Nurses
Chief of Police
Fire Chief
Building Inspector (monthly)
Building Inspector (annual)

BY-LAW C 61
MOBILE HOMES
SPECIAL COMMITTEE

At the January 5th meeting of Council By-law C 61, Mobile Homes, received first and second reading. During discussion on third reading an amendment was carried authorizing His Worship the Mayor to appoint a mediation committee, composed of members of

Council, to consider all aspects of this By-law and report to Council.

Copies of report from the Special Committee so appointed, recommending certain amendments, was circulated to all members of Council.

It was moved by Alderman Granfield, seconded by Alderman Skinner that By-law C 61, as amended, be given third reading and that the Mayor and Clerk-Administrator be authorized to sign and seal the said by-law, as amended, on behalf of the City.

During discussion Alderman Beazley stated it had been his understanding that the mobile home court operators would have an opportunity to meet with the Committee, and he asked if this had been done. Alderman Granfield, speaking for the special committee, stated that it had been a decision of the Committee to deal with the owners through their solicitor, Mr. MacKeigan. At the request of the Committee the Clerk-Administrator had advised Mr. MacKeigan of the proposed amendments. The committee was not advised that Mr. MacKeigan had objected to the amendments.

It was moved in amendment by Alderman Stockall, seconded by Alderman Beazley that third reading of by-law C 61 be deferred to the next regular meeting of Council. The amendment was defeated. Voting for: Aldermen Stockall, Beazley, Pettipas and Whitworth. Voting against: Aldermen Granfield, Hampson, MacNeil, Sanford, Stubbs, Skinner and Moore.

On motion of Aldermen MacNeil and Stubbs Mr. MacKeigan addressed Council. He stated that neither he nor the court owners had met with the Committee, but that Mr. Moir had advised him of the proposed amendments and indicated that the Committee would be willing to meet with them. Mr. MacKeigan declined to meet with the Committee at that time. Mr. MacKeigan suggested on behalf of those he represents that the License Fee is a distortion of the Tax structure, however well-intentioned, and respectfully suggested the License Fee is too high.

Following further discussion it was moved by Alderman Stubbs, seconded by Alderman MacNeil, that By-law C 61, as amended, be further amended as follows:

Section 2 (d) and Section 3, sub-section 13(a): the figure "\$35.00" be deleted and the figure "\$20.00" be substituted therefor.

The amendment carried. Voting for: Aldermen MacNeil, Beazley, Whitworth, Granfield, Stubbs, Pettipas, Moore, and Sanford. Voting against: Aldermen Hampson, Skinner and Stockall.

The motion for third reading of By-law C 61, as amended, was then put and passed. Voting against: Aldermen Skinner, Granfield and Stubbs.

PROPOSED HOSPITAL
APPOINT ARCHITECT

Council considered a report from the Hospital Committee recommending the appointment of C. A. Fowler as Architect to prepare Plans and Specifications for proposed Hospital and to work with the Committee in the selection and recommendation of a site for this Hospital. It is understood that the services of a Hospital Consultant will be included in the Architect's fees.

It was moved by Aldermen Stockall and Pettipas and carried that the Hospital Committee report be adopted.

SET DATE
NATAL DAY

Report was received from the Natal Day Committee recommending that Natal Day be held on Wednesday, August 11th, this year.

On motion of Aldermen Moore and MacNeil the following resolution was unanimously adopted:

NO. 12. RESOLVED that Wednesday, August 11, 1965, be proclaimed a Civic Holiday in the City of Dartmouth for the celebration of Dartmouth Natal Day;

FURTHER RESOLVED that the City of Halifax be requested to declare a half-holiday on that date;

FURTHER RESOLVED that a Civic half-holiday be declared in Dartmouth for the celebration of Halifax Natal Day.

SPECIAL COMMITTEE
RE CITY PURCHASING
DEPT.

Report was received from the Clerk-administrator advising that the special committee set up to study the establishment of a Purchasing Department for the City of Dartmouth has held several meetings.

It is the feeling of the Committee that many advantages will be gained by the establishment of a centralized Purchasing Department, including control of purchases (quantity and seasonal), opportunity for standardization, salesman contact, establishment of good vendor relations, careful auditing for prompt payment and cash discounts earned, exemptions from Federal Excise and Provincial

Taxes; membership in Professional organizations will provide interchange prices, specifications, test data, etc., stimulate vendor bidding, get the right item for the right job at the right time.

The Committee recommends the establishment of a centralized Purchasing Department by the City of Dartmouth - such Department to be set up by an amendment to By-law C 7, being a By-law of the City of Dartmouth with respect to the establishment of administrative departments and the appointment and definition of duties of certain officers. The By-law amendment to be prepared for submission to City Council by the City Solicitor and Clerk-administrator.

It was moved by Aldermen MacNeil and Pettigrew and carried that the recommendations contained in the Clerk-administrator's report be adopted.

APPLICATION TO REZONE
URQUHART & COOPER
SET DATE
PUBLIC HEARING

Report was received from the Town Planning Board attaching proposed amendment to By-law No. 74, Zoning, rezoning a portion of lot W 46, Albro Lake Road, from R-2 to R-1. The request for rezoning was submitted by Messrs. Urquhart and Cooper.

It is recommended that City Council take the necessary steps to rezone this land.

The Clerk-administrator advised that a Public Hearing requires three weeks advertising prior to the Hearing and he suggested Council consider setting date for Public Hearing at the regular meeting of Council April 6.

It was moved by Aldermen Beazley and Sanford and carried that date for Public Hearing to consider the proposed rezoning be set for March 8, at 8:00 p.m., at City Hall. Aldermen Stubbs and Granfield voting against.

During discussion on the motion Alderman Sanford requested that Council receive confirmation that the previously requested right-of-way to Little Albro Lake has been provided.

LETTER
RETAIL MERCHANTS
ASSOC. (M.R.) INC.

Report was received from the Town Planning Board attaching copy of a letter from Retail Merchants Association of Canada (Maritimes) Inc., suggesting an economic survey of the City with respect to the establishment of commercial areas. The Town Planning Board has deferred consideration of this matter until after

presentation of the Pearson Report, and submits this copy to Council for information purposes only.

It was moved by Aldermen Sanford and Skinner and carried that the Town Planning Board report be received and filed.

BEL MYR PARK SCHOOL
APPROVE PLANS &
SPECIFICATIONS

Report was received from the Board of School Commissioners attaching Plans and Specifications for the construction of a 16 classroom school in the Bel Myr Park Subdivision. This school is to be an exact duplicate of the Tam O'Shanter School.

It is recommended that these Plans and Specifications be approved and tenders be called for this building.

It was moved by Aldermen Stockall and Moore and carried that the Board of School Commissioners report be adopted.

BY-LAW C 65
CLOSE FERGUSON'S RD.
SOLICITOR'S REPORT

During consideration of By-law C 65 at the January 19th meeting third reading was deferred pending report from the Solicitor regarding the rights the City had on the old road.

The Solicitor advised that he had hoped to have a report for this meeting but he had not been able to resolve all the facts to his satisfaction and requested further opportunity to consider the matter.

It was moved by Aldermen Sanford and MacNeil and carried that the Solicitor submit a written report on this matter at the next meeting of Council.

APPEAL RE SERVICE
STATION
J.S. DRURY

Report was received from the Clerk-Administrator advising that at the December 1 meeting of City Council, consideration was given to an appeal made by J. S. Drury, Solicitor for James MacDougall, on refusal by the Town Planning Board to grant a Permit for construction of a service station on the Corner of Vyse Road and Jamieson street.

Council referred this matter to Staff for review and recommendation. Staff has considered this application and has obtained additional information through Mr. Drury which was considered at a meeting held on Tuesday, January 26.

Staff concurs in the original recommendation submitted to the Town Planning Board by the Director of Planning and upon which the Board made its original decision to refuse recommending a building permit. These recommendations were as follows:

1. The location is near a busy intersection and could cause traffic tie-ups in this intersection;
2. The site is too small and odd-shaped to permit proper location of the station and pump island;
3. The location is in close proximity to an elementary school.

Should Council decide against the recommendation of the Town Planning Board and decide to issue a Permit for this structure, it is recommended that the following requirements be met before the Permit is granted:

1. The portion outlined in green on the attached Plan to be Deeded to the City of Dartmouth at no cost.
2. Gas pumps to be located 20 feet back from Wyse Road street line.
3. Plan of Subdivision to receive approval of Town Planning Board.
4. Revised Plot Plan to be submitted.
5. One driveway only from Jamieson Street area.
6. Location of ramps to be approved by the Traffic Authority and City Engineer.
7. An undertaking from the owner that the property will be landscaped as shown on the original Plot Plan.
8. City should undertake to construct a sidewalk on Wyse Road from Jamieson Street to the Boland Road intersection.

It was moved by Alderman Sanford that the decision of the Town Planning Board be upheld. There was no seconder to the motion.

It was moved by Aldermen Granfield and Skinner that following resubmission of the application Council will be prepared to grant the Permit, subject to compliance with the above 8 Staff recommendations.

Mr. J. S. Drury advised Council that the applicant is prepared to comply with the Staff recommendations.

The motion carried. Voting against: Aldermen MacNeil, Beazley and Sanford.

UNSIGHTLY CONDITIONS
521 PORTLAND ST.

Council considered a report from the Clerk-Administrator attaching copy of report from the Building Inspector regarding property 521 Portland Street, owned by Eric and Olive Dickie.

Following receipt of the Building Inspector's report the owners were notified by Registered Mail on December 7, 1964, and again on January 26, 1965, of the conditions which must be

corrected. To date, no attempt has been made to carry out the recommended repairs.

City Council is requested to take appropriate action under City of Dartmouth By-laws.

On motion of Aldermen Stockall and Beazley the following resolution was unanimously adopted:

NO. 13. WHEREAS City Council of the City of Dartmouth has reviewed the report of the Building Inspector concerning the dilapidated condition of the property located at 521 Portland Street, in the City of Dartmouth, owned by Eric and Olive Dickie;

BE IT RESOLVED that the City Council hereby declares that the building located on the property known as 521 Portland Street owned by Eric and Olive Dickie is by reason of its dilapidated state in an unsafe condition as regard to danger from fire and risk of accident;

AND BE IT FURTHER RESOLVED that the City Clerk-Administrator be directed to give Notice in writing to the owner of the said lands and building pursuant to Article 7 of the Building By-laws of the City directing the said owners forthwith to put such building in safe condition or demolish the same;

AND BE IT FURTHER RESOLVED that, should the said owners fail to forthwith put such building or part thereof in a safe condition or demolish the same, the Clerk-Administrator be directed to cause such building to be demolished and to take such proceedings as may be required to recover the cost thereof from the said owners.

LIBRARY RENOVATIONS

Report was received from the Clerk-Administrator attaching copy of report from the Chief Librarian to the Dartmouth Regional Library Board recommending certain changes in the Library quarters to better accommodate the Library operation. The Library Board has approved these recommendations and has asked City Council to authorize the carrying out of these installations.

The City Engineer has advised that the Estimates of Cost of carrying out Items 1 and 2 of the first recommendation are as follows:

Installation of heating unit	\$600
Installation of fluorescent lights	\$560

The second recommendation regarding the installation of separate entrance has previously been authorized by City Council.

It was moved by Aldermen Sanford and Stubbs and carried that Items 1 and 2 of the Library Board recommendations be approved.

ENQUIRIES AND ANSWERS TO ENQUIRIES

Alderman Sanford enquired re progress in negotiations to extend the bus service to Wallis Heights and Burnside area. The Clerk-Administrator advised that there has been no further progress.

Alderman Stubbs referred to statements attributed to the Premier of the Province regarding per capita grants to the City of Halifax in the event of amalgamation. She requested copies of correspondence received prior to Dartmouth's amalgamation, i.e., what commitments were made and by whom. She also requested information on what is being done at the present time. His Worship advised that this matter had been brought to the attention of the Premier, and after discussions between the Premier and the Minister of Finance it was pointed out that the grant of \$3.20 per capita which is given to Sydney and Halifax was not applicable to Dartmouth. It was based on a formula which had been established around 1947 when there were some changes in the Income Tax Act, at which time Dartmouth did not qualify. At amalgamation the Provincial Government had to pay \$20,000 per year to the County to compensate for loss of industrial areas and industrial potential, for a five-year period phasing out at the rate of 40,000 per year for the next five years. A letter has been received from the Premier advising that the Province of Nova Scotia will be prepared to grant that \$40,000 (the amount by which they are reducing the grant to the County) in 1966. Regarding the recent submission on annexation newspaper accounts indicate that the Province will pay to the annexing areas amounts that would be saved by the Province in their operation of those areas. It is hoped that this will be applicable to Dartmouth, as well as being retroactive. When the new formula is set out representation will be made on behalf of the City of Dartmouth.

Alderman Stubbs referred to Press statement issued by the Halifax-Dartmouth Bridge Commission following recent Council approval of suggested amendments to Bridge Commission Legislation. She asked if the City had had any notification from the Bridge Commission that these amendments will be submitted to the House at the coming session. The Clerk-Administrator stated that copies of the suggested amendments were sent to the Bridge Commission, the Clerk of the Legislative Assembly, and the local M.L.A.. There has been no reply from anyone as yet.

Alderman Moore enquired what progress was being made in negotiations with the Province for further assistance for highway

maintenance. The Clerk-Administrator stated that representations have been made by the City as well as other Municipalities. There will likely be some indication of the Government's intentions in the Speech from the Throne.

NOTICE OF MOTION

ALD. GRANFIELD

Due to the increasingly heavy agenda for Council, Alderman Granfield gave notice of motion re amendment to By-law C-2 to permit Council to convene at 7:30 p.m. instead of 8:00 p.m.

ALD. STUBBS

Alderman Stubbs gave notice of motion to the next meeting of Council to repeal By-law 62.

ALD. STOCKILL

Alderman Stockill gave notice of motion that at the next regular Council meeting, he will move that a Committee of Council be appointed to study potential sites for development of university education in Dartmouth, particularly, land where a junior college might be best located, since it appears that within the decade, the Province will likely consider establishment of a junior college program and Dartmouth is an ideal locale for it.

ALD. WHITWORTH

Alderman Whitworth gave notice that he will move that By-law C 56 be amended, Section 3, sub-section 3 (1), to permit stores to remain open five nights weekly.

THIRD READING
ZONING BY-LAW
ALFA SUBDIV.

At the January 5th meeting an amendment to By-law No. 74 rezoning property known as Alfa Subdivision, received first and second reading. Third reading was deferred.

His Worship suggested that third reading be deferred until after consideration of the Pearson Report in the coming week.

It was moved by Alderman Granfield that third reading of the said by-law amendment be deferred to the next Council meeting. There was no seconder to the motion.

It was moved by Alderman Skinner, seconded by Alderman Stubbs, that the amendment to By-law No. 74 be given third reading and that the Mayor and Clerk-Administrator be authorized to sign and seal the said by-law amendment on behalf of the City.

Motion carried. Alderman Granfield voting against.

At the January 5th meeting an amendment to By-law No. 74 rezoning property in the Wildwood Lake area, received first and second reading. Third reading was deferred.

His Worship suggested that this amendment should also

THIRD READING
ZONING BY-LAW
WILDWOOD LAKE
AREA

be deferred pending consideration of the Pearson Report.

It was moved by Alderman Stubbs, seconded by Alderman Stockall that the said by-law amendment be given third reading and that the Mayor and Clerk-Administrator be authorized to sign and seal the said by-law amendment on behalf of the City.

Motion carried.

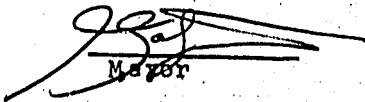
PASS BILLS

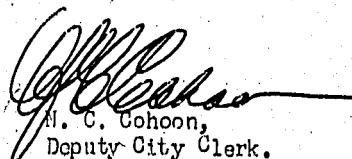
It was moved by Aldermen Sanford and Stockall and carried that all Bills, as per list circulated, be paid.

ADJOURNMENT

It was moved by Aldermen MacNeil and Sanford and carried that meeting adjourn.

Approved:


Mayor


M. C. Cohoon,
Deputy City Clerk.

Dartmouth, N. S.

February 8, 1965.

Special meeting of Dartmouth City Council held
in the Dartmouth High School Auditorium this date at 8 p.m.

Present - Mayor Zatzman

Aldermen Stockall
Thornhill
Beazley
Granfield
Hampson
Pettipas
Brownlow
Hull
MacNeil
Sanford
Stubbs
Skinner
Whitworth
Moore

Clerk-Administrator C. A. Moir
City Solicitor J. W. Kavanagh
Mr. Norman Pearson

Mayor Zatzman addressed an audience of approximately 400, including staff members, representatives from Central Mortgage and Housing Corporation, and the Provincial Government, and the general public.

This special meeting of Council has been called for the purpose of receiving and considering the Urban Renewal Study prepared by Canadian-British Engineering Consultants and Mr. Norman Pearson.

Microphones were placed throughout the audience and His Worship said that a question and answer period would follow Mr. Pearson's report.

He then turned the meeting over to Mr. Pearson, who outlined his report in great detail. In conclusion Mr. Pearson expressed appreciation for the assistance and co-operation of Staff and the general public, and in particular Dr. J. P. Martin, for his assistance with the history of Dartmouth.

In thanking Mr. Pearson His Worship stated that the report will be studied in detail, with the understanding and support of the citizens of Dartmouth. He added that it is hoped to arrange a series of public meetings with Mr. Pearson.

It was moved by Aldermen Skinner and Stubbs that the Urban Renewal Study be referred to the Redevelopment Committee for examination and report to the Finance and Executive Committee and subsequently to City Council.

and that all present in the audience at this time be permitted to speak on it.

It was moved in amendment by Aldermen Sanford and Granfield that the Urban Renewal Study be accepted and presented to City Council at a later date for detailed study by all members of Council, and further action determined at that time.

The amendment carried. Aldermen Skinner and Stubbs voting against.

The motion as amended was then put and carried. Aldermen Skinner and Pettipas voting against.

Alderman Hull asked that enough copies of the report be made available so that all citizens could have a copy, and he asked that the public familiarize themselves with the report. His Worship stated that additional copies will be available shortly, and he added that Council meetings are always open and everyone is welcome to ask questions.

Alderman Thornhill said that Mr. Pearson had stated that the City has grown, particularly in the past few years, without a vital centre. It would appear that the basic decision the City must make is where this centre is to be located and he asked Mr. Pearson what first step the City should make to effectively develop this type of centre. Mr. Pearson stated that the basic step is the establishment of a Master Plan, and the civic area decision is part of that general policy. The next step would be to decide in much more detail what is to be part of this central area.

Mr. Cedric Mitchell questioned the location of the Narrows Bridge. He stated there is one bridge already in the north of the City, and he asked if it would not be better planning to have the suggested tunnel at the lower part of the harbour, coming out on Prince Albert Road and eventually linking up with the Eastern Shore road and making a direct artery through.

Mr. Pearson said that whatever decision is made it is necessary to make sure that land use and traffic planning are co-ordinated and related, so that mistakes made when the Bridge was planned are not repeated. Two crossings will be needed certainly within the next twenty years but the Narrows crossing looks like the most immediate one. His Worship pointed out that the cost of a tunnel in the south end would be in excess of \$50,000,000 and that the Premier had stated he would not be prepared to recommend the cost involved in the south end bridge because of the long-forseeable debt period, and he indicated he would support the Bridge at the Narrows.

Alderman Pettipas queried the financing and carrying out of this study, which he understands would take about twenty years. Mr. Pearson stated

he sees no separation between physical and economical matters in planning. A Master Plan makes no sense unless there is a Money Plan to go with it. This would enable land use and highways and other projects to be broken down in stages of 5 years, kept in review in the City's annual budget, the sequence to be followed and the financing which can be handled. He suggested that Council seek a full explanation of the financial requirements under the new Legislation from Central Mortgage and Housing Corporation. His Worship stated that an economic survey will be made which will show the cost involved and outline the cost-sharing basis.

Mr. R. Hill asked that if the Urban Renewal has as its core the present Dartmouth City district, would it not seem in the future that the administrative and main financial district will end up not in the centre of the town but on the fringes. Mr. Pearson referred to the City of London which has as the centre of a City of 8 or 9 million people the same area which was planned by the early Romans. He sees no reason why a City of Dartmouth of the size projected should not effectively form a central area on the water front. The practice of putting these things on the "fringe" has been followed in some Metropolitan areas, and it does not work unless you are prepared to rebuild the old town around it.

Alderman MacNeil stated he had gathered from Mr. Pearson's remarks that planning is for the people, and that the study area encompassed a small majority, not all the population of Dartmouth. He asked if renewal will be achieved at the expense of all the people and be a form of subsidization of the downtown area. Mr. Pearson said that the total area was examined but the answers had been confined to the study area. The area suggested for the projected 120,000 population over 20 years is larger than the study area. Zoning within the entire perimeter had been examined and he cautioned against urban sprawl.

Mr. Peter Mettam referred to the central civic area and asked if it was intended that this should include open space as well as developed area. In some areas civic parks are not performing the functions for which they were intended. Mr. Pearson stated that an open space pattern is vital in the planning of a great City.

Mr. William Bell asked if the arterials shown on the Map would be a factor in the deterioration of the homes on those streets. Mr. Pearson stated these should be placed and organized so that they do not cause future

deterioration. They should be related to an appreciation of the land use and traffic pattern.

Mr. Dick Sircom asked Mr. Pearson to comment on how this plan might be put into effect. Mr. Pearson stated that there are difficulties, there is often destruction without replacement and renewal without control. The first step is a Master Plan to see where the new community might be and the first step might be to acquire land. He suggested that consideration be given to working in fairly small units of 7 to about 40 apartments which can be integrated into the publicly owned land to make a new community.

Alderman Whitworth stated he would be calling meetings of residents of Ward 7 to ascertain the feelings of the residents about the study. His Worship said that for any meetings that are arranged an effort will be made to have either Mr. Pearson or one of his representatives attend.

Alderman Stubbs referred to shopping centres and asked if a moratorium should be declared on all shopping centre complexes or should the development of this shopping centre parallel the renewal program downtown. Mr. Pearson stated he had just returned from a long series of hearings in Ontario on regional shopping centres and their impact on each other and on downtown or smaller shopping centres. It seems there are two ways of getting a market for a shopping area: either to wait for new population and provide service to them, or to raid the existing population, which saves you the trouble of having to build up your own market. Mr. Pearson stated he is convinced there is evidence of this "market raiding" already in Dartmouth.

Mr. Max Banks asked if Mr. Pearson suggested a further set-back in any new construction in the redevelopment area or does he suggest that they continue to occupy the same building lines as at present. He also asked if Mr. Pearson is suggesting that a geographical centre be established in the City. Mr. Banks foresees Dartmouth being divided into sections, i.e., Dartmouth, West, etc.

In answer to the first question Mr. Pearson said that the matter of set-backs and building lines is one of extreme importance and has to be decided in the context of a plan. His own experience suggests that it would be very nice in some areas to encourage new set-backs, to widen as development takes place. In answer to the second question Mr. Pearson said that what might be described as local parochialism has often worked for the good of the total City and he quoted Edmonton as an example. He said he had not attempted to give names to the Planning Districts, he had just numbered them 1 - 10, but

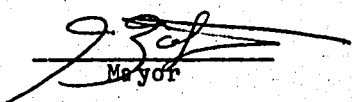
there are some very strong local names by which they might be identified.

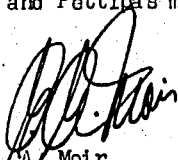
Alderman Moore asked if the Provincial Government had given any indication that it will participate financially in the renewal. His Worship stated that the Study report had only been received this week and the approval of Central Mortgage and Housing Corporation and the Department of Municipal Affairs is required before any action can be taken.

Mr. Graham Hooper stated that the average person in this City sees the trouble of the downtown as quite a simple matter. It is a question of whether it is a successful shopping area or whether it is not. The whole scheme seems to evolve around the gathering of this area as a civic centre. Mr. Hooper suggested that this location might be highly controversial. There are buildings and facilities which must take place in the not too distant future and on the fact of it, looking at the potential problems in clearing the area in order to permit these facilities, it seems logical that the City will not be able to get all the land in which to meet the needs of the City for these facilities which are even now being talked about. Mr. Pearson said that it is always said that the needs of the moment are so pressing that we can't stop to plan. That is the very thing which has created the present problem and will continue to aggravate the situation as it goes on. Even in the most critical conditions there is always time to sit back and make the right policy decision. Mr. Pearson said he had not intended the total area to be a civic centre. The study area was the area in which the majority of the people seemed to collect and he hoped in working towards the core area that successful business will not be disrupted. Successful business is what one wants to keep and build around it. How it is to be put on the road is a very good question. It is very much a step by step procedure.

On motion of Aldermen Sanford and Pettipas meeting adjourned.

Approved:


Mayor


C. A. Moir,
Clerk-Administrator.

Dartmouth, N. S.

March 2, 1965.

Regularly called meeting of Dartmouth City

Council held this date at 8:00 p.m.

Present - Mayor Zatzman

Aldermen Stockall
Thornhill
Beazley
Granfield
Hampson
Pettipas
Brownlow
MacNeil
Sanford
Stubbs
Skinner
Whitworth
Moore

Clerk-Administrator C. A. Moir
City Solicitor J. W. Kavanagh

His Worship welcomed a delegation of Columbian Squires to the meeting. Arch Macdonald and Chris Howell, on behalf of the Squires, presented to the City of Dartmouth, through His Worship, a new Flag of the Dominion of Canada. In expressing appreciation on behalf of Council and the City as a whole, His Worship expressed the hope that under the new Flag there will be a unified Canada and a prosperous Country.

APPROVE MINUTES

It was moved by Aldermen Stockall and Hampson that the minutes of the February 2nd and 8th meetings of Council be approved as circulated.

Alderman Skinner stated that at the February 8th meeting a motion by Aldermen Skinner and Stubbs to refer the Urban Renewal Study to the Redevelopment Committee had included a request that all present in the audience at that time be permitted to speak on it. He asked that this be included in the minutes. Alderman Skinner also asked to be recorded in the minutes of this meeting as objecting to the rapid and hurried adjournment of Council's February 8th meeting.

It was moved by Aldermen Skinner and Thornhill and carried that the minutes of the February 2nd meeting be approved and circulated and the minutes of the February 8th meeting be approved as corrected.

NOTICE OF MOTION
ALD STUBBS
AMEND BARBER SHOPS
BY-LAW

At the February 2nd meeting of Council Alderman Stubbs gave notice of motion to repeal By-law No. 62 entitled "Early Closing of Barber Shops". Alderman Stubbs advised Council that she now wished to withdraw this Notice of Motion for the following reasons:

1. There is information that Barbers presently work a 53 hour week Monday to Friday.
2. It is difficult to obtain qualified staff for the existing barber shops.
3. 100% of the Barber Shop owners and operators have indicated a desire to continue the existing shop hours.
4. Indications are that at least one additional Barber Shop will be opened which will help service an area which is presently not serviced by a Barber Shop.
5. Since Notice of Motion was given, little public interest has been shown in the need for a change in this By-law.

Alderman Stubbs further stated that the Notice of Motion is withdrawn on the understanding that, should the need arise and become apparent that areas are not serviced adequately, the Notice of Motion will again be introduced.

NOTICE OF MOTION
ALD GRANFIELD
AMEND BY-LAW C2
(BY-LAW C67)

At the February 2nd meeting of City Council Alderman Granfield gave notice of motion suggesting a change in By-law C 2 to permit Council to convene at 7:30 p.m. instead of at 8:00 p.m. The hour of meeting is not set by By-law C-2 nor in the City Charter. Section 20 of the City Charter provides that the first meeting of City Council shall be held at 10:00 o'clock in the morning of the second Tuesday next after its election; after which the Council shall meet regularly at such times as may be prescribed by its rules but not less frequently than once each month.

It was moved by Alderman Granfield, seconded by Alderman Stubbs, that leave be given to introduce By-law No. C 67, being a by-law of the City of Dartmouth to amend By-law No. C-2 with respect to the time of regular meetings of Council, and that it now be read a first time.

His Worship suggested that a resolution establishing the policy would be sufficient, rather than passing a by-law. The Solicitor confirmed that this is so.

Motion carried.

It was moved by Alderman Stockall, seconded by Alderman

Skinner that By-law C 67 be read a second time.

Motion carried.

Members of Council present unanimously agreed to give the by-law third reading.

It was moved by Alderman Pettipas, seconded by Alderman Stubbs, that By-law C 67 be read a third time, and that the Mayor and Clerk-administrator be authorized to sign and seal the said By-law on behalf of the City.

Motion carried. Alderman Sanford voting against.

NOTICE OF MOTION
ALD. WHITWORTH
AMEND BY-LAW C 56

At the February 2nd meeting of City Council Alderman Whitworth gave notice of motion to amend By-law C 56 to permit stores to remain open five nights weekly. Alderman Whitworth moved that this matter be tabled for the next monthly meeting of Council.

NOTICE OF MOTION
ALD. STOCKALL
JUNIOR COLLEGE

At the February 2nd meeting of City Council Alderman Stockall gave notice of motion re appointment of a Committee to study the possibility of the location of a junior college in Dartmouth. Alderman Stockall stated he had since learned that Alderman Moore had been studying this matter and they wish to present the motion to Council jointly at the next regular meeting.

HFV.-DART. DISTRICT
LABOUR COUNCIL
PROTEST ABOLISHMENT
STORE HOURS

Letter was received from the General Secretary of the Halifax-Dartmouth and District Labour Council, C.L. C., protesting the abolishment of closing hours for the City of Dartmouth.

It was moved by Aldermen Beazley and MacNeil and carried that this letter be received and filed.

MONTHLY REPORTS

It was moved by Aldermen MacNeil and Beazley and carried that the following Monthly Reports be received and filed:

Medical Health Officer
Victorian Order of Nurses
Chief of Police
Fire Chief
Building Inspector

TENDERS FOR VEHICLES
WORKS DEPT.

Report was received from the Public Works, Water and Sewerage Committee advising that the following tenders for four half-ton trucks, taking in trade four used pick-up trucks, and one three-quarter ton truck, were considered:

Half-ton

<u>Name</u>	<u>Make</u>	<u>Delivery</u>	<u>Price</u>
MacGregor Motors Ltd.	International	30 days	\$6,005.68
Trainor G.M.C. Ltd.	GMC	"	6,191.84
Harbour Motors Ltd.	Ford	"	6,250.00
Dares Motors Ltd.	Dodge	"	6,700.00
Dundas Garage Ltd.	Fargo	"	6,970.00

3/4 Ton

Harbour Motors Ltd.	Ford	"	2,578.00
MacGregor Motors Ltd.	International	"	2,599.35
Dundas Garage Ltd.	Fargo	"	2,607.00
Dares Motors Ltd.	Dodge	"	2,750.00
Trainor GMC Ltd.	GMC	"	2,873.00

The Committee recommends the acceptance of the tender submitted by MacGregor Motors Limited for four No. 1100 International half-ton trucks in the amount of \$6,005.68; taking in trade four used pick-up trucks; and the tender submitted by Harbour Motors Limited for one No. F350 Ford 3/4 ton truck in the amount of \$2,587.00

It was moved by Aldermen Stockall and Brownlow and carried that the Public Works, Water and Sewerage Committee report be adopted.

SEWER FRONTAGE
BY-LAW

At a previous meeting of Council, by-law C 64 was referred to the Public Works, Water and Sewerage Committee was study and recommendation.

Report was received from the Public Works, Water and Sewerage Committee submitting for Council's consideration the following revised by-law C 64:

"The Council of the City of Dartmouth enacts as follows:

1. Section 4 of By-law C 41 of the City of Dartmouth is repealed and the following substituted therefor:
 4. Where such land fronts on more than one street and a sewer has already been laid along one side of such land the amount payable pursuant to Section 2 hereof with respect to such land shall not exceed the amount so payable per lineal foot street frontage on the longer side.
2. Section 5 of said By-law C-41 is amended by deleting the words "a corner lot" in the first line thereof and substituting therefor the words "a lot of land fronting on more than one street".

It was moved by Alderman Stubbs, seconded by Alderman Pottipas that leave be given to introduce By-law C 64 and that it now be read a first time.

Motion carried.

It was moved by Alderman Granfield, seconded by Alderman Pettipas, that By-law C 64 be read a second time.

During discussion on the motion Alderman Sanford stated he favored charging for the short side of a corner lot.

Alderman Moore suggested dividing by two the total lineal foot frontage of both sides.

Alderman MacNeil stated that the sub-committee and the Works Committee had spent a great deal of time studying this by-law, but a concrete solution to the problem from any member of Council would be welcomed. Alderman MacNeil advised that at a meeting of the Public Works, Water and Sewerage Committee held the previous evening a motion was passed authorizing a study of the total by-law with a view to a more equitable form of assessment, either by installation charge or the gallonge system, or some other basis. He pointed out that if corner lots are not billed on the long side a recovery loss of \$131,000 will have to be derived from the General Tax Rate.

Alderman Skinner stated there are many other problems with this by-law, involving cul de sacs, etc., and in his opinion further study is needed before passing this amendment.

Alderman Thornhill asked for clarification of the \$13,000 loss figure. The Deputy Clerk stated that essentially it is the difference between the short side and the long side of those lots.

His Worship pointed out that the cost of Trunk Sewers had to be taken into account when setting the lineal foot rate. Those trunk sewers do not service anyone but are necessary to make the laterals possible. Also taken into account was the cost of crossing intersections, passing public property which cannot be charged. At the time the lineal foot basis was established it was felt to be uniform and everyone got the same usage from the service. Difficulties have now arisen with corner lots, large lots, industrial development, apartment buildings which may be on a small lot but which service 10 to 12 apartments. At the time the \$7.50 rate was established the Engineering Department determined that that was the amount necessary to amortize the system.

It appears that the City will be short \$130,000 towards the general sewer account. Council will have to decide if this amount is to be paid out of general revenue.

Alderman Stubbs stated that the original by-law is ambiguous. It was the intent of Council at that time that the charge would be levied against the side serviced. She also pointed out that the long side has been charged for the purpose of Tax Certificates. It has also been stated that in the future pumping stations and treatment plants will not be included in the \$7.50 rate. This will mean that areas such as Greenough Subdivision, Marion Heights, and Port Wallis will have to pay for these facilities over and about the \$7.50.

Alderman Stockall stated that the question of including treatment plants and pumping stations in the \$7.50 had arisen at a meeting of the Public Works, Water and Sewerage Committee the previous evening, but it was his opinion they would continue to be included unless there is a change in policy.

The Clerk-Administrator stated that about a year ago the Public Works, Water and Sewerage Committee had recommended that two separate rates be established: the \$7.50 for frontage and another rate for the cost of pumping stations. When this recommendation came to Council, Council decided that the cost of pumping stations would be absorbed in the general cost of sewers.

On motion of Aldermen Brownlow and Stubbs Mr. Smith of Pinchill Road addressed Council. He stated that the charging of the long side of corner lots is grossly unfair. He suggested that the \$131,000 might be recovered through the gallonage system.

Following further discussion Alderman Sanford moved an amendment that the Solicitor be instructed to prepare an amendment to the by-law whereby corner lots would be charged on the side serviced. There was no seconder.

Alderman Sanford asked the Solicitor for a ruling on the by-law as it now stands.

Mr. Kavanagh stated that the by-law presently provides that every owner of land fronting on any street in the City pays the amount of \$4.00 or \$7.50 per foot, and frontage in this connection has always been interpreted to mean where the lot

adjoins a street, regardless of which way the building faces, so that a corner lot 50' by 100' has 150' of frontage. The by-law says in the first instance that a person pays so much per foot of frontage, where the land is a corner lot then the person shall not be assessed for more than the longer side. Section 4 has a proviso that says "provided that where a property is serviced by city sewer and sewer is extended past the longer side of said property in order to provide sewer facilities to new areas, the property shall not be further assessed unless it is subdivided as provided in Section 5 thereof". This by-law was approved by the Minister in March 1964. Before that it read exactly the same, without the last proviso. Prior to the proviso being added it was always on the long side.

Following further discussion the motion for second reading was put.

Voting for: Aldermen MacNeil, Granfield, Whitworth, Stubbs and Pettipas. Voting against: Aldermen Beazley, Stockall, Moore, Thornhill, Brownlow, Sanford and Hampson.

Alderman Skinner refrained from voting on the grounds that he had not had opportunity to speak on the matter, although he had indicated several times that he wished to speak. His Worship apologized for not having recognized Alderman Skinner.

The motion was defeated.

An amendment was introduced by Alderman Stockall that corner lots be charged on the short side, and that the sub-committee or the Works Committee as a whole, give further consideration to the absorption of the \$131,000, as well as the matter of pumping stations and treatment plants.

The Solicitor ruled that By-law C 64 has been defeated and cannot be amended. A new by-law must be introduced to amend the existing by-law.

Alderman Stockall suggested changing the word "longer" to "shorter" in Section 4 of By-law C 64.

The Solicitor ruled that a motion to introduce a new by-law was permissible at this time.

It was moved by Aldermen Stockall and Skinner and carried that the sewer frontage by-law be referred to the Public

Works, Water and Sewerage Committee for further study.

Alderman Stubbs and Granfield voting against.

INDUSTRIES COMMITTEE
WHARF FACILITIES

Report was received from the Industries Committee advising that at a meeting of the Committee held February 11, 1965, a motion was received and carried that the Industries Committee recommend to Council that Council request of the Minister of Transport that his department undertake a study into Dartmouth's need for wharf facilities and improved rail facilities, as well as the economic feasibility of the project, this request to be directly presented by the local Members of Parliament, Mr. John Lloyd and Mr. Gerald Regan.

It was moved by Aldermen Hampson and Sanford and carried that the Industries Committee report be adopted.

APPOINT ARCHITECT
JR. HIGH SCHOOL
WESTPHAL AREA

Report was received from the Finance and Executive Committee recommending the appointment of Architect Graham A. Hooper to reproduce the Plans and Specifications of the Caledonia Junior High School for use at the proposed school site in the Ellenville Subdivision; the Architect to incorporate any construction savings possible.

It was moved by Aldermen Thornhill and Granfield that the Finance and Executive Committee report be adopted.

Alderman Skinner stated that, based on requests from taxpayers regarding the cost of schools, and the fact that he was denied two promised meetings with the architect, he must vote against duplication of the Caledonia Junior High School, on the grounds that there must be further investigation of school costs.

Alderman Brownlow stated that as Chairman of the School Board he was not aware that Alderman Skinner was denied an opportunity to meet with the architect of the Bol Ayr School and he assured Alderman Skinner that he and every Alderman will have every opportunity to speak to the architect of City schools.

Alderman Skinner compared the cost of the John Martin Junior High School, per classroom, with the cost of the Caledonia Junior High School, and he questioned the difference. His Worship stated that there were a number of items left out at the John Martin School, such as finished ceilings, which were not left out in the Caledonia School, and they could be left out in any new

school.

Alderman Stubbs suggested there should be closer liaison between the three Municipal School Boards. She pointed out that the County has its own architect, and is building schools faster and cheaper than Dartmouth.

The motion was then put and passed. Voting against: Alderman Skinner.

Alderman Stockall stated that all members of Council will be invited to attend the meeting of the Building and Sites Committee of the School Board with the architect.

APPLICATION TO REZONE
ALBRO LAKE ROAD

Report was received from the Town Planning Board attaching report from the Director of Planning respecting rezoning of lots on Albrow Lake Road. The request is to rezone lots W-32 to W-47 inclusive, of the Woodland Park Subdivision, from R-1 zone to R-2 zone. The rezoning is recommended as requested,

The report pointed out that this matter has been before Council but due to an error it was requested that the property was to be rezoned from R-2 to R-1 instead of R-1 to R-2.

It is recommended that Council set a date for public hearing so that this application may be processed in proper form.

It was moved by Alderman Thornhill and Brownlow and carried that Tuesday, April 6, at 8 p.m. at City Hall be set as the time and place for public hearing to consider the proposed rezoning.

During discussion on the motion Alderman Sanford requested assurance that the right-of-way to Little Albrow Lake has been deeded to the City. The Clerk-Administrator stated he would check receipt of the Deed and advise members of Council.

PERMIT TO BUILD
M.R. TEL. & TEL.

Report was received from the Town Planning Board attaching an application for permit to build submitted by Maritime Telegraph and Telephone Co. Limited.

The applicant proposes construction of an office, storage and garage building on Lot A MicMac Subdivision. The value of this proposed structure exceeds \$100,000 and therefore requires City Council's approval.

It is recommended that a building permit be issued.

It was moved by Aldermen Sanford and Stubbs and carried that the Town Planning Board report be adopted and permit to build granted.

COST OF REZONING APPLICATIONS

Report was received from the Town Planning Board attaching a report from the Director of Planning entitled "Cost of rezoning applications".

The City Solicitor has advised that present legislation will not permit a charge to recover the City's costs in processing rezoning applications.

It is recommended that the City seek permissive legislation by an amendment to the Town Planning Act. The Board urges that Council attempt to obtain this legislation at this sitting of the Legislature.

The Solicitor advised Council that the Department of Municipal Affairs had informed him that a Bill will be presented at this sitting of the House to amend the Town Planning Act to permit Municipalities to levy a charge to recover the cost of advertising in rezoning applications.

It was moved by Aldermen Thornhill and Sanford and carried that the Town Planning Board report be received and filed.

TENDERS POLICE VEHICLES

Report was received from the Public Safety Committee recommending acceptance of the following tender for the supply of three vehicles for the Police Department, offering in trade a 1964 Dodge, 1964 Meteor, and 1963 Ford:

Dares Motors Limited: 3 - 1965 Dodge cars, Model 330, 8 cylinder, automatic transmission at a new price of \$4,690 (after allowing for the three trade-in cars)

Other tenders received were as follows:

<u>Name</u>	<u>Amount</u>
Beacon Pontiac-Buick Limited	\$5,203.16
Harbour Motors Limited	5,795.00
Dundas Garage Limited	6,190.00
Fairley & Stevens Limited	6,250.00

It was moved by Aldermen Granfield and Pettipas that the Public Safety Committee report be adopted.

The Clerk-Administrator advised Council that Chrysler Corporation is presently on strike. A letter has been received from Dares Motors Limited advising that the vehicles will be delivered 5 weeks after the strike is over.

Following discussion it was moved in amendment by Aldermen Pettipas and Sanford and carried that the tender submitted by Dares Motors Limited be accepted, subject to confirmation, within 10 days, of delivery date.

POLE POWER LINE
N.S.L. & P.
TUFTS COVE TO
IMPERIAL OIL
REFINERY

Report was received from the Clerk-administrator attaching copy of letter from the Nova Scotia Light and Power Company Limited submitting for approval by the City of Dartmouth their proposal for the construction of a 69 kv single pole power line between their Tufts Cove sub-station and the Imperial Oil Refinery.

The proposed routing of this power line has been considered by members of City staff. Meetings have been held with officials of the Nova Scotia Light and Power Company Limited regarding the routing.

The original application submitted by the Power Company called for the location of this pole line following the route of the Circumferential Highway. However, this application was refused by the Department of Highways, for the Province of Nova Scotia. It appeared to staff that this was the logical routing for such a power line.

In view of this refusal, it was felt that the Company had no alternative but to follow the present routing through the City of Dartmouth with some modifications as shown on the Plan. Concern was expressed to officials of the Company where the power line crosses the foot of Lake Banook. However, the City has been assured that, with the built-in safety features of this line, the possibility of injury to persons and property is highly unlikely.

In order that the City's expanding industrial areas may be adequately serviced with power, staff recommends approval by City Council of the construction of this 69 kv single pole power line between Tufts Cove sub-station and Imperial Oil Refinery as requested by the Nova Scotia Light and Power Company Limited.

Mr. D. Teasdale of the Nova Scotia Light and Power Company Limited explained the route to Council, as shown on the tabled Plan. He stated that there would be pole replacement on the majority of the route. They will be wooden poles but taller than at present. He stated that the Department of Highways

had not approved location of the pole line along the Circumferential Highway because it is a limited access highway. Any pole line along a highway requires maintenance which would require vehicles to stop. In answer to Alderman Pettipas Mr. Teasdale stated there would be no liability on the part of the City in the event of injury, but because of built-in safety measures, such injury was unlikely.

It was moved in amendment by Alderman Stubbs that a Committee composed of the Mayor, Chairman of the Public Works, Water and Sewerage Committee, and any other member as appointed by the Mayor, approach the Provincial Government requesting permission for the Nova Scotia Light and Power Company Limited to locate the new service along the Circumferential Highway.

There was no seconder to the amendment.

In answer to Alderman Skinner Mr. Teasdale stated that in the past consideration has been given to underground circuits in Halifax and Dartmouth generally, and the total cost is found to be 8 to 10 times as great. In reference to this particular power line, the two main factors are the high voltage and rock condition.

The motion carried. Alderman Stubbs voting against.

ENQUIRIES AND
ANSWERS TO ENQUIRIES

Alderman MacNeil asked if there have been any further submissions from the Dartmouth Shopping Centre management re improvements to the facilities provided for passengers on the integrated transportation system. The Clerk-Administrator stated that no further word has been received, other than the letter submitted to the Safety Committee.

Alderman MacNeil asked if the by-law amendment setting up a Purchasing Department will be ready for submission to the next meeting of Council. The Clerk-Administrator stated that he has written to several Municipalities that have Purchasing Agents to obtain copies of their by-law, to assist in the drafting of one for Dartmouth.

Alderman Beazley asked if Dartmouth has a representative on the Executive of the Union of Nova Scotia Municipalities. The Clerk-Administrator advised that he is a member of the Executive. Alderman Beazley expressed disappointment at the reception by the

Provincial Government of a Brief presented by the Union. He asked that the City of Dartmouth take the initiative in strongly protesting this action.

Alderman Sanford asked if there was any further word from D.T.S. regarding re-routing of busses in the Burnside and Port Wallis area. The Clerk-Administrator stated he would attempt to get in touch with D.T.S. within the next few days.

Alderman Stubbs referred to Legislation presented to the House by the Public Service Commission, to extend its powers. The Solicitor stated that a Bill is before the House to amend the Public Service Commission Act, and the purpose of the amendment is to extend the powers of the Service Commission into Hants County. The amendment before the House does say that where the Commission before had the power to purchase utilities in the City of Halifax and Municipality of the County of Halifax, the amendment would now give them power to purchase utilities in the County of Halifax, which would include the City of Dartmouth. Their only power is purchase by negotiation, they have no power to expropriate facilities in the City of Dartmouth.

Alderman Stubbs said there has been a change in the wording from Municipality of Halifax County to Halifax County, and the original wording should remain. Mr. Kavanagh said he would appear before the Private and Personal Bills Committee if Council so wished. Council so agreed.

Alderman Stubbs enquired re suggested Bridge Commission Legislation. The Clerk-Administrator stated that the City can only request the change in legislation through the Bridge Commission. The changes referred to by Alderman Stubbs were not presented to the House by the Bridge Commission.

Alderman Stubbs enquired re amendment to the Regional Authority legislation, whereby City Council can appoint two members to the Authority, rather than stipulating that the Mayor must be a member. Mr. Kavanagh stated the City has been notified of the objection of the City of Halifax, and it is his intention to appear on the City's behalf in this matter.

Alderman Stubbs referred to a request for a grant from

the City towards the construction of a new Children's Hospital, which was said to cost \$6,000,000. It now appears that the new Hospital will cost in the vicinity of \$10,750,000. Alderman Stubbs asked that the Finance and Executive Committee ask for more details on this matter, and further that representation be made for Dartmouth to have a member on the Hospital Board.

Alderman Pettipas stated he understands that the Premier has answered in the negative regarding the taking over of the Ferry Service by the Province. Mayor Zatzman said that the Premier stated he did not favor it at this time. His Worship has asked for another meeting with the Premier and the local member of the Legislature, but he has not received a reply as yet.

Alderman Skinner enquired re meeting to be arranged with the Water Authority regarding Greenough Subdivision. Alderman Stockall, Chairman of the Public Works, Water and Sewerage Committee advised that His Worship had been out of town, and that the Clerk-Administrator would be asked to arrange an early meeting.

Alderman Skinner stated that a serious health hazard exists in this area, and he asked that the City Health Officer investigate. His Worship stated that he would notify the Health Officer to make an inspection.

Alderman Skinner asked who has jurisdiction over traffic movement off the Angus L. MacDonald Bridge, on the Dartmouth side, with respect to left-hand turns. His Worship stated that it is combination of authority since the movement of traffic off the Bridge starts on the Bridge, and the Bridge Commission has refused to go along with that. The Clerk-Administrator stated that this matter has been discussed on many occasions, and there has not been any unanimous agreement that the elimination of left turns is necessary.

Alderman Stubbs asked if there has been any further action concerning the acquisition of park sites for the Port Wallis Locks. The Clerk-Administrator stated that he has continued to negotiate, and he would like to get one or two finalized. He pointed out that there are no funds available for the acquisition of these lands.

His Worship advised that a meeting with the Auditors has been arranged, upon completion of the Financial Statement, which should be within the next 10 days.

RESOLUTION
TIME CHANGE

The following Resolution was adopted on motion of Aldermen Thornhill and Sanford:

NO. 16. RESOLVED that, commencing 12:01 a.m., Sunday, April 25, 1965, and continuing until 12:01 a.m., Sunday, October 31, 1965, the hours for all civic activities and for the opening and closing of the offices of the City Hall for public business will be one hour earlier than the present accepted Atlantic Standard Time - that is to say three hours behind Greenwich Mean Solar Time.

Voting against: Aldermen Stubbs and Whitworth.

BY-LAW C 66
TAX EXEMPTION
FIRST BAPTIST
CHURCH

Council considered By-law No. C 66, being a by-law of the City of Dartmouth to amend Schedule "A" of By-law C 9 with respect to exemptions from real property tax, as follows:

" The Council of the City of Dartmouth enacts as follows:

1. Schedule "A" of By-law No. C 9 is amended by adding thereto the following:

46. Civic No. 98 Ochterloney	First Baptist	Land and
Street	Church	Improvements"

It was moved by Alderman Thornhill, seconded by Alderman Stockall that leave be given to introduce By-law C 66 and that it now be read a first time. Motion carried.

It was moved by Alderman Stockall, seconded by Alderman MacNeil that By-law C 66 be read a second time. Motion carried.

Members of Council present unanimously agreed to give the By-law third reading.

It was moved by Alderman MacNeil, seconded by Alderman Hampson that By-law C 66 be read a third time and that the Mayor and Clerk-Administrator be authorized to sign and seal the said by-law on behalf of the City. Motion carried.

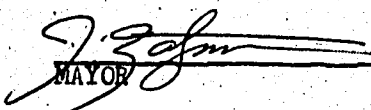
PASS BILLS

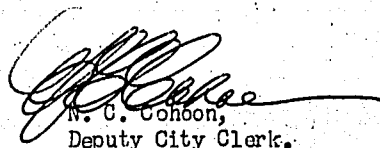
It was moved by Aldermen Granfield and Stockall and carried that all Bills be paid as per list circulated.

ADJOURNMENT

Meeting adjourned.

APPROVED:


MAYOR


N. C. Condon,
Deputy City Clerk.

Dartmouth, N. S.

March 4, 1965.

In Camera meeting of Dartmouth City Council held
this date at 7:00 p.m.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
MacNeil
Sanford
Stubbs
Skinner
Whitworth
Moore

City Solicitor J. W. Kavanagh
Director of Planning M. E. Lloyd

His Worship stated that although it is not the practice of Council to hold In Camera meetings, this meeting had been called for the purpose of discussing certain items which, for the good of the Community, are better discussed in private. The Solicitor also had matters to submit to Council.

Alderman Whitworth stated that he had been called to an In Camera meeting, but had been informed by the Press earlier in the day that this meeting was to be held, further, that the Press knew what was to be discussed, in particular, the Budget, and that they had received their information from the Mayor. Alderman Whitworth asked to be recorded as objecting to holding this meeting in camera.

PUBLIC SERVICE
COMMISSION BILL 70

Mr. Kavanagh informed Council that he had appeared before the Private and Local Bills Committee of the Legislature respecting the Bill presented by the Halifax Public Service Commission, with particular reference to changing the wording from County of Halifax to the Municipality of the County of Halifax. The City's submission was not particularly opposed by the Service Commission, and the Committee will make their decision. Mr. Kavanagh also advised Council that the Service Commission has agreed to reduce the area of extension into Hants County, it is only the area draining into Pockwock Lake, and the City Engineer has informed the Solicitor that this area can have no further interest to the City.

REGIONAL AUTHORITY
LEGISLATION

The Solicitor stated he had also asked the Committee when they would be considering Bill 16 dealing with the Regional Authority, and they proceeded to consider it forthwith. The Solicitor for the City of Halifax objected to the Bill in the form in which it was presented. The City of Dartmouth had requested an amendment to the Regional Authority legislation so that the representatives from Dartmouth on the Authority would be Aldermen. The representatives from the County and City of Halifax are the Warden, Mayor and Aldermen. The City of Halifax objected to the complete exclusion of the Mayor, and they would be satisfied if the Legislation stated that Dartmouth City Council would have the authority to appoint the Mayor and an Alderman or two Aldermen. Mr. Kavanagh suggested that the wording "two members of Council" would satisfy the Committee and he requested an expression of opinion from Council. Council so agreed.

PENSION PLAN

The Clerk-Administrator stated that in his report on the Budget he had pointed out that there is no Pension Plan. In 1954 the Town of Dartmouth enacted legislation to permit the retirement of Town employees under certain conditions, and when the City Charter was adopted in 1962 this particular Statute, among several others, was repealed. Since 1962 some employees have been retired on pension, but it was only recently discovered that this particular Statute had been repealed. The Clerk-Administrator stated that he did not believe it had been Council's intention to repeal this particular Statute. He asked if Council wished to have this Statute put back in the books. There are two or three employees eligible for retirement in 1965, and at present there is no legislation to permit the granting of a Pension. Pensions may be granted either by Special Legislation or by returning the Statute to the Charter, but the Clerk-Administrator pointed out that the Statute may cause difficulties if and when the City is prepared to establish a contributory Pension Plan. He further pointed out that the Pension is mandatory under the Statute if the employee is 65 years of age and has served the City for 25 years.

Of the employees eligible this year the Clerk-Administrator stated he would be prepared to recommend three:

Percy Turpin, Joseph Murphy and Gerald Shortt. A fourth applicant, Robert McElmon, would not be recommended. He has served the City longer than 25 years but not continuously.

Council unanimously agreed that the Solicitor and Clerk-Administrator prepare Special Legislation for Council's approval, for the recommended employees, the Pension to be based on the previous legislation.

INSURANCE -
FERRIES

The Clerk-Administrator stated that Public Liability Insurance coverage on Ferries at the moment is \$2,000,000. The Insurance Company is concerned about carrying this large amount and would like the amount reduced to \$1,000,000. He stated that the City's liability would not likely ever reach \$2,000,000 under the Canada Shipping Act, and in his opinion the amount could be reduced. The original amount was set in the days of the larger Ferries when heavy trucks and other vehicles were carried. The Clerk-Administrator stated that the Insurance Company has been pressing for a decision, and they will cancel the policy if the amount is not reduced. Alderman Hampson suggested that this amount would be accepted by other Insurance companies. Mr. Moir stated that he would advise the Company that the City wished to continue \$2,000,000. If the Company refuses more than \$1,000,000 that amount will be carried, but in the meantime Mr. Moir said he would investigate the possibility of having other Companies carry the coverage.

RENEWAL STUDY REPORT
COST

The Clerk-Administrator advised that there have been requests for copies of the Urban Renewal Study Report, and an additional 50 - 75 copies have been ordered. These will cost \$1,500. Several copies have been placed in the Library and the Public will be encouraged to borrow these. The Clerk-Administrator suggested a charge of \$25.00 per copy for those who wish to buy their own copy. This amount would approximately cover the cost. Council so agreed.

The Junior Chamber of Commerce has also requested the use of a copy of the Report, and Council agreed that they may borrow a copy, to be returned.

SERVICE ROAD
PENHORN MALL

His Worship stated he had correspondence from Service and Stark, solicitors for the W. J. Drewitt interests negotiating for development of Penhorn Mall Ltd. As Council is aware, the original plan for an access road leading off the Circumferential Highway was not approved by the Provincial Government.

Several representations were made and they refused to consider a right-hand turn-off on the Highway. A right-hand turn-off near the Portland Street entrance rather than in the middle of the highway has now been recommended. The Provincial Department of Highways has indicated they would approve this. Service and Stark had indicated they would be prepared to pay for half the construction cost, expected to be \$150,000; \$75,000 to be paid by the City. It was pointed out that the City would eventually have to widen this section of Portland Street. A plan showing the project was explained by the Director of Planning.

Following discussion Council authorized His Worship to continue negotiations with Service and Stark, up to a limit of \$75,000. His Worship stated he would endeavour to conclude the negotiations for less than this amount without informing Service and Stark of the \$75,000 figure.

INDUSTRIAL PARK

His Worship stated that the City has been approached by a large industry, not under Industrial Estates Limited. The industry was not named but His Worship stated it was a large industry, employing a number of people and bringing other numerous benefits to the City. They have been negotiating for some time but have not been able to find a site, suitable for their requirement. One site which was agreed upon has been expropriated by the Bridge Commission for the Narrows Bridge. There is a definite possibility that the County of Halifax will provide a site if one is not found in Dartmouth. Council examined a plan of the Lynch estate, approximately 400 acres, which has rail facilities. Following discussion Council agreed that the Clerk-Administrator be authorized to negotiate the acquisition of the Lynch Estate as shown.

BUDGET

His Worship stated that full debate on the 1965 Estimates would not be held at this meeting, and he asked how Council wished this matter handled - either by Council as a

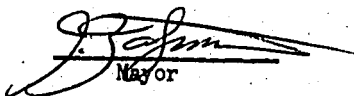
committee of the whole, or by individual Committees. In his remarks His Worship stated that premature release of the 1965 Estimates had resulted in a flood of telephone calls from citizens to an extent never before experienced. He stressed the importance of reducing the Budget as much as possible, not only from the point of view of this year's Tax Rate, but also from the point of view of long-term policy. Several Aldermen agreed that the projected Tax raise is causing a great deal of unrest among the taxpayers.


His Worship suggested that many increases in services demanded by the taxpayers may have to be eliminated, such as paving, snow plowing, welfare, health grants, additional policing, new incinerator, and many others. He also suggested that consideration might be given to elimination of Primary classes, part-time classes for Junior and Senior High Schools, elimination of gymnasiums and auditoriums in new school construction, elimination of Industrial Arts and Home Economics.

Following discussion the majority decision was to hold individual Committee meetings for consideration of Committee estimates and report to Council.

Meeting adjourned.

Approved:


Mayor


C. A. Moir,
Clerk-Administrator.

Dartmouth, N. S.

March 13, 1965.

Regularly called meeting of Dartmouth City Council
held this date at 10:00 a.m.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
Hull
Sanford
MacNeil
Stubbs
Skinner
Whitworth
Moore

His Worship advised Council that a series of Urban
Renewal Conferences will be held at Dalhousie University during
the next three weekends and recommended that members of Council
attend.

He also advised that, commencing March 14, at 2:00 p.m.
and for several subsequent Sundays, CNHT Channel 3 T.V. will be
producing a program entitled "Metropolis". Program titles are
as follows:

How to look at a City.
What will you tear down next?
How to live in a City.
How to get things done.
Three cures for a sick City.
The fur-lined fox hole.
Private dream - public nightmare.

His Worship further advised that a communication has
been received from the Halifax-Dartmouth Bridge Commission advising
that the second Harbour Bridge has been approved by the Bridge
Commission, subject to certain undertakings by the City of Halifax
and the City of Dartmouth. Public release will be at 11:00 a.m.
today and all members of Council will receive a letter containing
the stipulations. Copies of a map outlining the proposal were
circulated.

URBAN RENEWAL STUDY

Council considered a report from the Clerk-Administrator
and Director of Planning, advising the preliminary discussions have
been held with representatives of Central Mortgage and Housing
Corporation re the next steps to be taken in the development of
the Urban Renewal Program. C.M.H.C. officials have suggested

the establishment of an Advisory Committee made up of an Administrator and the Planner from each of the participating bodies, (C.M.H.C., Provincial Government, City of Dartmouth).

The first meeting of this Advisory Committee was held on Monday, March 8. Consideration was given to the renewal study and the next steps to be taken by the City of Dartmouth and other participating bodies towards the implementation of the recommendations contained in the study.

The Committee's recommendations are as follows:

1. The approval in principle of the Study as prepared by Canadian-British Engineering Consultants and Mr. Norman Pearson.
2. An economic feasibility study of the Renewal program.
3. An urban renewal scheme for the central business district, which includes the area outlined in No. 1 renewal district of Plate 10.

Application should be made to Central Mortgage and Housing Corporation and to the Provincial Government for assistance in carrying out the studies recommended in Nos. 2 and 3.

His Worship stated that Council may consider the recommendations individually.

It was moved by Aldermen Sanford and Hull that recommendation No. 1 be adopted.

Aldermen MacNeil and Whitworth disagreed with approval in principle at this time. In their opinion the economic feasibility study should be carried out first.

Alderman Stockall asked if C.M.H.C. had indicated that they would not be prepared to proceed further unless approval in principle was given. The Clerk-Administrator stated that in the discussion it was obvious that a decision regarding Nos. 2 and 3 and the last paragraph of the report has to be made before C.M.H.C. will give a firm opinion as to whether they will participate in the studies recommended in 2 and 3. It was also obvious that until such time as Council takes some action in approving the Urban Renewal Study, at least in principle, items 2 and 3 are out as far as C.M.H.C. is concerned. Before they will consider applications some action must be taken by this Council on the Renewal Study. There is no firm word that C.M.H.C. or the

Provincial Government will participate in the economic feasibility study. Local representatives of C.M.H.C. indicated that the application would be processed by Ottawa, since Dartmouth is the first municipality to act under the new Legislation.

Alderman Granfield asked if the word "study" could be used in recommendation 3, rather than the word "scheme". The Clerk-Administrator stated that the word "study" could be added but that the word "scheme" must remain since that is the word used in the legislation.

Alderman Skinner stated he would like to agree with approval in principle provided the City is not committed to further costs. He suggested that Council should give special consideration to re-financing the City's debts, and should know the costs of reconstruction of roads in the fringe areas, as well as the tax rate, before giving approval. He moved in amendment that this matter be deferred until this information is available.

*Correction at
Apr 5th meeting
4/6*
Amendment was not accepted by the Chair. *This
The*

In agreeing with approval in principle Alderman Thornhill pointed out that this Council, and future Councils, are not being committed to major expenditures

Alderman Hampson stated it was his understanding that a preliminary economic study was to be contained in the Urban Renewal Study. The Clerk-Administrator stated that in the proposal put forth by Canadian-British Engineering Consultants there was mention in two items that both he and the Director of Planning felt had been left out of the Study. One referred to Economics. He has carried on correspondence with Canadian-British, and more recently directly with Mr. Pearson to get his interpretation of the contract. Mr. Pearson feels he had complied with the contract. Officials of C.M.H.C. and the Provincial Government have indicated that under the legislation on Urban Renewal, the City of Dartmouth has received in the report everything that was anticipated.

Alderman MacNeil suggested that the matter was of sufficient importance for a plebiscite and he suggested that the question be added to the ballots for the forthcoming election.

The motion was put and carried. Voting against:
Aldermen MacNeil, Whitworth, Stockall and Skinner.

It was moved by Aldermen Sanford and Hull that recommendation 2 be adopted, subject to Council being informed of the details of cost-sharing. The Clerk-Administrator stated that following application an agreement will be prepared outlining all details, and this agreement will be submitted to Council for approval.

The motion carried. Voting against: Aldermen MacNeil, Whitworth, Stockall and Skinner.

During consideration of recommendation 3 the Clerk-Administrator stated that this would be the final study for this particular area, with detailed recommendations for re-building, if necessary, and detailed costs of highway construction, etc. He pointed out that until the application has been made and the agreement comes back to Council for approval, Council has not been committed to anything.

It was moved by Aldermen Granfield and Pettipas that Council approval an urban renewal scheme study for the central business district as outlined in recommendation No. 3.

Alderman MacNeil questioned whether Council had the authority to change the recommendation by adding the word "study". The Clerk-Administrator stated that Section 23 of the Act under which this study would be undertaken refers to an "urban renewal scheme". The words "renewal scheme" have to remain, but in his opinion adding the word "study" did not change the recommendation.

It was moved in amendment by Aldermen Sanford and Whitworth that approval of recommendation No. 3 be deferred pending receipt by Council of the report on recommendation No. 2.

The amendment was defeated. Voting for: Aldermen MacNeil, Hampson, Whitworth, Stockall, Sanford and Skinner.

The motion was then put and carried. Voting for: Aldermen Beazley, Granfield, Stubbs, Pettipas, Moore, Hull, Thornhill and Brownlow.

SPECIAL LEGISLATION
PENSIONS
GERALD SHORTT
PERCY TURPIN
JOSEPH MURPHY

Council considered an Act Relating to the City of Dartmouth, authorizing and empowering the City to pay retirement allowances to the former city employees: Gerald Shortt, Percy Turpin and Joseph Murphy.

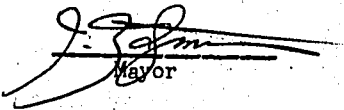
It was moved by Aldermen Sanford and Whitworth and

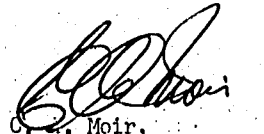
carried that the Act be approved and forwarded to the Provincial Government for consideration by the Legislature.

ADJOURNMENT

On motion of Aldermen Sanford and Thornhill meeting adjourned.

Approved:


Mayor


G. C. Moir,
Clerk-Administrator.

Dartmouth, N. S.

March 15, 1965.

Regularly called meeting of Dartmouth City
Council held this date at Tam O'Shanter School at 4 p.m.

Present - Mayor Zatzman

Aldermen Stockall
Granfield
Hampson
Brownlow
Hull
Skinner
Whitworth

Commissioners Cote)
Brady) Board of School Commissioners

Superintendent of Schools I. K. Forsyth
Assistant Superintendent C. F. Moir
Maintenance Superintendent G. Leverman
Supervisor of Curriculum S. MacDonald

Messrs. Romans and Kundzins, Architects
Messrs. Henry and Peter Corkum, H. W. Corkum
Construction Co. Ltd.

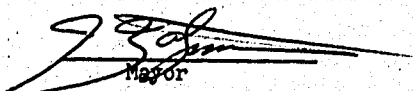
INSPECT AND ACCEPT
TAM O'SHANTER
SCHOOL

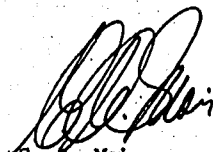
Following inspection of the School by members of
Council and Board of School Commissioners, the following
resolution was unanimously adopted on motion of Aldermen Skinner
and Stockall:

NO. 17. RESOLVED that the City of Dartmouth accept as of
March 15, 1965, from H. W. Corkum Construction Company Limited
the sixteen-classroom and auditorium Tam O'Shanter School as
completed, subject to the guarantees called for in the contract,
subject to holdbacks under the Mechanics' Lien Act, and also
subject to the completion of work at an estimated value of \$20,000.

On motion of Aldermen Stockall and Hampson meeting
adjourned.

Approved:


Mayor


C. F. Moir,
Clerk-Administrator.

March 15, 1965

His Worship the Mayor and
Members of Dartmouth City Council
City of Dartmouth, N. S.

Dear Sirs and Madam:

Currently, all City Council Committees and the School Board are carefully assessing our 1965 Budget in order to achieve cost reductions.

Projected expenditures and our rising capital debt repayments provide a pressing financial situation for the next few years.

It has been suggested that both the Provincial and Federal Governments be approached for further financial assistance in our educational programme. While no harm can come from such an approach, it should be noted that such appeals have been made regularly over the years with very little in the way of tangible results.

It appears then that what we spend must be paid for out of our own pockets. Many citizens have pointed out that the average person cannot with impunity live beyond his means and that this philosophy should apply to the City of Dartmouth.

Many of us are firmly opposed to an increase in the tax rate. In the search for cost reductions that will make it possible to hold the tax rate, may I suggest a careful study of the following:

SCHOOL STATISTICS

13,962 Pupils

439 Classrooms

Average of 32 pupils per classroom

27 Schools - 21 Elementary, 4 Junior High, 2 Senior High

16 Physical Training Instructors

Average Teacher's Salary per annum	\$5,000.00
Less Provincial Grant	1,000.00
Cost to City of Dartmouth	<u>\$4,000.00</u>

NUMBER OF PUPILS PER CLASSROOM

Present average of 32 requires 439 classrooms and 439 teachers
An " " 34 " 411 " " 411 teachers
An " " 37 " 378 " " 378 teachers

An increase of only 2 pupils per classroom means a cost reduction of approximately \$112,000.00 in teachers' salaries annually and 28 empty classrooms to care for future enrollment thus postponing the building of new schools.

An increase of only 5 pupils per classroom means a cost reduction of approximately \$244,000.00 in teachers' salaries annually and 61 empty classrooms to care for future enrollment thus postponing the building of new schools.

GYMNASIUMS

Physical training is given in all schools. Perhaps this should be continued in the 2 senior high schools and 4 junior high schools but is it essential, at the present time, in our elementary schools? Probably 4 P. T. Instructors could be released at a cost reduction in salaries of approximately \$16,000.00 annually. Gymnasiums could then be used for additional temporary classrooms.

CAPITAL DEBT AND INTEREST CHARGES

Repayment in 1965 amounts to \$2,000,000.00 and is increasing yearly. Should present plans for building new schools and other public buildings be deferred until tax revenue from increased assessment warrants such expenditures?

This report is respectfully submitted in the hope that it will contribute to present and future cost reductions.

Laurance W. Granfield
Alderman for Ward Two
City of Dartmouth

Dartmouth, N. S.

March 17, 1965.

Regularly called meeting of Dartmouth City Council
held this date at 1:15 p.m.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Hull
Sanford
Stubbs
Whitworth
Moore

City Solicitor J. W. Kavanagh

Mr. Graham Hooper, Architect

OPEN AND AWARD
TENDERS
POLICE STATION

Prior to opening of Tenders for the construction of the Police Station it was moved by Aldermen Granfield and Beazley that the opening of Tenders be deferred until after City Council has met with the Auditors to consider the Financial Statement.

His Worship pointed out that this meeting has been advertised as a special meeting of Council to open and consider the Tenders and in his opinion Council had no alternative but to proceed. Council does not have to accept any Tender.

The Clerk-administrator stated that each Tender contained either a Bid Bond or Certified Cheque, and these would have to be returned.

Alderman Granfield stated that it would be unfair to the bidders to divulge the prices, should Council decide not to proceed at this time.

The Solicitor stated that although he could not give a definite ruling at this time, he was of the opinion that the motion was not in order.

His Worship stated it would be much wiser to open the Tenders and then consider a motion to defer. The motion was withdrawn.

Tenders for the construction of the Police Station were then opened, as follows:

<u>Firm</u>	<u>Amount</u>	<u>Completion Date</u>
W. Eric Whobby Ltd.	\$505,000	12 months
Fundy Construction Co. Ltd.	\$519,230	Dec. 31/65.
Eastern Contracting Co. Ltd.	\$519,950	
Kenney Construction Co. Ltd.	\$520,000	Oct. 31/65.
Cameron Contracting Ltd.	\$528,800	12 months after award

His Worship asked Mr. Hooper if he wished to comment since Council had projected an amount of \$300,000 for this construction.

Mr. Hooper stated he had expected the engineering costs to be high, and to represent approximately 60% of the cost, with an expected total of \$350,000. It was also his opinion that publicity regarding the Tax Rate had affected the bidding, and the general feeling was that the project would not proceed. Without having seen the Tenders Mr. Hooper estimated that the cost of the security arrangements would be approximately \$60,000, Federal and Provincial Taxes would be over \$30,000, as well as the additional costs involved in providing for future expansion. He stated that he would like to review the Tenders for a breakdown of the costs.

It was moved by Aldermen Boazley and Stubbs and carried that this matter be referred back to the Public Safety Committee and Architect, for further consideration, and that the Bid Bonds and Certified Cheques be returned to the bidders.

RESOLUTION RE LEGISLATION

Council considered the following Resolution:

NO. 18. BE IT RESOLVED that the Council of the City of Dartmouth approves introduction to the 1965 session of the legislature of the Province of Nova Scotia of the proposed legislation contained in Exhibits A. B. C. D. and E attached to and forming part of this resolution.

Legislation referred to is as follows:

- A. An Act to Amend Chapter 67 of the Acts of 1962, the Dartmouth City Charter (Volunteer Section, Fire Department)
- B. An Act to Amend Chapter 101 of the Acts of 1950, the Dartmouth Rink Act.
- C. An Act Relating to the City of Dartmouth (retirement allowance, W. do". Barss).
- D. An Act to Amend Chapter 72 of the Acts of 1962, the Halifax-Dartmouth Regional Authority Act.

E. An Act Relating to the City of Dartmouth (retirement allowance, Gerald Shortt, Percy Turpin, Joseph Murphy).

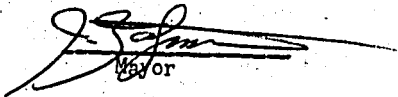
The Clerk-Administrator stated that the above legislation has been passed by Council on previous occasions. The Deputy Minister of Municipal Affairs has requested an official resolution to be passed by Council endorsing this legislation. In previous correspondence the Department was informed of the manner in which the legislation was approved, unanimous or otherwise, but this form of resolution has been requested.

It was moved by Aldermen Stubbs and Whitworth and carried that Resolution No. 18 be adopted, under protest.

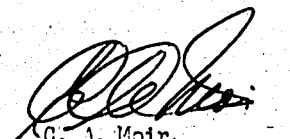
DJOURNMENT

Meeting adjourned.

Approved:



Mayor



C. A. Moir,
Clerk-Administrator.

Dartmouth, N. S.

March 22, 1965.

Regularly called meeting of Dartmouth City
Council held this date at 12:30 p.m.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Hampson
Beazley
Hull
Stubbs
Whitworth
Moore

Clerk-Administrator C. A. Moir
City Solicitor J. W. Kavanagh

APPROVE PLAN OF
WIDENING PORTLAND ST.
ENTRANCE TO PENHORN
MALL SHOPPING CENTRE

Council considered a report from the Town Planning Board advising that the Board has considered a proposal prepared and approved by staff re the widening of Portland Street entrance to Penhorn Mall Shopping Centre, and the treatment of the intersection at the Circumferential Highway and Portland St.

The following Resolution was unanimously adopted on motion of Aldermen Thornhill and Stubbs:

NO. 19. BE IT RESOLVED that the Council of the City of Dartmouth hereby adopts the report of the Town Planning Board of the City and approves the widening of Portland Street and the treatment of the intersection at the Circumferential Highway and Portland Street in accordance with the plan prepared by staff and presented to the Town Planning Board on March 22, 1965.

NOTICE OF MOTION
ALD. WHITWORTH
SELECTED SCHOOL
ACTIVITIES

Prior to the meeting Alderman Whitworth circulated to members of Council statistics outlining the average costs of the following selected school activities:

Physical Education
Industrial Arts
Home Economics
Music

Alderman Whitworth gave notice of motion that Council ask the Board of School Commissioners to review their Budget, with definite instructions to eliminate Physical Education and Music, and to take a second look at Industrial Arts and Home Economics.

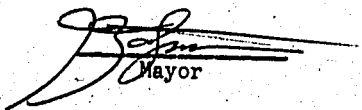
His Worship pointed out that the statistics have just been placed before Council, and after a review of the schedule of meetings, a special meeting of Council will be called. He further pointed out that Council cannot make this decision to eliminate Physical Education and Music, but can only make

recommendation to the School Board.

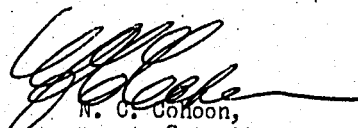
Alderman Whitworth also gave notice of motion that Council ask the Board of School Commissioners to review its policy of hiring teachers, i.e., hiring a P.C. II when a P.C. III would do.

Meeting adjourned on motion of Aldermen Beazley and Hampson.

Approved:



Mayor



N. C. Condon,
Deputy City Clerk.

Dartmouth, N. S.

March 24, 1965.

Regularly called meeting of Dartmouth City Council
held this date at 12 Noon.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pattipas
Brownlow
MacNeil
Stubbs
Whitworth
Moore

Clerk-Administrator C. A. Moir
City Solicitor J. W. Kavanagh

ALD. WHITWORTH
NOTICE OF MOTION
SCHOOL BOARD
BUDGET

Notice of motion having been given at a previous meeting of Council it was moved by Alderman Whitworth that the School Board Budget be reconsidered by the School Board, and that the School Board be directed to eliminate Physical Education and Music; and to take a second look at Industrial Arts and Home Economics; and also to review the policy of hiring teachers with the highest license.

His Worship pointed out that Council cannot "direct" the School Board, and suggested that the motion be reworded as a suggestion or recommendation.

Alderman Whitworth moved, seconded by Alderman Beazley, that Council recommend that the School Board budget be reconsidered by the Board, and further recommend that the School Board consider the elimination of Physical Education and Music, and take a second look at Industrial Arts and Home Economics, and further that the Board review its policy of hiring teachers with the highest license.

Alderman Brownlow, Chairman of the School Board, stated that in his opinion the motion was redundant. At the last meeting of the Board, when the 1965 Budget was approved, a motion was passed indicating that the Board is prepared to study all facets of education, including part-time classes, the curriculum, the building of schools, and other matters. He suggested that all members of Council attend the Board meeting called for this purpose,

and all submissions and recommendations will be welcomed by the Board.

Alderman Brownlow pointed out that the School Board does not have the authority to eliminate Physical Education and Music in Grades Primary to 6, under the Education Act. Re Home Economics and Industrial Arts, these courses are offered for various reasons, one being to provide an elective subject for students in Grades 7, 8 and 9 who do not have the ability for other academic subjects, and the elimination of these subjects would mean that approximately 600 students would not be able to get Certificates in these Grades.

Respecting Teachers' Licenses, Alderman Brownlow stated the course leading to a T.L. is no longer offered in the Province. T.L. I has not been offered since 1958 and T.L.II not since 1961.

Alderman Brownlow suggested that this matter be referred to the School Board, in view of his remarks, and in view of the special meeting to be held by the Board in April to consider this matter. He pointed out that in any event it could not have any effect on this year's Budget.

The Solicitor stated that the City Charter provides that the Board shall submit not later than the fifteenth day of December an estimate of the amount required for purposes of the Board for the ensuing year....Section 306 of the Charter provides that the Council shall, before the first day of March, approve of the estimate submitted by the board, or may amend, reduce or otherwise alter....If the word "shall" means a directive in this Section it means that if Council does not deal with the School Board Budget before the first of March it can neither approve nor amend. Section 306(2) provides that if Council is going to amend the Budget it must give notice to the School Board before the 1st of April. The Solicitor said that Council is instructed to deal with the School Board Estimates by the 1st of March, but he did not think it followed that if Council does not, it is precluded from dealing with it.

Alderman MacNeil suggested that Council approve the minutes of the last School Board meeting, which in effect would be the same as the motion Council is now considering. His Worship

stated he did not think Council could approve the School Board minutes.

Following further discussion it was moved ^{in amendment} by Aldermen Thornhill and MacNeil that Council endorse the motion as passed by the School Board at its last meeting regarding further study of the curriculum.

The Clerk-Administrator read an extract from minutes of the Board of School Commissioners, March 10, 1965, which extract becomes part of the amendment:

"It was moved by Commissioners MacNeil and Moore and carried that all the points which have been discussed relative to the total school system (elimination of Primary classes, part-time classes, elimination of gymnasiums and auditoriums, etc.) as it now exists in the City of Dartmouth, be discussed at a special meeting."

His Worship ruled that he would accept the amendment.

The amendment was put and carried. Voting for:
Aldermen MacNeil, Hampson, Stubbs, Pettipas, Stockall, Moore, Thornhill and Brownlow.

The motion as amended was put and carried. Voting for:
Aldermen MacNeil, Hampson, Stubbs, Pettipas, Stockall, Moore, Thornhill and Brownlow.

ALD. GRANFIELD
LETTER RE SCHOOL COSTS

Council considered a letter from Alderman Granfield re Education Costs. Copies were previously circulated to all members of Council, and copy is attached hereto.

Following discussion it was moved by Alderman Granfield and Stockall and carried unanimously that this letter be referred to the School Board for study.

ALD. STUBBS
RESOLUTION

On motion of Aldermen Stockall and Whitworth the following item was added to the agenda:

Alderman Stubbs introduced the following resolution, copies of which were circulated to members of Council:

WHEREAS: the changing trends in employment due to automation and increased technology has forced a greater concentration by educators, industry and society on a curriculum related to these needs;

" untrained, poorly educated youth not only make up the bulk of the unemployed, but are unemployable;

" statistics indicate that less than 35% of high school graduates go to university and over 60% take various technical courses when these are available;

WHEREAS

- in some cities in Canada 50% of the High School students are in technical and vocational programs. Dr. C. R. Ford, Federal Department of Labour stated recently, this will very soon reach as high as 70%;
- " Nova Scotia rates sixth in Canada for student retention; "drop out" rate of 45%;
- " a recent report indicates that of the students in Nova Scotia who were in Grade 2 in 1949 - some 60% had left school before Grade 11 and only 17% remained for Grade 12;
- " the Federal Government, under the Technical and Vocational Training Assistance Act will contribute 75% of the capital costs of new schools including equipment which offer these programs - vocational and technical training; the province is required to pay the remaining 25%. In some programs there is a sharing of operating costs; This act is to expire March 31, 1967.
- " the Provincial Government has not seen fit to provide increased assistance in school costs to the City of Dartmouth but are in the position to pay the remaining 25% of the above costs;
- " educators across Canada agree it is "economic folly" to continue to build yesterday's schools for today's education;
- " the only post high school technical training facilities in the Province of N. S. provides for an enrolment of 45 technicians - three classes annually, and affiliated training for 85 medical technicians - at a time when local industry is importing such trained people from Europe;
- " there are just over 600 spaces annually for vocational training of which half are girls in commercial classes at the Halifax County Vocational High School. This is to serve the whole County and both cities - some one third of the provincial population;
- " there are three recommended courses for vocational and technical training; terminal vocational course, high school vocational and technical courses, and post high school technical;
- " at present the Province has little or no policy for what is called the terminal vocational courses for the less academically inclined student;
- level 1,600
2,850
3,180
- level 1,980
2,1170
3,450
- a detailed study to be released shortly will prove conclusively that as of this moment Dartmouth requires over 1638 spaces as outlined and by 1970 will require 2600 such facilities.
- " the educational system of Dartmouth is presently providing an adequate program for less than half the students at the junior and senior high school level;
- " the present program allows little flexibility for working climate which is favourable to vocational adjustments - freedom to "try out", to transfer, to prove one's worth;
- " the present high drop out rate is due to a large degree, according to research, to the fact that there is little opportunity in the present system for the student inclined towards vocational training instead of strict academics;
- " it requires a large number of students to successfully operate a diversified program and Dartmouth has 2966 students at the junior high school level and 1424 at the senior high school level; a total of 4390 students;
- " a meeting is being planned for the three local school boards, the County Vocational High School and the Provincial authorities to discuss vocational and technical training in this area;

WHEREAS

the City of Dartmouth has approved in principle the composite school which will run over such a diversified program;

"

it is imperative to have close liaison between schools offering those related courses under one school board, as many Canadian Cities are doing regardless of Provincial assistance in capital construction;

"

Dartmouth has more than enough junior and senior class rooms for the operation of the present academic program if the students who are presently misplaced in this academic slot could be relocated to a more suitable program;

THEREFORE BE IT RESOLVED:

The City of Dartmouth, hereby, declares a moratorium on junior and senior high school construction until school authorities present to the Board of School Commissioners and the Council of the City of Dartmouth for their approval a planned program of vocational and technical training including the recommendations for the facilities required;

Such declaration to be forwarded immediately to:

Premier R. L. Stanfield, Minister of Education
Province of Nova Scotia

Honorable Layton Fergusson, Minister of Labour,
Province of Nova Scotia

Honorable Allan MacEachen, Minister of Labour, Ottawa 4

Honorable I. W. Akerley.

BE IT FURTHER RESOLVED

That the City of Dartmouth commence negotiations immediately with the Province of N. S. for clear declaration of policy concerning composite schools and provincial financing of such schools under the Technical and Vocational Training Assistance Act;

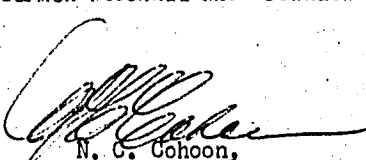
Further, in the event that such negotiations fail immediate steps will be taken to study the feasibility of negotiating with the federal and provincial governments to allow Dartmouth to pay the 25% capital costs balance under the Technical and Vocational Training Assistance Act before the expiry date of March 31, 1967.

His Worship stated he would accept the resolution as a notice of motion.

Alderman Stubbs urged that this matter be dealt with at the next meeting of Council.

ADJOURNMENT

On motion of Aldermen Stockall and Brownlow meeting adjourned.


N. C. Cohoon,
Deputy City Clerk.

APPROVED:


MAYOR

Dartmouth, N. S.

March 23, 1965.

6

Meeting of Dartmouth City Council held in camera
this date at 7 p.m.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
MacNeil
Stubbs
Whitworth
Moore

Clerk-Administrator C. A. Moir
Deputy City Clerk N. C. Cohoon
City Solicitor J. W. Kavanagh

Mr. C. A. Rice)
Mr. H. R. Renouf) H. R. Doane and Company, Auditors
Mr. W. Connors)

MEET WITH
AUDITORS

His Worship stated that this meeting had been called at Council's request, to discuss with the Auditors not only the 1964 Financial Statement but also the future outlook and future financial standing, so that all members of Council will be more knowledgeable in planning the Capital Expenditures Program. He stated examination of the Financial Statement and preliminary discussions with the Auditors indicate a very sober outlook. He felt that in view of the possible misconceptions of some people the results may be detrimental to the City without taking into consideration the long term view that we are a growing City, and if handled judiciously and with good economic planning and foresight, while taxes will be going up the City will prosper and grow. The City has been faced with the problems that have been created through the amalgamation of a large area that needed a tremendous amount of services and a tremendous amount of financial expenditure. We are faced with the result, to some degree, of not receiving transitional grants from the Province, even though if they had been received they would not be sufficient. Assistance from the Provincial Government is not forthcoming, and will not be, on many matters, because the Province, under their formulae, feels Dartmouth is a prosperous community.

City Council, in camera, Mar. ²⁴25/65.

Page 2

His Worship asked Council to request the Auditors to prepare a Brief, for submission to the Province, on long term financing, which is going to be necessary on many of our Budget items. Also a Brief to the appropriate Government department for extra-ordinary assistance for Education, due to the abnormal rise in school population, and also the possibility of a brief re changing the terms of taxation with regard to Industrial Estates.

In reply to Alderman Stubbs the Clerk-Administrator stated that last year (1963) the City had an operating deficit of \$53,000, and a total accumulated deficit of \$170,000. This was divided in two and provision made for reduction of the deficit by \$85,000 a year for two years. If there are no over-expenditures the deficit should be nil at the end of 1965. With the completion of the 1964 audited statement the deficit is shown as \$148,000. If Council wishes to follow the recommendation in the report accompanying the Estimates, provision can be made to provide \$74,000 against the deficit this year, which would be half the accumulated deficit. The Charter provides that Council shall provide for the current year's deficit.

Alderman Stubbs stated that the County of Halifax Budget had a \$36,000 surplus. She asked what Dartmouth should do to balance the budget. Mr. Rice stated that as auditors they are not in a position to determine policy and can only suggest and recommend and make comments based on their own experience and experience available through statistics. When the deficit is a small one in comparison to the total over-all budget it would seem reasonable that the budget should provide coverage of that deficit, and the budget itself should be pared to a minimum, but not unreasonably so, and once that is done it is up to Council to live within that Budget.

Mr. Renouf stated that the County of Halifax last year had a deficit that was approximately equal to the deficit of the City of Dartmouth. The only difference between the two accounts in the end result was that the County had an accumulation of prior surpluses which they were able to draw from. At some time or other the County will have consumed its surplus, at which time

City Council, in camera, Mar. 24/65.

Page 3

they will have to come to some increase in rates. The same thing occurred in the City of Halifax in 1964.

Following discussion of the various individual Estimates Alderman Thornhill asked what, in the auditors' opinion, would be a normal tax rise. Mr. Renouf stated that 7%, in itself, would not necessarily be high, but if it followed after 3 or 4 years, each of which were 7%, then it is compounded and is getting to be a serious problem.

His Worship asked what would be a safe level for debt charges in relation to the budget, percentage-wise of the assessment, and also percentage-wise of the annual debt charges against the budget. Mr. Renouf stated somewhere around 20 - 25% of the budget level, but having said that, he must immediately qualify it by saying that 20% may be too high in a community which is lacking in growth, or not too much hope for future growth. A community such as Dartmouth which is growing has to provide a substantial amount of permanent projects by way of sewers, streets, and schools for a growing and healthy population. It is possible that the upper figure of 25% may not be unreasonable. It is high, but it might not be unreasonable and may be absolutely necessary.

Mr. Renouf suggested that at the request of Council and with the consent of the Department of Municipal Affairs the City might reach for a 25 or 30 year term on permanent projects, or borrow on a 20 years basis with 50% to 75% coming due in that 20 year period and the remaining 25% to 50% falling due and to be re-financed on that last day. He warned of the dangers in writing off too quickly. For example, a new school - the ratepayers of the next 15 years will have provided that school while the ratepayers of the next 50 years will enjoy that school without any cost to them at all.

Mr. Renouf asked the Clerk-Administrator if there are any limitations in the Charter with regard to the amount of Capital Borrowing. The Clerk-Administrator said the limitation for borrowing in any one year is related to what was borrowed and funded in previous years. Alderman Stubbs asked if this applied to recoverable items like Sewers. The Clerk-Administrator stated

that certainly the Department of Municipal Affairs takes into account, in Capital Borrowing, items which are self-supporting. His Worship asked if, instead of setting a limit of \$200,000 on the Sewer Account, an amount of \$3,000,000 could be borrowed to clear up Port Wallis. The Clerk-administrator stated that basically this could be done, if the Department of Municipal Affairs could be shown that it will be self-supporting. Mr. Renouf stated that this would affect other borrowings, but it is an affect that would be very difficult to assess.

Alderman Stockall asked if an increase to \$500,000 would be reasonable. Mr. Renouf stated there are two factors that have to be taken into consideration at the same time:

1. The extent to which the amount will be recoverable annually from the sewer frontage rates as against the general rates of the city;
2. The affect that a Bond issue of \$3,000,000 for a particular purpose would have on the ability of the city to borrow for various other capital projects.

He stated the first is more important but the second cannot be ignored.

His Worship stated that over a 5 year period the City could clear up all existing sewer problems, faster than at present, but he did not think \$3,000,000 could be expected in one year.

Copies of Statement of Projected Revenue, 1965-1969, Projected Expenditure, Capital Funding Projections and Supplemental Notes were circulated to members of Council and outlined by Mr. Rice. Following discussion of this report it was agreed that its contents should remain confidential and all copies were returned to Mr. Rice.

It was moved by Aldermen Stockall and Brownlow and carried that the firm of H. R. Done and Company be engaged to do a detailed study of Education costs and how they affect the City's financing, and a report on long-term financing.

The Clerk-administrator advised that the Capital Budget is being prepared and will be submitted for Council's consideration.

City Council, in camera, Mar. ²⁴~~23~~/65.

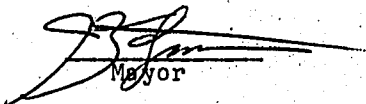
~~Page 5~~

His Worship suggested and Council agreed that the only press release from this meeting be that Council spent the evening reviewing the Financial Statement with the Auditors.

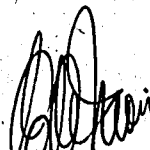
Alderman Stubbs stated that in the first year's operation the Regional Library Board had set aside an amount of \$15,000 for the Bookmobile. This money now seems to have disappeared from the Library statement. His Worship asked the Clerk-Administrator and Mr. Rice to check this matter.

Meeting adjourned.

Approved:



Mayor



C. A. Moir,
Clerk-Administrator.

Dartmouth, N. S.

March 30, 1965.

Meeting of City Council, held in camera, with
the Finance and Executive Committee, this date at 8:00 p.m.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
Hull
Sanford
MacNeil
Stubbs
Skinner
Whitworth
Moore

City Solicitor J. W. Kavanagh

CONSIDER PURCHASE
OF LAND

His Worship advised that the Finance and Executive Committee had considered a large parcel of land in the north end of the City, known as the O'Toole Estate, with a view to purchasing this land for an Industrial Park. The Committee had agreed that negotiations be carried on. The owner concerned had given options to interests in Halifax, who eventually bought the land. At that particular time His Worship said he was thinking in terms of approximately \$100,000 for the 2000 acres involved. The Halifax interests bought the land for \$85.00 an acres (\$170,000) and are now offering the land to the City for approximately \$220,000. His Worship stated he is reluctant to recommend purchase at this price. He asked for the feeling of Council on this matter.

He also stated that the Finance and Executive Committee is negotiating for another site known as the Lynch property.

The Clerk-Administrator advised that in his negotiations re the Lynch property the owners are asking twice the amount as for the O'Toole property.

The Clerk-Administrator pointed out that an immediate decision is not necessary and Council agreed to give this matter further study and consideration at a later meeting.

SALARIES
DEPT. HEADS

His Worship recommended, in view of salary scales paid in other municipalities, a \$500.00 per annum salary increase for the following: Clerk-Administrator, Deputy City Clerk, Engineer, Assistant Engineer, and Chief Assessor.

It was moved by Aldermen Stockall and Hampson that salary increases be granted on the previous year's basis, as follows:

Clerk-Administrator	-	\$1,000	per annum
Deputy City Clerk	-	700	" "
City Engineer	-	1,000	" "
Assistant Engineer	-	700	" "
Chief Assessor	-	500	" "

and that these increases be classified as "Expenses".

It was moved in amendment by Aldermen Skinner and Whitworth that an increase of \$500.00 be granted each of the aforementioned Department Heads, with the stipulation that it be classified as "Expenses".

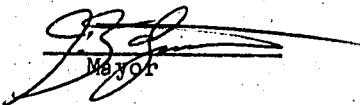
On question from Alderman Sanford the Solicitor ruled the amendment in order.

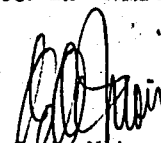
The amendment was put and carried. Voting for: Aldermen MacNeil, Whitworth, Stubbs, Moore, Hull, Sanford, Skinner and Granfield. Voting against: Aldermen Beazley, Hampson, Pettipas, Stockall, Thornhill and Brownlow.

The motion as amended was put and carried. Voting for: Aldermen MacNeil, Granfield, Stubbs, Moore, Hull, Whitworth, Sanford and Skinner. Voting against: Aldermen Beazley, Hampson, Pettipas, Stockall, Thornhill and Brownlow.

Council adjourned to meet In Committee.

Approved:


Mayor


G. R. Moir,
Clerk-Administrator.

Dartmouth, N. S.

March 30, 1965.

Meeting of Dartmouth City Council held In Committee this date following In Camera meeting with Finance and Executive Committee.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
Hull
Sanford
MacNeil
Stubbs
Skinner
Whitworth
Moore

City Solicitor J. W. Kavanagh

CONSIDER REVISED
1965 ESTIMATES

Copies of 1965 Estimates, revised in accordance with decision of the various Committees, were previously circulated to members of Council.

In his remarks supporting the Estimates His Worship paid tribute to the retiring Superintendent of Schools, Ian K. Forsyth.

It was moved by Aldermen Stockall and Sanford that the 1965 Estimates as presented to this meeting be approved and recommended to City Council.

Alderman Moore suggested in view of proposed participation by the Provincial Government re Mental Patients, the amount of \$60,000 allocated for this purpose in Public Health Estimates could be reduced by \$26,000. His Worship stated that this could not be done because the City had been advised to proceed with its Budget for this item in the normal way. If Provincial Government participation comes into effect and the \$26,000 is not expended by the City it can be applied to the deficit at the end of the year.

Alderman Granfield stated that the Tax Rate should remain at \$3.37, and that the Budget should be re-examined for further reductions in expenditure.

Alderman Whitworth asked the Chairman of the Public

Works, Water and Sewerage Committee. If that Committee's budget will assure assistance with the drainage problem on Hilltop Terrace and installation of a treatment plant for the Marion Heights area.

Alderman Stockall stated he could not answer these questions at this time since the Committee has not met to consider its program for the year.

In reply to Alderman Skinner the Clerk-Administrator stated that Council is not permitted to budget for a deficit. His Worship advised that it is mandatory to provide for the previous year's deficit, but the Department of Municipal Affairs has been lenient in permitting the City to allow for 1/3 to 1/2 the deficit each year.

Alderman Skinner suggested refinancing the City's debts in order to reduce the present 20-year payment on schools to 30 or 40 years. He also urged that an attempt be made to obtain the transitional grants for highways promised the City at the time of amalgamation.

His Worship stated he did not think the Provincial Government would permit refinancing present debts, since they are all serial bonds, but it is his intention to ask permission, when constructing new schools and other public buildings, for longer-term borrowing.

Regarding transitional grants His Worship stated he had asked the Premier for clarification of this matter. He has obtained a copy of letter from the Premier in 1959 stating that a transitional grant for education would not be permitted but a \$125,000 transitional grant for a period of 10 years was offered to the amalgamated city, which would represent the approximate saving of highway costs to the Province, in the area that was being taken over. Subsequent to that the Government appointed an Economic Commission. The Commission's survey pointed out that the balance of the County would be in a losing position because of the industrial assessment that Dartmouth was taking over, along with the industrial potential. The Premier advised that \$200,000 for a period of 5 years had been offered to the County of Halifax, and at a decreasing rate for a period of following years, and it was on that basis that he withdrew the offer to the

City Council, in committee, Mar. 30/65.

~~Page 3~~

City of Dartmouth at that time. He also offered to the City, when the grant to the County starts decreasing in 1966, the amount of the decrease in the first year, which is \$40,000. In the second year they will pay the balance of the amount which would bring the City up to the standard grant of approximately \$60,000, and this is where it would remain until such time as there are changes either in the per capita rate or in the City's population.

Following discussion an amendment by Alderman Whitworth that an amount of \$100,000 be deleted from the School Board Budget was not seconded.

An amendment moved by Alderman Pettipas that the Estimates of all departments, with the exception of the School Board and Works Department, be reduced by a straight 10% across the board was not seconded.

It was moved in amendment by Aldermen Moore and Stubbs and carried that an amount of \$26,000 be deducted from the Public Welfare Estimate of \$60,000 for the Halifax County Hospital. Voting against: Aldermen Hampson, Whitworth, Pettipas and Sanford.

It was moved in amendment by Aldermen Stubbs and Granfield that an amount of \$8,000 be deducted from the Estimate of \$41,620, Recreation Services, Salaries - Playgrounds and Program.

The amendment was defeated. Voting for: Aldermen Stubbs, Granfield and Pettipas.

It was moved in amendment by Aldermen Hampson and Thornhill and carried that the amount of \$26,000 deducted from the Estimate of \$60,000 for the Halifax County Hospital be applied against the present deficit. Voting against: Aldermen Granfield and Moore.

The motion to recommend the 1965 Estimates as amended was then put and carried. Voting for: Aldermen MacNeil, Hampson, Stockall, Stubbs, Pettipas, Moore, Hull, Thornhill, Brownlow, Sanford and Skinner. Voting against: Aldermen Deasley, Granfield and Whitworth.

FERRY DOCKS

His Worship referred to deteriorating condition of the Ferry Docks. It was moved by Aldermen Stockall and Moore and carried that a Committee composed of the Clerk-Administrator,

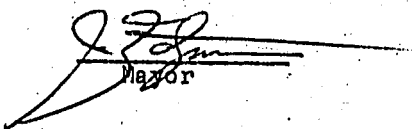
City Council, in committee, Mar. 30/65.

~~Page 1~~

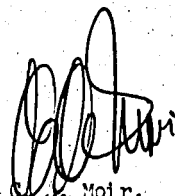
City Engineer, and Capt. Dauphinee, be authorized to consider necessary repairs and obtain quotations.

Meeting adjourned.

Approved:



Mayor



C. L. Moir,
Clerk-Administrator.

Dartmouth, N. S.

March 31, 1965.

Regularly called meeting of Dartmouth City
Council held this date at 12:00 Noon.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
Hull
Sanford
MacNeil
Stubbs
Skinner
Whitworth
Moore

City Solicitor J. W. Kavanagh

TABLE AUDITORS'
REPORT

The Auditor's Report, Financial Statement as of
December 31, 1964, was tabled.

FINANCE & EXECUTIVE
1965 ESTIMATES

Copies of report from the Chairman of the Finance
and Executive Committee, Mayor Zatzman, together with copies of
revised 1965 Estimates, were previously circulated to all members
of Council.

His Worship asked the Deputy Mayor to take the Chair
and he then read his report as Chairman of the Finance and
Executive Committee. Copy of said report is attached hereto.

It was moved by Mayor Zatzman and Alderman MacNeil
that the report of the Finance and Executive Committee Chairman
be adopted.

Alderman Granfield stated he could not support the
suggested Tax Rate. He urged Council to examine all expenditures
minutely throughout the year with a view to ending the year with
a surplus.

Alderman Whitworth suggested that the School Board
adopt a similar policy to that of the County of Halifax whereby
Music and other selective subjects are taught on a cost-sharing
basis with the parents who wish their children to take these
subjects.

Alderman Beazley stated he could not support the
Budget presented. In his opinion the majority of citizens cannot
afford the increase in Taxes. He suggested that there be a

monthly report on each Committee's expenditures.

Alderman MacNeil stated he was supporting the Tax Rate because Council had no alternative. If Council held the 1964 Tax Rate the result would be a greater deficit next year.

Alderman Stubbs stated she hoped the recommendation to pursue the possibilities of increased assistance from other levels of Government would be followed through.

Alderman Skinner stated he would support the Tax Rate even though he was not in favor of it. He suggested that Council meet in Committee in the near future to formulate a program for exploring all avenues of revenue.

Aldermen Pettipas and Sanford stated that Council should exercise the same concern regarding expenditures throughout the year as it does at Budget time. Alderman Hull agreed.

Alderman Thornhill stated that a challenge has been issued to every member of Council during the coming year to "sell" the community in an effort to encourage and develop new industry.

(At this point Alderman Brownlow arrived.)

Alderman Hampson stated something more serious than the Tax Rate was the air of gloom prevalent in the City. Aldermen should rededicate themselves and believe that Dartmouth is a good place to live in and in a few years will be an even better place to live.

The Deputy Mayor pointed out that press releases indicate that the Minister of Municipal Affairs is considering longer term borrowing for schools to be constructed in the Cape Breton area, and Dartmouth might will be considered also.

The motion was put and carried. Voting for: Aldermen MacNeil, Hampson, Stubbs, Pettipas, Mayor Zatzman, Aldermen Moore, Hull, Thornhill, Brownlow, Sanford and Skinner. Voting against: Aldermen Beazley, Granfield and Whitworth.

A motion of Aldermen Sanford and Skinner the following resolution was adopted:

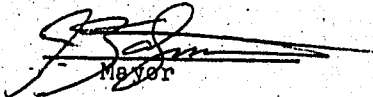
NO. 20. RESOLVED that the Council of the City of Dartmouth pursuant to Section 248 of the City Charter establishes a Tax Rate for the year 1965 of \$3.48 per \$100 of assessment as the Tax Rate it deems necessary to produce the necessary revenue equal to the total amount of expenditures estimated and approved in accordance with Section 247 of the City Charter.

The Solicitor advised Alderman Beazley that a notice of reconsideration was out of order, since there was not time for reconsideration before the time set by the Statute for setting the Tax Rate.

Voting for: Aldermen MacNeil, Hampson, Stubbs, Pettipas, Mayor Tatzman, Aldermen Moore, Hull, Thornhill, Brownlow, Sanford and Skinner. Voting against: Aldermen Beazley, Granfield and Whitworth.

On motion of Aldermen Skinner and Sanford meeting adjourned.

Approved:



Mayor



C. H. Moir,
Clerk-Administrator.

Dartmouth, N. S.

-6
April 5, 1965.

Regularly called meeting of Dartmouth City
Council held this date at 7:30 p.m.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
Hull
MacNeil
Stubbs
Skinner
Whitworth
Moore

Clerk-Administrator C. A. Moir
City Solicitor J. W. Kavanagh

CONFIRM MINUTES

It was moved by Aldermen Stockall and Pettipas that
Minutes of the March 2nd, 4th, 13th, 15th, 17th, 22nd, 24th, 30th
and 31st meetings of City Council be approved as circulated.

Alderman Skinner referred to Minutes of the March 13th
meeting, page 3, 3rd paragraph: "Alderman Skinner moved in amendment
that this matter be deferred until this information is available.
The amendment was not seconded." Alderman Skinner stated that the
amendment was not permitted by the Chair and therefore did not
require a seconder. He asked that the Minutes be amended to note
that this amendment was attempted but not accepted by the Chair.

Motion to approve minutes of the March 2nd, 4th, 13th
as amended, 15th, 17th, 22nd, 24th, 30th and 31st meetings of
City Council carried unanimously.

ALDERMAN STUBBS
RESOLUTION RE
EDUCATION

At a previous meeting of Council, Alderman Stubbs gave
as Notice of Motion a Resolution re Education. Alderman Stubbs
asked that this matter be deferred to the end of the Item:
Delegations and Hearing of Protests, to be discussed in conjunction
with a submission from the Dartmouth Council of Home and School
Associations re vocational training needs in the City. It was
moved by Aldermen Stubbs and Beazley and carried that the
submission from the Home and School Association be added to the
agenda.

MICMAC DEVELOPMENT
M'CCULLOCH & CO. LTD.

Copies of a letter from MacCulloch and Company Limited

requesting an opportunity for their representative to discuss the MicMac Development with Council at this meeting were previously circulated to members of Council.

Mr. F. K. Horne, solicitor for MacCulloch and Company Limited, reviewed the history of the application for MicMac Development from its unanimous approval by the Town Planning Board on July 30, 1964 through to a meeting of the Regional Planning Commission held on February 10, 1965. Following his submission Mr. Horne asked Mayor Zatzman the following questions:

- (a) My client wants to know why, Your Worship, you objected to this Development before the Regional Planning Commission, in spite of the fact that this Council, from whom you derive your right to sit on the Regional Planning Commission, had UNANIMOUSLY APPROVED THIS DEVELOPMENT in September of last year without objection?
- (b) Secondly, my client wants to know why, Your Worship, you now feel that this Development should be held up pending the Downtown Study, when Mr. Pearson had been retained to do the Downtown Study BEFORE September 15 of last year, when this Development came before Council and was approved. In other words, why wasn't this matter brought up then, at that time, when the Downtown Study had already been started and certainly the purpose behind the study was obviously known to you, instead of bringing this matter up several months later?
- (c) Thirdly, my client wants to know, Your Worship, if you felt, as apparently you do, that this Development should be held up, why you did not make this objection known to this Council at the Council meeting in January of this year, when it was agreed to send the Developer's letter over to the Minister. But instead, less than 30 days later, you raised this objection before the Regional Planning Commission --- when the matter was behind closed doors?
- (d) Finally, my client wants to know, Your Worship, why the Downtown Study should hold up the progress of his Mic Mac Project, but not hold up the progress of a similar development, namely the Penhorn Project, located less than 1 mile away? In other words, why should you object to one, but not the other?

At the conclusion of the submission Mr. Horne circulated copies to members of Council.

His Worship stated that Mr. Horne was not quite fair in his submission in asking these questions when the Brief was not previously submitted in time for consideration, and copies not circulated until after its presentation.

Alderman Granfield stated that since this is the first notice His Worship received of this particular Brief and in view of the fact that Council is meeting April 12 at 7:30 with officials of Central Mortgage and Housing Corporation to discuss Urban Renewal he would move that this Brief be received for study, not to be dealt with until after this meeting of April 20. The motion

was seconded by Alderman Whitworth.

Alderman Skinner pointed out that although Council has received the Pearson Report on Urban Renewal and has had one meeting with Mr. Pearson, Council has not met to discuss the Report in detail. In his opinion, such a meeting is extremely important.

His Worship stated it had been hoped that Mr. Pearson would have been back in Dartmouth before this, and the Director of Planning is arranging for a date when Mr. Pearson will be in Dartmouth.

Alderman Stockall stated that Council has not met to discuss the merits of the Pearson Plan. In his opinion action on the Pearson Plan could continue for three or four years and in the meantime \$30,000,000 to \$40,000,000 of assessment is being lost. He stated the motion should be defeated and he would move a motion that City Council go on record as a Council against the action taken by the Regional Planning Commission, and that Council hereby request the Commission to take immediate steps to approve the MicMac Development.

His Worship pointed out that C.M.H.C. has expressed considerable concern regarding both Woolco and MicMac, and they wish to discuss this with Council. At that time also he will answer the questions submitted by Mr. Horne.

Alderman Thornhill asked if this matter will be on the agenda for the April 12th meeting.

Aldermen Granfield and Whitworth agreed to reword their motion that this matter be placed on the agenda for the April 12th meeting, for consideration after Council has heard the submission from Central Mortgage and Housing Corporation.

The motion carried. Voting against: Aldermen Sanford, MacNeil and Stockall.

HOME & SCHOOL
BRIEF RE VOCATIONAL
TRAINING NEEDS

A previous motion of this meeting having placed the following item on the agenda, Council heard Dr. R. Trites submit the findings of a special committee of the Dartmouth Council of Home and School Associations re vocational training needs in the area. By means of charts and statistics Dr. Trites outlined the

following:

Vocational Education objectives
Proportion needing Vocational Education
Educational Output
Statistics - Present and Future
Present Vocational Facilities
Vocational Needs
Attitudes and Guidance
Types of Facilities required
Education and Unemployment
Ideal Rate of Enrolment
Pupil Retention Rate

In conclusion Dr. Trites submitted the Committee's recommendations as follows:

- 1) Employment for the untrained are limited and are rapidly disappearing as automation and new technological patterns continue to develop in the commercial and industrial like of the nation. It is most urgent that our young people are made aware of these facts and that they be encouraged to stay in school as long as possible to obtain a sound general education and salable skills.
- 2) Vocational education for high school youth is an important part of the total educational effort. If it is well planned it will hold students in school for longer periods, making them more productive when they enter the world of work, and give them the stability and security which will contribute significantly to political, economic, and social well-being.
- 3) No child should leave school without having received a minimum vocational training and the school system should be arranged so that it can provide each student with the training that suits his ability, aptitude and his ambition.
- 4) Because vocational education constitutes the terminal phase of schooling which, in turn, is based on a general education which all children must have acquired previously, the starting point of any form of vocational training must be defined in terms of general education itself.

In order to establish the terminal level of vocational education, the demands of the labour world must be taken into account, for any system of vocational education is designed to prepare students to fulfill a specific labour function.

- 5) In Nova Scotia as a whole, for every 100 8-year-olds enrolled in school in 1948-49, 79 reached grade 8; 65 grade 9; 55 grade 10; 40 grade 11; and 17 grade 12.
- 6) The Committee believes that the high drop-out rate is largely the result of:
 - a) lack of sufficient guidance
 - b) attitudes that vocational training is "second rate"
 - c) lack of sufficient vocational training facilities
- 7) Basic attitudes of the pupils seem to be largely developed in the elementary school. These include the student's attitudes towards learning in general, towards particular subjects and towards his own potentialities as an individual. It appears, therefore, that resources invested in well-qualified elementary teachers would seem to be more important in terms of high school retention rates than similar resources invested in secondary teachers only.

- 8) Although precise figures cannot be given for the numbers of students best suited for various vocational levels the Committee believes that a significant number of them are best suited to receiving terminal type vocational training that commences at grade 8 or age 14 and runs for 2 years. A large percentage of students are best suited for vocational or trade courses commencing at grade 9 or 10 and running for 2 - 3 years. Probably about one-third of our youth are best suited to take more advanced training at either a technical institute or university.
- 9) For the present student enrollment within Halifax County there is a need for vocational and technical training facilities capable of accepting approximately: 1700 per year whose general level of education is grade 8 or less (level 1); 1600 per year whose entrance requirements are grade 9 or 10 level (level 2); and 1100 per year whose entrance requirements are grade 11 or 12 (level 3). At the present time we have virtually no facilities at level 1; we lack for approximately 1000 students per year at the level corresponding to Halifax County Vocational School; and require additional facilities to approximately 900 students per year at the Technical Institute level.
- 10) The Committee is of the opinion that in the City of Dartmouth within present student enrollment, there should be 600 students receiving vocational courses or taking an apprenticeship training course at the grade 8 and 9 level; 850 students in Vocational School at the grade 9, 10, and 11 level and 200 students in a Technical Institute at the grade 12 and above level. By 1970 the numbers will have increased to 1000, 1200 and 450 for apprenticeship, vocational and technical respectively.
- 11) The Committee concludes that the present population of Dartmouth is sufficient to warrant vocational training facilities within the City.
- 12) The Federal Government in realizing the importance of technical and vocational education in the economy of Canada and well being of Canadians have increased their present assistance on Capital Construction and equipment from 50% to 75% until March 31, 1967, on all approved training projects and in addition have agreed to meet 50% of operation costs of technical and trade institutes and recognized programs until 1967. There are 20 million dollars of Federal monies still available to N. S. for capital expenditures on vocational and technical facilities.
- 13) The Committee is of the opinion that for a Composite School to function satisfactorily will require a particularly gifted Principal and versatile teachers. Sufficient safe-guards must be incorporated in the system to ensure that students are not "pushed" from the academic stream to the vocational stream. In all instances the student must be free to select the pathway he wishes to pursue.
- 14) The Committee recognizes the tremendous need for adult education, training and retraining programs. Any expansion in Vocational and technical training facilities for the youth who have not yet left school should be constructed so as to be compatible with the adult education needs.
- 15) In order to keep the needs of adult education down to manageable proportions it is vitally necessary to encourage our youth to stay in school as long as possible. It is the Committee's belief that this will not be effective unless the student interest can be kept at a reasonably high level. To do this will require a great impetus of vocational training facilities, complete with teachers that have a broad vocational experience and intense interest in the worth of the individual.

Alderman Whitworth suggested this report be referred to the Board of School Commissioners for consideration at a special meeting to be held shortly.

Alderman Stubbs pointed out that Vocational Education comes under the direct administration of the Province and City, and it was moved by Aldermen Stubbs and Granfield that the report submitted by Dr. Trites, and the Resolution re Education introduced by Alderman Stubbs be referred to a special committee of Council to be appointed by the Mayor, said committee could include members of the Board of School Commissioners.

Alderman Stockall advised Council that a special Committee of the Board of School Commissioners had been studying exactly the same matter. In October 1964 the matter of composite school for the City was referred to the Building and Sites Committee of the Board for a feasibility and desirability study. In November 1964 the Superintendent of Schools presented a series of points which he suggested should be discussed with the Department of Education officials. On December 7th a progress report was given. On January 8 a full report on composite high schools was presented to the Committee and the Committee recommended that the Dartmouth Board of School Commissioners take steps to establish a vocational education wing at the Dartmouth High School, to form what is generally called a composite school. On January 25th the report was adopted by the School Board and the Secretary was instructed to write the Minister of Education advising him that the Board had approved in principle a composite school for the City of Dartmouth. A meeting is being arranged for the Board and Department of Education officials, just as soon as the Province defines its policy in this matter.

It was moved in amendment by Aldermen Stockall and Hampson that Dr. Trites' report be referred to the Special Committee of the Board of School Commissioners for their consideration.

Alderman Brownlow, Chairman of the Board of School Commissioners, stated that the Province is expected to announce its policy shortly. At that time it is expected that Dartmouth

will know to what extent assistance will be forthcoming for the program being put forth by the School Board. He pointed out that if the decision of the Provincial Government is such that Dartmouth will have to proceed on its own, Council should be prepared to meet very extensive capital expenditures.

Alderman Stubbs pointed out that March 31, 1967 is the deadline and assistance will be received only for work done and supplies and equipment on the lot at that time.

Alderman Thornhill suggested that Alderman Stubbs and Dr. Trites be appointed to the special committee of the School Board.

Alderman Stockall stated that Dr. Trites and any members of his Committee will be welcomed by the School Board Committee. Alderman Brownlow re-iterated his previous statements that members of Council are welcome to make suggestions to the Board.

On question from Alderman Sanford the Solicitor ruled the amendment in order.

The amendment was carried unanimously.

The motion as amended was put and carried. Voting against: Aldermen Granfield, Stubbs, Pettipas and Stockall.

It was moved by Aldermen Stubbs and Granfield that a Committee be appointed by the Mayor to deal with the resolution re education submitted by Alderman Stubbs. The motion was defeated. Voting against: Aldermen MacNeil, Hampson, Stockall, Moore, Hull, Thornhill, Brownlow and Sanford.

It was moved by Aldermen Sanford and Thornhill and carried unanimously that Alderman Stubb's resolution be referred to the Board of School Commissioners.

During discussion on the motion it was suggested that the special committee of the Board of School Commissioners submit periodic progress reports to Council.

Council considered a letter from the President of the Board of Management of the Children's Hospital, advising that members of the Board would be very pleased if the Dartmouth City Council would consider suggesting a person to represent the Council on the Board. This person could be a member of Council or

CHILDREN'S HOSPITAL
APPOINT BOARD MEMBER

a citizen of Dartmouth chosen by Council. The Annual meeting takes place in the latter part of May or early June and the Board would like to have a representative from Dartmouth at that time.

It was moved by Aldermen Sanford and Brownlow that Alderman Thornhill be appointed to represent Dartmouth on the Children's Hospital Board of Management. Motion defeated. Voting for: Aldermen Stockall, Brownlow, Sanford, Moore, and MacNeil.

It was moved by Aldermen Beazley and Granfield and carried unanimously that Alderman Stubbs be appointed to represent Dartmouth on the Children's Hospital Board of Management. (Alderman Stubbs refrained from voting.)

Copies of a letter from the Halifax-Dartmouth Bridge Commission dated March 10, 1965, advising plans, specifications and cost estimates were considered, and the plan dated March 4, of a bridge at the Narrows site and the necessary approaches thereto were approved subject to certain undertakings by the Commission, the City of Halifax, and the City of Dartmouth. These undertakings were outlined in the letter, copies of which were previously circulated to all members of Council, and copy of which is attached hereto.

On motion of Aldermen Pettipas and Thornhill the following Resolution was unanimously adopted:

NO. 24 RESOLVED that the City of Dartmouth hereby makes an undertaking to the Halifax-Dartmouth Bridge Commission to

- (a) accept title to and assure responsibility for maintenance of all streets and/or roadways in the City of Dartmouth to be constructed by the Halifax-Dartmouth Bridge Commission in connection with the proposed Narrows Bridge, in accordance with the plan submitted by H. H. L. Pratley, dated March 4, 1965, other than those streets and roadways on elevated structure; and
- (b) grant to the Halifax-Dartmouth Bridge Commission rights of way and easements over land and/or streets owned or hereinafter acquired by the City of Dartmouth for the construction of streets, roadways, overpasses and elevated structures, in connection with the said proposed Narrows Bridge.

MONTHLY REPORTS

It was moved by Aldermen MacNeil and Beazley and carried that the following Monthly Reports be received and filed:

Medical Health Officer
Victorian Order of Nurses
Chief of Police
Fire Chief
Building Inspector

HFV.-DART. BRIDGE
COMMISSION
UNDERTAKING RE
BRIDGE APPROACHES

REZONE LOTS W-32 - W47
WOODLAND PARK

Report was received from the Town Planning Board attaching a request from F. M. Leaman Ltd. to rezone lots W32 to W47 inclusive of the Woodland Park Subdivision from R1 Zone to R2 Zone.

Also attached were plans indicating the type of building proposed for this area.

The Director of Planning noted that Lot W47 covered in this request is presently zoned R2, and Lot W46 is partly zoned R2 and partly R1.

It is recommended that Lots W32 to W45 inclusive be rezoned as requested.

It was moved by Aldermen Thornhill and Stockall and carried that the report of the Town Planning Board be adopted and that Tuesday, May 4, at City Hall, at 7:30 p.m. be set as the date and time for public hearing to consider this proposed rezoning.

During discussion on the motion Alderman Sanford stated that foundations have been started on one of the lots concerned. The Clerk-Administrator pointed out that the Director of Planning's report notes that one lot is presently zoned R-2, but this matter will be checked and Alderman Sanford advised prior to the public hearing.

Council considered a report from the Town Planning Board attaching a plan showing proposed subdivision of lands of L. J. Ratto on Lucien Drive.

Approval has been requested for Lots D1, D2, D3 as shown and approval of a 25 foot walkway access to Mount Edward School.

The City of Dartmouth holds a deed to a portion of land which affects Lots D1, D2, and D3. Apparently the County of Halifax in 1959 accepted the deed for the proposed extension of Grimes Avenue which has now been deleted from the Subdivision layout.

Since it was on the City's request that the proposed extension of Grimes Avenue be abandoned and relocated at a point which would facilitate proper servicing of the area, it is recommended that the proposed extension of Grimes Avenue to which the City holds the deed be transferred back to the developer so

AUTHORIZE DEED TO
L. J. RATTO

APPLICATION TO MOVE
EXISTING STRUCTURE
75 TACOMA DRIVE

that approval may be granted to the resubdivision as requested.

It was moved by Aldermen Thornhill and Sanford and carried that the Town Planning Board report be adopted.

Report was received from the Town Planning Board attaching an application for permit to move the existing structure, at 75 Tacoma Drive, submitted by Maurice McNeil.

The applicant proposes to move this building to a lot at the corner of Caledonia Road and Westwood Drive.

The application has been advertized in accordance with the "Moving Existing Structures" By-law, and no objections have been received.

It is recommended that City Council issue a permit as requested.

It was moved by Aldermen Thornhill and Sanford and carried that the Town Planning Board report be adopted.

TENDERS FOR
FURNITURE
NO. 3 FIRE STATION

Report was received from the Public Safety Committee attaching a list of tenders received for furniture requirements for the No. 3 Fire Station. Copy of this list is attached hereto.

At a meeting of the Public Safety Committee held on March 19, the Committee recommended the acceptance of the tenders shown in brackets with the exception of the refrigerator and electric range which are deferred; these being the lowest tenders submitted which meet the specifications in the call for tenders.

It was moved by Aldermen Pettipas and Stockall and carried that the Public Safety Committee report be adopted.

RELOCATION
RECREATION DEPT.
OFFICES

Council considered a report from the Clerk-Administrator advising that in an effort to provide reasonable accommodations for the City of Dartmouth Welfare Department, and to eliminate existing untenable conditions at the Municipal Office on Lakecrest Drive, the possibility of relocating the Recreation Department in a new location has been explored.

No space could be found in Municipally-owned buildings. Suitable accommodation has been found at No. 52 Canal Street which premises can be rented for \$100.00 per month, heated.

It is recommended that these premises be rented and that the City Recreation Department be located therein. It is possible that, at some future date, additional offices may be located at

that address.

It was moved by Aldermen Thornhill and Sanford and carried that the Clerk-Administrator's report be adopted.

During discussion on the motion the Clerk-Administrator advised that rent for those accommodations would be taken from the Recreation Department Operating Budget.

UNSATISFACTORY CONDITIONS
22 FIRST ST.

Council considered a report from the Clerk-Administrator attaching a copy of report from the Building Inspector regarding property 22 First Street, owned by Mr. William J. Lake.

Following receipt of this report, the owner was notified by Registered Mail on March 11 of the conditions which must be corrected. To date, no attempt has been made to carry out the repairs recommended.

City Council is requested to take appropriate action under City of Dartmouth By-laws.

On motion of Aldermen Sanford and Stockall the following Resolution was unanimously adopted:

No. 23. WHEREAS City Council of the City of Dartmouth has reviewed the report of the Building Inspector concerning the dilapidated condition of the property located at 22 First Street in the City of Dartmouth owned by Mr. William J. Lake;

BE IT RESOLVED that the City Council hereby declares that the building located on the property known as 22 First Street owned by Mr. William J. Lake is by reason of its dilapidated state in an unsafe condition as regards to danger from fire and risk of accident;

AND BE IT FURTHER RESOLVED that the City Clerk-Administrator be directed to give Notice in writing to the owner of the said lands and building pursuant to Article 7 of the Building By-laws of the City directing the said owner forthwith to put such building in safe condition or demolish the same;

AND BE IT FURTHER RESOLVED that should the said owner fail to forthwith put such building or part thereof in a safe condition or demolish the same that the Clerk-Administrator be directed to cause such building to be demolished and to take such proceedings as may be required to recover the cost thereof from the said owner.

ENQUIRIES AND ANSWERS
TO ENQUIRIES

Alderman MacNeil asked if any action had been taken by the Regional Planning Commission regarding a submission forwarded by Dartmouth City Council entitled Metropolitan Transportation Commission. Alderman Thornhill, a member of the Regional Planning Commission, stated he had enquired re the status of this matter at a meeting of the Commission a month ago. At that time the Regional Planner stated he had it under advisement but was not prepared to make a report. The Technical Advisory Committee of

the Commission has been studying the over-all metropolitan transportation situation, and this will certainly involve Alderman MacNeil's submission. Alderman Thornhill stated that a report could be expected within the next month or so.

Alderman Beazley stated that to date no work has been done to prepare City playing fields for use this season. He asked when this work will be done. Alderman Sanford, Chairman of the Public Welfare, Recreation and Community Services Committee, stated this work will be done when the roads are open to permit heavy trucking and the moving of heavy equipment.

Alderman Skinner referred to a resolution adopted at the January 5th meeting of Council, requiring the subdivider to comply with Subdivision Regulations with respect to Windward Ave. He asked when action will be taken on this matter. The Clerk-Administrator stated he would check this matter the following morning.

Alderman Skinner also enquired re the petition for amalgamation submitted by residents of the Wildwood Lake area. The Clerk-Administrator stated that a report will be submitted to the Finance and Executive Committee.

Alderman Sanford asked what action, if any, is being taken in relation to making the new section of Pincrest Drive a passable street. The Clerk-Administrator stated that this matter was taken up with the subdivider, and it was his understanding that some work had been done. This matter will be checked.

Alderman Whitworth asked the Chairman of the Public Welfare, Recreation and Community Services Committee what policy is being considered by the Committee with regard to tot lots. Alderman Sanford stated that the Committee has not met since the Budget was set. The Committee will meet shortly and a report will be submitted to Council.

Alderman Stubbs asked what action is being taken by the Special Committee appointed to study possible renovation of the existing City Hall for a Library-Museum building. His Worship stated a report had been received but a meeting had not been held due to the number of meetings being held with respect to the

Budget. Alderman Stubbs asked if it would be possible to have this matter considered in time for a report to the Regional Library Board before its April 20th meeting. Alderman Stockall, Chairman of the special committee, stated that the matter will be looked into immediately.

RESOLUTION
APPOINT EXTRA
CONSTABLE

On motion of Aldermen Sanford and Thornhill the following Resolution was unanimously adopted:

NO. 21 RESOLVED that the following be and he is hereby appointed Extra Constable in and for the City of Dartmouth to hold office while in the employ of his present employer or until January 10, 1966, whichever expires first:

Charles Gordon Smith

SET FEE FOR
PUBLICATION
URBAN RENEWAL STUDY

On motion of Aldermen Thornhill and Stockall the following Resolution was unanimously adopted:

NO. 22 RESOLVED that a charge of \$25 per copy be made for any copies of the City of Dartmouth Urban Renewal Study which may be available for sale.

NOTICE OF MOTION
ALD. SKINNER

Alderman Skinner stated that at the March 31 Tax-striking Council meeting he made a statement which he would like to pursue in the form of Notice of Motion, to the effect that Council should meet in Committee in the near future to formulate a program for exploring all avenues of revenue. Alderman Skinner also asked that recommendations accompanying the Notice of Motion be circulated to members of Council prior to the meeting in Committee.

NOTICE OF MOTION
ALD. PETTIPAS

Alderman Pettipas gave Notice of Motion as follows:
"Resolved that the City Council of Dartmouth is diametrically opposed to racial discrimination in appointments in the civic administration, all qualifications being equal.

CONSIDER BY-LAW
CLOSING FERGUSON'S
ROAD

At a previous meeting Council considered a By-law closing Ferguson's Road to public use. The Solicitor stated that this matter arose as a result of a request from Canadian National Railways to close the railway crossing at Ferguson's Road to public use. The question arose as to whether in doing this some right which the public may have previously had of access to the Harbour at the Narrows may be interfered with. Detailed investigation became necessary. The Solicitor asked that this matter be deferred to Council's next meeting, at which time a written report will be submitted and Council will be able to consider the

by-law in the light of the report.

Alderman Sanford asked that the Solicitor's report be circulated prior to the meeting to permit time for study.

PASS BILLS

It was moved by Aldermen Sanford and Stockall and carried that all Bills be paid as per list circulated.

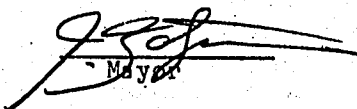
BUSINESS LAID ON
TABLE OR LAID OVER


Council was advised that notice of motion given by Alderman Whitworth is deferred one month,* and notice of motion given by Alderman Stockall re Junior College is withdrawn.

ADJOURNMENT

On motion of Aldermen Skinner and Sanford meeting adjourned.

Approved:


Mayor


N. C. Cohoon,
Deputy City Clerk.

* April 28/65 Mayor Zatzman advised Mr. N.C. Cohoon to leave this item off the agenda for the regular May meeting.

M. K. M.

TENDER FOR FURNITURE REQUIREMENTS - NO. 3 FIRE STATION

TENDER PRICE RECEIVED FROM:

AMOUNT	ITEM	VEN REZ	AUSTEN BROS.	NIEFORTH FURNISHERS	EMPIRE CHAIN STORES	A. B. McLEAN	ALLIED INDUSTRIAL*
1	Refrigerator			\$ (180.00)**	\$ 169.95	\$ 184.50	*
1	Electric Range			175.00	140.95	(169.50)	*
1	Television			(205.00)	169.95	231.18	*
8	Chairs	\$ 87.60 (79.60) 8.00		128.00	92.00 72.00 84.00	268.00	*
1	Coffee Table			(29.70)	12.00	22.20	*
2	End Tables				23.00	44.40	*
1	Pole Lamp			13.95	25.00	(13.80)	*
4	Mattresses			140.00	120.00 124.00 (96.00) 80.00 76.00	153.60 103.20	*
4	Night Tables			60.00	(43.80)	84.76	*
2	Desks	122.00 (159.80) 172.00			130.00 170.00 186.00	199.20	*
2	Swivel Chairs	81.40			90.00	(62.40)	*
10	Side Chairs	109.50 (99.50) 85.00		130.00	115.00 90.00 105.00	119.50	*
1	Filing Cabinet				(69.50)		*
1	Bench Vise		\$ 27.36		(16.98)	32.40 43.40	*

AMOUNT	ITEM	VEN REZ	AUSTEN BROS.	TENDER PRICE RECEIVED FROM:		A. B. McLEAN	ALLIED INDUSTRIAL*
				NILFORTH FURNISHERS	EMPIRE CHAIN STORES		
1	Grinder		\$80.72		\$ (75.00)	\$ 105.00	*
1	Floor Polisher			\$ (55.00)	39.00		*
2	Office Tables	\$ (76.60)		100.00	29.95	105.60	*
15	Lockers	(377.25)			87.00		*
8	Chairs	87.60		128.00	450.00		*
		(79.60)			92.00	95.60	*
		68.00			72.00		
					84.00		

* This firm submitted a lot price of \$2,239.64.
This amount is higher than the total of prices recommended.

** Price recommended marked (___).

HALIFAX-DARTMOUTH BRIDGE COMMISSION

Administration Bldg.,
Dartmouth, N. S.,
March 10, 1965

Joseph Zatzman, Esq.,
Mayor of Dartmouth,
City Hall,
Dartmouth, N. S.

Dear Mr. Mayor:

At a meeting of the Halifax-Dartmouth Bridge Commission held on Tuesday, the 9th day of March 1965, the plans, specifications and cost estimates as submitted by Engineer H. H. L. Pratley were considered and approved by the Commission for submission to the Premier of the Province, the Mayors of the two Cities and the Warden of the Municipality of the County of Halifax, it having been unanimously resolved that the plan dated March 4 (copy of which is attached), of a bridge at the Narrows site and the necessary approaches thereto be approved subject to -

- (1) the commission undertaking to purchase from the City of Halifax for the sum of \$318,000 land required by the Commission for construction of elevated streets and overpasses;
- (2) the undertaking by the City of Halifax to
 - (a) construct at its own expense a 4-lane street from a point 30' south of the power transmission line crossing North Barrington Street, thence westerly approximately 1500' to meet the bridge approach street;
 - (b) provide, coincidental with the opening of the Narrows bridge to traffic, street connections to Kempt Road and to Robie Street from the terminus of the bridge approach street at Columbus Street, with traffic patterns in the area satisfactory to the Bridge Commission;
 - (c) grant to the Bridge Commission rights of way and easements over land owned by the City for the construction of approach streets by the Commission which, on completion, would become part of the street system of the City of Halifax;
 - (d) accept title to and assume responsibility for the maintenance of all bridge approach streets not on elevated structure;
- (3) the undertaking by the City of Dartmouth to -
 - (a) accept title to and assume responsibility for maintenance of all streets and/or roadways in the City of Dartmouth to be constructed by the Bridge Commission, other than those streets and/or roadways on elevated structure;
 - (b) grant to the Bridge Commission rights of way and easements over lands and/or streets owned or hereinafter acquired by the City for the construction by the Commission of streets, roadways, overpasses and elevated structures.

The estimate of costs as submitted by Engineer Pratley, which amounts to \$21,340,500 and which was approved by the Commission, is explained in detail on the attached statement.

Yours truly,

(signed) A. M. MacKay,
Chairman

Atch. (2)

COST ESTIMATE4 LANE NARROWS BRIDGE WITH ALL CONNECTING ROADSLAYOUT OF 4 MARCH 1965

Suspended Spans - Substructure	\$1,288,000
Approach Spans - "	336,000
Suspended Spans - Superstructure	6,537,000
Approach Spans - "	1,251,000
Approach Roads including Overpasses	5,712,000
Electrical Work	330,000
Buildings & Toll Booths	<u>300,000</u>
Physical Cost	\$ 15,754,000
Engineering	<u>1,024,000</u>
	\$ 16,778,000
Contingencies	<u>1,678,000</u>
Total Construction Cost	\$ 18,456,000
Land	<u>2,884,500</u>
Grand Total	<u>\$ 21,340,500</u>

Dartmouth, N. S.

April 12, 1965.

Regularly called meeting of Dartmouth City

Council held this date at 7:30 p.m.

Present - Mayor Zatzman

Aldermen Stockall
Thornhill
Beazley
Granfield
Hampson
Pettipas
Hull
Sanford
MacNeil
Stubbs
Skinner
Whitworth
Moore

Director of Planning M. E. Lloyd
City Solicitor J. W. Kavanagh
Clerk-Administrator C. A. Moir

Mr. James Houston, Regional Supervisor, Atlantic Provinces,
Central Mortgage and Housing Corporation

MEET WITH C.M.H.C.
OFFICIALS RE URBAN
RENEWAL STUDY

Mayor Zatzman stated that he and the Clerk-Administrator had met with Mr. Houston, Regional Supervisor, Atlantic Provinces, Central Mortgage and Housing Corporation, to discuss the problems regarding the City's request for Urban Renewal and for the economic feasibility study. Mr. Houston felt he should meet with City Council to outline the Corporation's views. Mr. Houston's remarks are as follows:

" As His Worship has said, it seemed appropriate - I think it was mutually agreed - for me to come here this evening and discuss with members of the City Council of Dartmouth and the interested citizens that I see are present this evening, the problems of Urban Renewal in Dartmouth. Let me first of all say to you that we, representing the Federal Government, C.M.H.C., are most anxious to do whatever we can to comply with the wishes of the Council of the City of Dartmouth. The Federal Legislation is designed primarily to assist Cities to redevelop areas that have become obsolete or are in need of rehabilitation or replacement. Some months ago an approach was made to the Corporation by the City of Dartmouth for an Urban Renewal Study of the downtown area of the City. That is the area where the present shopping exists in the older part of the City. We examined this area, the Technical Advisors from our Head Office, together with our Director of Urban Renewal, and it was

concluded and mutually agreed that the area proposed was too small for a study, because I think you will all appreciate that what happens in the total City affects the downtown area. Therefore, it was decided to extend the boundaries of the Study, and those of you who were on City Council at that time will remember, it was agreed that this should be done. The Corporation was then requested by the City of Dartmouth, with the approval of the Provincial Government, to embark upon a study of the area, which was eventually studied by Mr. Pearson of Canadian-British. We, as a Federal Government agency, contributed 75% of the cost of that Study, and now we have come to the point, I think, where both yourselves, and ourselves, are wondering where we should go from here. I gather that the Council has decided that they would like three things to happen: They would like to do a Scheme of the area, of the No. 1 area as set out in the Study. They would also like to have some idea of how much it would cost, and they further, I believe, requested that an economic feasibility study be done of the total study area. I have had two discussions with His Worship about this matter, and the people from our office, and Mr. Ryan, who is Assistant Urban Renewal Officer for this region, and Mr. Oliver, who is the Planner from our Regional Office, have been in consultation with the Technical staff of the City of Dartmouth and with the Clerk-Administrator of the City. So we now stand at this point. I think it might be useful before we start to discuss the next steps we take, to review to some extent what has happened in other Cities and perhaps to appreciate that Dartmouth is somewhat different than many Cities, because Dartmouth was essentially a Town built around the end of the Ferry, and after the War it exploded into a City, with the creation of many housing subdivisions and the tremendous growth which took place in the City. Then when you became a City you took in a portion of the County, and as a result your area is quite large. But the central business area continues to be very much as it was some years ago. Now, I think the City Council of Dartmouth has a very fundamental decision to make and that is - what kind of City they want to develop from this point on, what kind of City they want to have - and this is a decision that only the City of Dartmouth can make. Only the elected representatives of the City can make this decision. C.M.H.C. cannot make this decision. We are

are an arm of the Federal Government prepared to act upon the request of the City, with the approval of the Provincial Government, and the decisions which are not easy to make, often not easy to make, must be made, I think, by the Council of the City of Dartmouth. Now, there are many directions in which the City could go, and because, as I said at the beginning, this City is somewhat different perhaps than most Cities, - I think of the City of Halifax for instance, or any of the larger Cities of Canada, or of the region, Atlantic region, where the development of your City could take perhaps a different form to the development of some of the other Cities that I have mentioned, but basically as I have said I think that the Council of your City is going to have to decide what kind of City they want to have, and it is not my place to advise you as to the kind of City you should have, because it is your City, after all, and it is for you to decide the kind of City you should have. Now, Your Worship, I don't really propose to say much more than that at this point but I think I would be prepared, if some of the Aldermen would like to ask questions of me, and if I can be of any help to them, or any of the people with me from C.M.H.C., we would be only too happy to be of help, if we can be of help, but I think at this point we should appreciate that the Corporation does not direct planning, does not dictate policy to a civic government, because we have no right to do this, but that we do try to help, if we are asked to help, in a way we think will be useful to the community in which we are making financial assistance available. Having said that we can go on from there."

Alderman Stockall asked if the Federal Government is prepared to contribute towards an economic feasibility study of this particular project, the total study area. Mr. Houston replied: "I think it would be difficult to make an economic feasibility study of the total study area for the simple reason that this is a very large area, and to do the kind of economic feasibility study that would be meaningful would probably be very, very expensive, and it would probably be out of date fairly quickly because of the changes that take place in a community of this size continually, and I would doubt if that kind of study would come up with the answers I think you are seeking. I think what you want to know, if I understand it

correctly, is how much it is going to cost the City of Dartmouth to do all of the things that Mr. Pearson recommended be done. I think Mr. Pearson would agree that he had never envisaged this would happen next year. This, I am sure, would be a fairly long-range program, and I think it would be pretty difficult to accurately predict, or even predict with any degree of accuracy, the ultimate cost of such a program. And perhaps we should make the point here that Mr. Pearson made a point, that is probably worthy of consideration by Council, the fact, I think, that his whole report needs to be carefully considered. I don't necessarily say that you should adopt it - because this is a decision which you should make - in its entirety - there may be some parts you don't agree with. But he did make 5 main points I think which he said needed to be completed before renewal can start, and one was a Master Plan for the City, relating to land use, etc., which must be a pre-requisite to schemes or projects, and the needs can be established. This Plan should be done by augmenting City staff or consultants. Two: Zoning should be superseded by development controls related to the Master Plan, and over-zoning should be eliminated. Three: A Capital Budget must be prepared to implement the Plan, development plan, of which renewal is but a small part. Four: A land policy must be determined. This policy would be guided by a development office, to purchase land, to aid the job of the development plan and to encourage private development. Five: Environmental pollution must be cleared, sewage disposal, air pollution, municipal dump, and the Lake system must be improved. These are 5 major points which came out of the Study. They all seem pretty valid ones, and I don't think that any City can hope to develop in a fashion which in the end is going to be in the ultimate interests of the total population unless some forward planning takes place, and I do know your own Planner has been for some time in the process of preparing a Master Plan for the City. And I think it stands to reason that the kind of City which you ultimately decide to have must be planned, because without that planning you have really no control over what is happening in your City.

Alderman Stockall: What you are saying is that the Federal Government is not prepared to share in the costs of a total economic feasibility study.

Mr. Houston: That's what I am saying.

Alderman Stockall: To what extent is the Federal Government prepared to go on the study?

Mr. Houston: I haven't gotten through to everybody yet. What I am really trying to say is this: The Federal Government is prepared to consider whatever you ask us to do, but before you ask us to do things I think it is necessary that you do certain things. In other words, if you want to plan your City and develop it in a fashion which you think is in the best interests of your total community, for the total population, there are certain things you need to do before you examine how much it's going to cost, because at this point in time you only have a Study which was prepared by a consultant, and no one has yet, to my knowledge, in the City of Dartmouth, decided that this Study is going to be carried out in its entirety. Until you make that decision I don't see much point really in finding out how much it's going to cost to do the things the Study says you should do.

Alderman Thornhill: I was quite surprised at your statement that you would not be prepared, or the Corporation would not be prepared, to enter into a feasibility study of the whole area as outlined in the Pearson Plan. It would seem to me that before this City is prepared, or should be placed in the position of investing a sizeable sum of money in a particular area, they should basically know whether it is an economically feasible thing to do or not, and whether there is going to be a reasonable return on this investment. I am quite surprised that you are not prepared to do this because of the magnitude of the particular area. Otherwise, how are we going to know what this costs and what the ultimate investment will be.

Mr. Houston: I don't think the City of Dartmouth, unless I am incorrect in my assumptions here, has decided to implement or even consider the total acceptance of the Pearson Study. Is this correct?

Alderman Thornhill: That is correct, yes.

Mr. Houston: Don't you think that it would be necessary first for

the City to decide how much of this that they think is feasible, quite apart from the economic point of view, how much of it you would like to do or you think should be done, in consultation with your Planner, as a result of perhaps his Master Plan which comes down, and then at this point perhaps this is the time to decide whether or not you can afford to do it. All I am saying is this-- and I don't think you yourselves would want to embark on an economic feasibility study that might run into a very large sum of money. I haven't any idea how much it would cost, but I do know the economic feasibility study which is going to be done in 17 acres in downtown Halifax is going to cost in the neighborhood of \$29,500.

Mayor Zatzman: I was under the impression that we would be doing Phase One, as suggested, which is a much smaller area. I think this is the area that Council has in mind.

Mr. Houston: That's not the question I was asked, though.

Alderman Granfield: Mr. Pearson has produced a plan which in time encompasses over 20 years to complete it, but there has to be a place where we start, and one of the recommendations that he had made was that we should have a central business district, and he has suggested the central business district should be Area One. This is the area I think at the moment that we are probably most interested in and this is the area we would like to know if it is economically feasible to develop. Would C.M.H.C. be prepared to give an economic feasibility study of this area?

Mr. Houston: Yes, although we probably wouldn't call it that. There are several phases of Urban Renewal. There is an Urban Renewal Study, and this was the first phase which we embarked upon in Dartmouth, and we assisted you with it financially, and this is a broad examination of Urban conditions to identify blighted or sub-standard areas; to determine requirements and formulate a plan for renewal based on the physical, social and economic factors affecting renewal. This has been done in a very broad sense for the total area that was studied. When you go into an Urban Renewal Scheme, which is really what we are talking about, and I understand you have already made this decision recently, Section 23(b) defines a scheme for the renewal of blighted or sub-standard areas. An Urban Renewal Scheme is intended to examine in detail areas defined during the

preparation of the Municipal renewal program, so that specific Urban Renewal projects, public and private, may be planned. The Scheme will include social, physical and economic studies necessary to support the action proposed. It will also include detailed proposals for the administration, staffing, and implementation, as well as estimates of cost. The outline of municipal services will be included in the Scheme costs. In other words, this is where you go into greater detail, when you have decided and identified the area which you wish to have moved into a project, and when you get into the project, which is the next stage, an Urban Renewal Project for the implementation of the Urban Renewal Scheme, for which an agreement has been entered into between the Municipality, and Province and the Corporation. So that really in doing the total overall study you identify the total problem and then bring it down to specific areas, and it is at this point that you examine in detail the cost factor, because you have then said to yourself, this is where we want to start, and we would like to know how much it's going to cost to do it. Out of this Scheme would probably come some economic feasibility considerations, for instance, for the road system, because it has a direct bearing on the redevelopment of the downtown area, so that you would find out through this Scheme how much it was going to cost to develop those roads, without going into the economic feasibility of the whole area in the same kind of detail as you would for the Scheme. To do that kind of study in the total area would be very expensive and might not necessarily be particularly useful at this point in time, because the City is going to change in the next 20 years, and planning is not something you put on a piece of paper and say this is it forever. So it is not that we are trying to duck out from our responsibility in trying to you assist you in this regard, it is just that we are saying we think, and I think you will realize this too, that you should concentrate on one specific area and examine it in detail and establish the costs for that area before you move into a project. The cost may be too high, perhaps, to build all the roads. Maybe this is not the City you can afford but I think you will find this out after you move into a Scheme.

Alderman MacNeil: I believe the purpose of this meeting - certainly

I had the impression that this was not to be a contentious or debatable subject. We are not debating the merits of Urban Renewal, pro and con. As I interpret Mr. Houston's statement, I believe that he did imply that the Federal Government would not be interested in participating in an economic feasibility study in relation to the total area. He did say after that they would consider participating in one particular area, for instance, phase one. This is all well and good but I feel this being the case that we have a very comprehensive report compiled by Mr. Pearson and his associates, which indicated to us that if you implement any part of this Scheme the other areas will have to wait. The sinister part in my opinion is that we have to hold up and restrict development in the areas outside, in order to go ahead with one particular phase. I understand that the regulations have been changed in the participation at Federal and Provincial levels. I would appreciate if you would briefly inform this Council as to where the particular change is and how does it affect Dartmouth. Is this area the first area that is involved under the new regulations?

Mr. Houston: I think there are three questions there. First, would we or would we not be prepared to participate financially in a Scheme for downtown, and I think the answer to that one is Yes, we would be prepared, if you are prepared to ask us, and if the Provincial Government approves. Don't forget in all of these things we must have the approval of the Provincial Government, because the Provincial Government in the final analysis is the Government with which we must deal.

Secondly, the regulations have changed basically in that they are more generous than they used to be, because we are now able to participate in Urban Renewal Schemes without housing content. Under the old Act it was necessary for housing to be blighted and cleared either at the beginning of the clearance program - you might clear commercial areas and replace with housing and vice versa - there always had to be housing content. This is no longer necessary under the Act. It is not tied in directly with housing any more in this way.

The financial arrangements are very similar to the ones under the old Act. The total Study is 75-25 sharing. On a Scheme

and Project it is a 50-50 basis, because it is for a specific area. 50% by the Federal Government, 50% by the City.

Alderman MacNeil: Will we have to abide by the overall picture to go ahead with one phase? Restrict development, commercial or otherwise, outside this area?

Mr. Houston: I think I stated at the beginning of my remarks that we are not in any position to control the development of the City of Dartmouth. The City of Dartmouth must decide what they want to do with their City, and I don't think we are ever going to say, per se, because you are doing one thing some place we will refuse to do something some place else. I think what we are going to do is look at your proposals and judge them on the basis of their merit at the time.

Mayor Zatzman: If we do something in some areas of the City this could prejudice not the fact that you are going to make the study but it could prejudice the results of the study?

Mr. Houston: That's possible, I believe that is a decision which you people must make.

Alderman Sanford: Is C.M.H.C. prepared to give assistance to the City of Dartmouth on redevelopment if the City of Dartmouth permits the building of the Penhorn and MicMac shopping developments? This is the question that's burning in the majority of Aldermen's minds, and I think we are quite interested in knowing what the prospects would be. Would you care to comment on that?

Mr. Houston: I would rather not but I guess I have to. I think that without going into a philosophical discussion on the merits or demerits of shopping centres, I think I really have to come back to what I said at the beginning - that this is your City and you have to decide the kind of City you want. The Federal Government isn't going to tell you, you must decide yourself, and I'm sorry I can't take you off the hook, but you are elected and you are on it.

Alderman Skinner: On March 13th, Council, after the Advisory Committee had met on March 8th, approved in principle the Study as prepared by Canadian-British and Mr. Norman Pearson, by a 10 to 4 vote. Also by a 10 to 4 vote approved an economic feasibility study of the renewal study, and by an 9 to 6 vote an Urban Renewal Scheme for the central business district, which includes the area

outlined in Area No. 1, Plate 10. I think several of us who voted against these approvals were doing so mainly on the basis that we were not opposed to Urban Renewal but on the fact that we had not been able to sit down and do as you have suggested - to consider this plan on a step by step basis to determine what the City of Dartmouth and what this Council wants, and then go to C.M.H.C. for approval. I do think the method we have employed up to now has left a lot of people wondering where we are going. It is very important that we meet very shortly and consider this step by step. Is this what you desire?

Mr. Houston: It's not so much what I desire. I have to keep repeating this. I think it is desirable, and I think it is desirable from the point of view of the City of Dartmouth, because in the final analysis you know you can't very well remake a City without deciding how you are going to go about it, if this is what you are going to set out to do, you have the plan for it, study it and give careful consideration. I think that this is pretty self-evident. I think it is true to say that the Corporation would be happier if you did that, because we would then be assured, I think, that you knew where you wanted to go with your City, and we would be able to assist you financially to reach that goal.

Mayor Zatzman: The necessary three phases - it was indicated to us by the joint meeting of the staff of C.M.H.C. and the staff of the Provincial Government planners, that those three phases that came before Council had to be approved before we went on to the next step. That is why they came before Council before the step by step procedure that Alderman Skinner mentioned.

Mr. Houston: I think that it was useful to accept the report in principle, which is what you did. You did not accept it in detail, or say that you are necessarily whole-heartedly behind it or want to carry it out in its entirety. I think that was an important step and I think you were right in deciding that you want to do a Scheme, if this is what you decided you want to do. I think there is no question about the fact that the Corporation, as a result of that request, provided the Provincial Government approve it (which I don't think they have done yet), I am quite sure as I said to Alderman MacNeil that the Corporation would look upon it with favor and would

undoubtedly participate in financial assistance for this Scheme.

Alderman Hull: If we see our business section being revamped, and undoubtedly the results from that will be conducive to building a better Dartmouth for Dartmouthians, in your experience does this type of thing rub off on the other areas.....does it follow that the border line areas of the old and the new will move towards catching up with the redevelopment in other areas? Should they do it alone or with the assistance of C.M.H.C. through the Federal and Provincial Governments?

Mr. Houston: You have made a very good point, and I think we have to remember that whenever renewal takes place it tends to give a lift to not only the area but the total community. You may remember, if you attended the meetings which were held for three weekends, the experience in Boston where they found that because of the fact that it was well organized they were able to encourage people to do a good deal of work on their own. I don't think it follows automatically, you have to have the proper atmosphere. I think you have to create this atmosphere and institute certain legislation to make sure it does happen.

Mayor Zatzman: To make Urban Renewal successful in the area mentioned is it necessary to institute controls?

Mr. Houston: Very definitely, I think.

Alderman Stockall: In other parts of Canada the Federal Government has taken part in Urban Renewal - have they contributed financially to cities that do have growth outside of the downtown area?

Mr. Houston: I'm not quite sure I understand that question. I think I know why you asked it.

Alderman Stockall: Let us assume there is a City in Canada that the Federal Government is participating in Urban Renewal, and the City does have development outside of the downtown area, and if this is taking place in other parts of Canada with C.M.H.C., would it be fair to say that C.M.H.C. would also participate in Urban Renewal if development took place outside of the particular area?

Mr. Houston: I think that would be fair to say, but I think I should go back to what I said in the beginning. All cities are not alike. You only have one Federal Government. You take cities like Toronto or Montreal - certainly this is true, and I think to give you a

straight answer to the question you have asked the answer is "yes".

Mayor Zatzman: But that might not apply to Dartmouth. Is that what you are saying?

Mr. Houston: I didn't say that.

Mayor Zatzman: I think you implied it.

Mr. Houston: I didn't intend to imply it.

Alderman Moore: If we go ahead with the scheme of redevelopment downtown, and the Federal Government participates in that scheme, would the Federal Government in their thinking be thinking of just the City of Dartmouth or Halifax and Halifax County?

Mr. Houston: We deal with each city as a city. Does that answer your question?

Alderman Hampson: If we progress to the point where we are going to look at Area No. 1, which is the existing downtown, and we approach C.M.H.C. to go to redevelopment in the downtown area, and we decide that the Pearson Plan is not what we want in the downtown area - in other words - there have been several plans drawn in the past for the downtown area. Some of them not to the extent of Mr. Pearson's, some a little beyond. If we decide on a plan that was somewhere in the middle of the road would these plans have to go to you and the Provincial Government for approval again?

Mr. Houston: I think the Provincial Planner might answer that.

Mr. Lang: I don't know the answer to that one. I think both the Provincial and Federal Governments approve the participation in terms of money in these schemes, they don't approve Urban Renewal as such.

Mayor Zatzman: What do we have to do to make Urban Renewal successful, and if we do certain things will it be successful or not, this is something I think we cannot determine until we have further study.

Mr. Houston: You and I have talked about this many times, and if I knew the answer you can believe I would tell you. I just don't know the answer. The only way you are going to find out is to do it.

Mayor Zatzman: Could we prejudice the downtown renewal by certain actions?

(Mr. Houston did not answer this question)

Alderman Hampson enquired re long-term financing and the effect on the debt against the City as far as borrowing is concerned.

The Clerk-Administrator stated it is obvious that the debt commitment of the City would be influenced - certainly the long-term repayment would have to be taken into account.

Mayor Zatzman: What would you suggest should be the next step from here? Do we need to make another step? We have made the application. What happens now?

Mr. Houston: I think there will have to be more formal application. We will have to go into detail in the application and draw up terms of reference, if this is the way you want to do it, and we need Provincial approval before we take that step.

Mayor Zatzman: We were under the impression that when we asked for the last phase, which was the next one at that time, which came from this Committee that had been set up, that we had to apply for the economic feasibility study, and this is what we are awaiting the answer for.

Mr. Houston: I think this was a matter of semantics to some extent. We are talking about an Urban Renewal Scheme and this really represents an economic feasibility study for that area, so this is really the same thing.

Alderman Stockall: Are you looking for a policy decision from this Council:

Mr. Houston: I am not looking here for anything, because I thought you people wanted to talk to me.

It was moved by Aldermen Stockall and Skinner that a detailed study of the Pearson Report be made by Dartmouth City Council, immediately, and a policy established.

Alderman Thornhill asked if the motion would defeat action taken by Council at its March 13th meeting. The Solicitor stated that as he understood the motion it would not.

During discussion on the motion the Director of Planning made the following comment:

Perhaps I am not commenting directly on the motion as on the floor, but some of my comments are related to the motion, perhaps just commenting on the points that I gleaned out of the meeting tonight, and letting you have my recommendations on it anyway. I would ask first that everybody accept these comments with a very open mind and take them for what they are worth. I think with regards to the

action already taken by Council in asking for an Urban Renewal Scheme coupled with cost of scheme area, plus an overall estimate of the costs of implementing the entire plan, and in line with Mr. Houston's comments that they would not participate in the overall economic feasibility study but would participate in the scheme and the relative costs, I don't think there is any conflict here, it is a matter of semantics because any consideration of a detailed scheme for Area 1 and costs for Area 1 must be expanded to include the factors outside the area which influence that area, things such as arterial construction.

These arterials are not going to stop at the boundaries and this will give Council the useful information that they need. I think while we are concentrating on Area 1 - and we will spend the most money, initially, on Area 1 - and where we stand to reap the most gain, so it is logical this is the area we should approach, aside from the problem that this is the area where we have having the greatest problem. I think there are certain things we can do, and in addition to the action in Area 1 there should be some sort of broad front approach - I'm thinking of things we would normally do in any event, such as better municipal housekeeping in Area 5. I think we could possibly move to the establishment of a housing code, and so forth.

I have listed these on my summary that I sent out to Council. I think it would be useful for Council to sit down and discuss the implications of the Study, or at least to try to get a better understanding of the Study, but personally I think it would be extremely difficult for Council. I know if I was a member of Council I would find it impossible to make a final decision as to what's going to happen in regards to the Study until I knew what the costs were. We all have certain feelings about the Study. - The Highway shouldn't go down Newcastle Street and so on - but before we can decide whether we are going to construct Harbour Drive, cross-town arteries and all of those things, certainly cost is going to be a large factor. Personally I don't think until Council sits down and discussed the Study in general terms and tries to get more familiar - this would not prejudice what we have done to date - I don't think Council could make an intelligent final decision until they know the cost, and this will come out of the Scheme and relative cost study that goes with it. Council should have the costs in front of them and if the

Scheme has been completed by that time they should also have the information from the Master Plan in front of them, at least in preliminary form, and the Master Plan will include some of the 5 points that Mr. Houston outlined, suggested development controls, Capital budget, as well as comments on land policy and so forth, and it would seem to me at that stage Council could make the final decision.

Following discussion the motion was reworded as follows and carried unanimously: That an informal discussion on the Pearson report be held by Dartmouth City Council as soon as possible.

His Worship thanked Mr. Houston on behalf of Council and Mr. Houston left the meeting.

CONSIDER SUBMISSION
FROM MACCULLOCH

It was moved by Alderman Granfield and Beazley that the Minister of Municipal Affairs be requested to defer a decision on rezoning of MicMac development until after the completion of the Urban Renewal Scheme Study by C.M.H.C.

Alderman Stockall questioned whether the motion was in order since the agenda states "consider the submission of the Solicitor for the MicMac development."

His Worship said that the submission of the Solicitor was to ask the Minister to facilitate the rezoning.

The City Solicitor ruled the motion in order.

Alderman MacNeil requested a ruling from the Solicitor as to whether the motion is a motion of deferral or referral. The Solicitor ruled that it is not. The motion calls for Council to take some action, that action being to convey a request to the Minister. It is not asking Council to defer anything.

It was moved in amendment by Aldermen MacNeil and Stockall that Council resolve by resolution to request the Minister of Municipal Affairs to expedite the MicMac project as recommended by Council, as soon as possible.

The Solicitor ruled the amendment out of order as negative to the motion. The proper way to alter a motion in order to make it have the opposite effect is to defeat the motion and then move a new one. An amendment is simply to substitute portions of a motion with new material.

Alderman Stubbs recommended that in future any petitions should be tabled before or at the time of hearing and further recommended that the Chair exercise much more dictatorially the right to stop statements that might be detrimental to any member of Council.

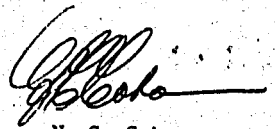
On motion of Aldermen Beazley and Whitworth His Worship left the Chair to speak on the motion and on the submission by the Solicitor for MichMac development. The Deputy Mayor took the Chair. Copy of His Worship's remarks is attached hereto.

Following his remarks His Worship resumed the Chair. During discussion on the motion each member of Council present spoke. At 11:00 p.m. it was moved by Aldermen Granfield and Stubbs and carried that Council continue to sit for five minutes. Voting against: Aldermen Skinner, Sanford and Stockall.

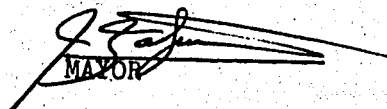
Following discussion the motion was put and defeated. Voting for: Aldermen Beazley, Granfield, Stubbs, Pettipas, Hull and Whitworth. Voting against: Aldermen MacNeil, Hampson, Stockall, Moore, Thornhill, Sanford and Skinner.

On question from Alderman Beazley the Solicitor advised there could be no reconsideration of a defeated motion.

On motion of Aldermen Skinner and Stockall meeting adjourned.


N. C. Cohoon,
Deputy City Clerk.

APPROVED:


MAYOR

OFFICE OF THE MAYOR

City Hall
Dartmouth, N. S.
April 12, 1965.

The Members,
City Council,
City of Dartmouth, N. S.

Dear Sirs and Madam:

Re: MicMac Development

Much has been said recently about the above-mentioned development. Questions have been asked by the Developer and his Solicitor. Half-truths, inaccuracies, insinuations, smears and assumptions have been resorted to.

I owe Mr. MacCulloch no answers or apologies, but at this time I feel that I must defend myself and set the record straight. My only responsibility is to City Council and to the people of Dartmouth. I took an oath to do whatever was possible to the best of my ability for the good of the City of Dartmouth, and not for the benefit of any particular individual.

For the third time Mr. MacCulloch has attempted to advance his own interests by personal attack on me, rather than attempting to gain his objective by reasoned arguments. His method is well illustrated by the Brief presented by his Solicitor, in which he makes many accusations against me, apparently designed to catch as much publicity as possible, and apparently designed to afford me as little opportunity as possible to reply to his unwarranted accusations.

To review briefly and bring the total situation into proper focus - Early in 1964 City Council requested an Urban Renewal Study, due to problems developing in the central business district. It was felt that advantage should be taken of the Federal and Provincial Governments participation to renew and rehabilitate the older districts before they became a burden to the City. Central Mortgage and Housing Corporation and the Provincial Government agreed. It was in August, 1964, that Mr. Norman Pearson was appointed.

In May, 1964, Penhorn Mall asked for rezoning with a proposal for the establishment of a Woolco Shopping Centre. This was approved by the Town Planning Board, City Council, and sent to the Minister of Municipal Affairs for approval. Approval was granted with the notation that this was poor zoning for the City. Subsequently, the permission for an access road from the Circumferential Highway was rejected by the Minister of Highways. This almost dealt a death blow to this project.

In July, 1964, MicMac development rezoning came before the Town Planning Board of the City of Dartmouth. After several changes and over the objections of the Planning Engineer, this was approved and sent to City Council where it was also approved.

Mr. MacCulloch, in his April 9th release, says that the Director of Planning gave the proposal a favorable recommendation, and challenges me to deny the accuracy of this information. I now give you Exhibit I, which is a copy of the letter sent by the Director of Planning, December 23, 1964, and which

Members of City Council.

2.

April 12, 1965

had been circulated to all members of the Planning Board at that time, wherein he clarifies several previous misrepresentations and untruths of Mr. MacCulloch, and where he says in his last paragraph:

"I should also like to correct one statement that has appeared a number of times and has certain inference, namely, that the proposal was approved by the City Planning Department without comment on downtown impact, and, therefore, the Planning Department is not concerned that the proposal will affect the downtown area. I must point out that the Planning Department recommended that the original proposal be deferred until completion of the downtown study, and we were directed by the Board to ignore this overall implication and to comment on the plan as such. Therefore, we decided to try to reduce the implications as much as possible by reducing the amount of commercial space and by reducing residential densities. However, in our comments to the Board we had been instructed not to comment on overall implications at the previous Board meeting. We, therefore, did not again mention the downtown study. This does not mean that the Department was not concerned with overall implications. In my opinion the revised proposal should still have been deferred. However, in commenting on the development without overall implications there was no alternative but to recommend it since there is no question that strictly within the confines of Micmac Project Planners, if given the proper power by the developer, can create a good environment. However, I must point out again that the revised proposal should, in my opinion, still have been deferred. The revised proposal is not radically different than the first submission as has also been inferred."

In the meantime, the Province of Nova Scotia had set up a Regional Planning Commission for the express purpose of reviewing all Plans from the City of Halifax, the City of Dartmouth, and the County of Halifax, and making recommendations to the various Municipalities on what was good or bad for the total region. This Commission could only move an objection or non-objection, no deferrals were permitted. An Advisory staff, composed of four Planning Engineers, was set up as a Technical Advisory Committee of the Halifax-Dartmouth and County Regional Planning Commission. When the MicMac development came before this body, they recommended against it.

On November 10, 1964, the Deputy Minister of Municipal Affairs for the Province of Nova Scotia wrote as follows:

"The Regional Planning Commission has recommended against this rezoning. The Technical Advisory Committee of the Commission has recommended against it. I am unable to agree that it is wise zoning and, at the moment, I feel I must recommend to the Minister that it not be approved."

Mr. MacCulloch takes issue with this statement, implying that it is not true. I refer you now to Exhibit II, which is self-explanatory.

Mr. MacCulloch also refers to letter dated April 1. I refer you to copy of a letter from the Department of Municipal Affairs dated March 30, 1965, Exhibit III.

Members of City Council

3.

April 12, 1965.

Up to November I had made no comment, nor had I been involved in any discussion on this project, but upon receiving the massive evidence against this rezoning at this time I felt it encumbrant on myself, as Chief Magistrate of the City, to point out to our Planning Board that it might be in the best interests of the City to ask for deferral of this rezoning until we conferred with Mr. Norman Pearson on his view of the subject. Mr. Pearson replied as follows:

"There is little doubt in my mind that the cumulative affect of a series of commercial approvals of the size proposed would have a decided and adverse impact on the present central area and on its prospects for the future."

I attach copy of a letter, Exhibit IV, from Mr. Norman Pearson, wherein he makes the above statement, along with other comments on our development.

This refutes Mr. MacCulloch's suggestion that Mr. Pearson never made any reference to this development. I also attach for your information Exhibit V, from the Pearson report, page 76, which says that there can only be one town centre.

I felt that the interests of all the present people of Dartmouth were more important to me than were the interests of Mr. MacCulloch. I also knew that, due to my having personal interests in the City, this could and would be used by some people to cloud the real issue. Mr. Norman Pearson warned in his preliminary submission that we would be coming under very heavy attack by the land speculators and by whomever they could bring under their control. I had to take this risk.

The problem at present is what kind of a City are we planning to build? Is it a City with a centre, with a heart, and with all the things we expect of a City? Or is it a series of Shopping Centres and a large rural type of development of loosely-connected subdivisions? I do not think that this is the vision of a City that most people want to build.

The MicMac development may be good planning strictly within its own confines, but this is not the question. The question is whether it is good or bad zoning and it is our duty not only to see that development is carried on at its best level but that it is not injurious to other areas of the City as well. While Mr. MacCulloch claims that it will bring in increased Taxes, and it is true that it will have a possible \$3,000,000 or \$4,000,000 worth of assessment, it could ruin between \$5,000,000 and \$6,000,000 worth in other areas of the City. So where is the gain? I know the figures \$30,000,000 to \$40,000,000 have been mentioned, but this is pure fantasy.

Mr. MacCulloch mentions that this will not cost the City one cent, but I would point out that this is the responsibility of all developers, and certainly he is not offering the City any more than what is legally called for. He does not mention the fact that expensive and extensive extensions of Trunk Sewers and Water Mains will have to be installed, along with all of the other normal City services that are expected in any new development.

In regard to Urban Renewal Mr. MacCulloch glosses over the fact that if this is found to be economically feasible then the Federal Government will give an outright grant of 50% towards all costs, including land acquisition, and lend the balance on long-term low-interest payments. This could do two things:

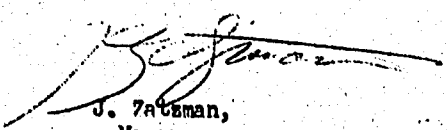
Members of City Council

4.

April 12, 1965.

1. Keep the present high assessments in this area from going downhill, with the result that a further burden would be placed on our hard-pressed taxpayers.
2. The experience of redevelopment in other centres has been that if a proper climate is provided, private enterprise will rebuild and redevelop an otherwise declining area, so that increased assessments more than offset the annual cost to the City. To illustrate, I would point out that two buildings of the size of the recent one being constructed on Portland Street would more than pay for the development costs of a \$1,000,000 worth of improvements.

As the City grows, we hope that within several years we shall have the population to sustain not only our present centres, but a normal development of the MicMac Subdivision as well. This can be done if we all work together for a united Dartmouth. We can overcome our problems and grow into the finest City in the East. We shall never do it by carping criticism or by political opportunisms.



J. Zatzman,
Mayor

JZ/sjc

Attached: 5

Office of
DIRECTOR OF PLANNING

Dartmouth, N. S.,

December 23, 1964.

Mr. C. A. Moir, Clerk-Administrator,
City of Dartmouth,
Dartmouth, N. S.

Dear Mr. Moir:

Further to our conversation of today's date and the letter from Charles E. MacCulloch re Micmac Development I should like to clarify item seven for your information.

Under item seven Mr. MacCulloch states that "the findings and comments of the Regional Planning Commission, the Deputy Minister and the Technical Advisory Committee were all based on the incorrect Plans and not those that had been passed and recommended by the City Planner and Council."

With regards to Mr. Moseley, as far as I know, the processing of the rezoning application and the information sent to him was handled in the same manner as any rezoning application and no misleading information was sent from this office.

With regards to the Regional Commission when the original application was sent to the Commission it included the 40 acres commercial site, 13 acres of office and institutional use, and medium to high density residential. This was the same application considered by the City Planning Board on July 2, 1964. When the application was again considered by the City Planning Board on July 30, 1964, it was modified from the July 2nd application to include 40 acres of commercial land surrounded by medium to low density multiple. This revised plan was not sent to the Regional Board nor were any Regional Board Comments noted in regards to the revised application. This again has been our standard procedure with all plans. If we sent every plan back to the Regional Board when there was a change, the time consumed would be tremendous and the Regional Board would be blamed for the delay with the resultant poor public image.

I should also point out that Project Planners did not actually get the revised plans into my office until the Tuesday afternoon prior to our Board meeting and he specifically requested that we should try our hardest not to delay the submission in any way. Since we had been following a policy of not submitting the changes in plans to the Regional Commission, we did not submit this change. If we had submitted it, the application would have been delayed at least one month.

I should also like to correct one statement that has appeared a number of times and has certain inference, namely, that the proposal was approved by the City Planning Department without comment on downtown impact and, therefore, the Planning Department is not concerned that the proposal will affect the downtown area. I must point out that the Planning Department recommended that the original proposal be deferred until completion of the downtown study, and we were directed by the Board to ignore this overall implication and to comment on the plan as such. Therefore, we decided to try to reduce the implications as much as possible by reducing the amount of commercial space and by reducing residential densities. However, in our comments to the Board we had been instructed not to comment on overall implications at the previous Board meeting. We therefore, did not again mention the downtown study. This does not mean that the Department was

Mr. C. A. Moir,
December 23, 1964,
Re: Micmac Development

- 2 -

not concerned with overall implications. In my opinion the revised proposal should still have been deferred. However, in commenting on the development without overall implications there was no alternative but to recommend it since there is no question that strictly within the confines of Micmac Project Planners, if given the proper power by the developer, can create a good environment. However, I must point out again that the revised proposal should, in my opinion, still have been deferred. The revised proposal is not radically different than the first submission as has also been inferred.

I would be pleased to discuss these points further, at your convenience, with you, the representatives of Micmac, or the Planning Board.

Sincerely,

(Signed)

M. E. Lloyd, P. Eng.,
Director of Planning.

MEL/ep/sjc

DEPARTMENT OF MUNICIPAL AFFAIRS

NOVA SCOTIA

Halifax, Nova Scotia
November 10th, 1964.

Mr. C. A. Moir,
Clerk-Administrator,
Dartmouth, Nova Scotia.

Dear Mr. Moir:

RE: REZONING MICMAC SUBDIVISION

This by-law was passed by the Council on September 15th. It provides for the rezoning of an area at the turn of the Circumferential Highway at its northerly point, a little north of Lake Micmac. The by-law would rezone a large lot of land in this area from R-1 and G to R-1-A, R-4, C-2-A, M-1 and PA Zones. It is my understanding that at least part of the purpose of the rezoning is to enable the owner to construct another shopping centre.

A few months ago, the City Council rezoned another area on the Circumferential Highway, perhaps less than a mile from this one. At that time, I pointed out that this was not sound zoning. Access to the Circumferential Highway from Portland Street may be inadequate in the near future as traffic increases and this will be hastened and exaggerated by the existence of a shopping centre at the intersection. An additional access to the Highway from the shopping centre will be sought. However, we did not feel we should set up our judgment against that of the City. The present application would be a second rezoning for almost the same purpose. According to the plan, it requires access to the Circumferential Highway. On the highway between this one and the Portland Street re-zoning is a complicated traffic circle which carries heavy traffic. We will then have three sets of entry or exit to or from the Highway within a relatively short distance, together with an exit to the Sobey and K-Mart shopping centre. I strongly urge that the City Council protect its only quick means of moving traffic from the south to the north end of the town. I also suggest that the Council look at what has happened to the famous route 401 north of Toronto, which has become practically another City Street.

.....2.

....Mr. C. A. Moir

November 14th, 1964.....

The Provincial Department of Highways constructed the Circumferential Highway for the obvious purpose of providing a quick route from the Imperoyal area to the north end of the City. At the request of the Council, this became a limited access highway. My humble opinion is that it should be kept this way as far as possible, so as to serve the purpose of its construction. Surely the Council does not want to make another slow traffic-crowded city street out of this Highway.

The Regional Planning Commission has recommended against this re-zoning. The Technical Advisory Committee of the Commission has recommended against it. I am unable to agree that it is wise zoning and at the moment, I feel I must recommend to my Minister that it be not approved.

Let us assume, however, that the by-law may be approved. A proper means of access to the Highway will probably cost several hundred thousand dollars. I should like to be informed whether the City Council plans to pay the cost of this. I should like also to know whether the type of access to this highway as shown on the plan, which I consider far from suitable, is what the City Council has in mind. I think the answers to both of these questions are relevant and important in any consideration of your proposal. Upon receipt of answers from the Council, I will submit the matter to my Minister.

Yours very truly,

(Signed)
W. E. Moseloy,
Deputy Minister.

WEM/mp/sjc

DEPARTMENT OF MUNICIPAL AFFAIRS

NOVA SCOTIA

Halifax, Nova Scotia
March 30, 1965.

Mr. C. A. Moir,
Clerk-Administrator,
Dartmouth, Nova Scotia.

Dear Mr. Moir:

Re: MicMac Subdivision Rezoning

Approval of this has been withheld because of an unfavorable report from the Regional Planning Board. As you know, the Regional Board originally recommended deferral and while it may have considered the matter subsequently, we have no indication that its attitude has changed.

I am sorry that I had not given you an interim report on this matter earlier but we did not know whether the Regional Board was likely to give further consideration to the matter at any time.

Yours very truly,

(Sgd.)

W. E. Moseley,
DEPUTY MINISTER

WEM/sl/sjc

CONFIDENTIAL

NORMAN PEARSON

P. O. Box 455

HAMILTON, ONTARIO

3rd January 1965

Neil Cohoon, Esq.,
Secretary,
Dartmouth Planning Board,
City Hall,
Dartmouth, Nova Scotia.

Dear Mr. Cohoon:

Re: Urban Renewal Study: Implications re
Commercial and other proposals.

We were recently in correspondence in response to the request of the Planning Board as outlined in your kind letter of the 2nd December 1964, which with its attachments was very much appreciated and of considerable help in outlining the current situation. I am familiar with the proposal, and its possible effects.

I had previously suggested that it would be possible to meet with the Board early in January, basing this on my view that it would be more useful for all concerned for me to be in a position to refer to the printed version of the Urban Renewal Study. Since my last letter, though the report is finished, we have encountered certain technical printing problems due to the colour registration, and it does not seem likely that the report will be available in printed form until later in January. With the indulgence of the Board, therefore, I would suggest that we aim for a later meeting. I am meeting with the printer to expedite the process and set a firm deadline and would therefore suggest that as soon as that is established, I contact you again to arrange a suitable time as may be convenient to the Board. Please convey to the Board my regrets at being thus unable to attend the meeting on the 7th January.

In the meantime, however, it may be of some help to the Board to have the following comments. In this respect I might mention that I have done considerable research into the planning implications of shopping centre developments, and hold the President's Prize of the Town Planning Institute for such research. In addition, I have recently been involved as an expert witness in Ontario Municipal Board hearings on the topic of the planning impact of such developments.

In my experience, as a result of my research, the Board is quite right to be concerned about the possible impact. It would seem to me, and the report illustrates this theme, urgent for Dartmouth to maintain careful control over the development of commercial areas. There is little doubt in my mind from a planning view that the cumulative effect of a series of commercial approvals to the square footages proposed would have a decided and adverse impact on the present central area, and on its prospects for the future. There may well be a need for further research by market research analysts working for the public authorities, to measure the scale of such impact, since the metropolitan centres of Canada and the USA show how quickly such areas of impact can become severe problem areas.

Further, the Provincial authorities are in my opinion quite right to be concerned that land-use planning and highway planning go hand in hand; and quite right to be worried lest the Circumferential arterial become another strangulating artery like Highway 401 in Toronto, which is now undergoing major and very costly surgery due to a complete change in function not previously foreseen.

There appears to be a few key reasons why the City would wish to take a very firm line in relation to additional shopping centres:

1. The Urban Renewal Study has sounded a warning note which is based on physical evidence of some critical trends in Dartmouth's evolution, requiring some reflection on the policies which the City will wish to make. There is a particular need for a master plan, and for some policy of containment; and of course the Planning Board and Council will wish to examine the Study very carefully. Further, the Study is of course only the first step in the process, and is not in itself a master plan.
2. The City Planner should in my view be given an opportunity to make his recommendations for the proposed Master Plan. It is well within sight. Clearly, the designation of new commercial areas involves quite fundamental repercussions for the framework of the whole City: in any area, there are a few key decisions, and the commercial pattern is a basic one.
3. There is also the regional responsibility. The region has recently engaged a well-qualified and respected planner, who should be given an opportunity to review the commercial components of the whole metropolitan area.
4. The City Planner is sensible, in my view, in suggesting a "holding zone" procedure for key areas, and this had quite independently been arrived at in the Report.

I will therefore shortly be in contact with you to suggest an alternative date, and trust that this is of some help to the Board in the meantime.

Very truly yours,

(Signed)

Norman Pearson

Urban Renewal Study, Page 76

(g) TOWN CENTRE

"A major policy decision is needed in the plan to designate the old core area as the Town Centre. There is only room for one central area in Dartmouth, and the only possible site is in the old heart of Dartmouth, in the core area around the Cove. Considerable redevelopment will be needed to achieve this, plus a system of proper arterials. But given a concerted and consistent backing of public policy, this can be achieved. The aim is to have a centre composing a full range of civic, business, and cultural buildings. The aim is to design in the plan a proper central area for the ultimate population and then set out systematically to achieve it. It can only be done on a planned basis, treating the central area as a whole, and developing it step by step without major disruption of existing central area functions; supplemented by a planned control of other shopping areas to see that they reached only the appropriate subordinate status. Commercial, office and professional uses should be placed surrounding and integrated with the commercial area, and wherever possible, high and medium density residential development should be encouraged and planned for, on the periphery of the central core area...."

Dartmouth, N. S.

April 21, 1965.

Regularly called meeting of Dartmouth City Council
held this date at 7:30 p.m.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Beazley
Granfield
Hampson
Pettipas
Brownlow
MacNeil
Sanford
Stubbs
Skinner
Whitworth
Moore

Director of Planning M. E. Lloyd
City Solicitor J. W. Kavanagh

DISCUSS URBAN
RENEWAL STUDY

His Worship stated that this was a special meeting
called to discuss the Urban Renewal Study of the City of Dartmouth.

On motion of Aldermen Stubbs and Skinner Council went
into Committee of the Whole, for the purposes of discussion.

The Director of Planning stated he could best assist
Council by outlining in a general way the proposals of the Study,
and by commenting on items in the Urban Renewal Study which tie in
with the proposed Development Plan.

Copies of letter from the Director of Planning, dated
April 21, 1965, defining the term "urban renewal", outlining renewal
action necessary, and attaching a district by district summary of
the principle recommendations of the report, were previously
circulated to all members of Council and copy is attached hereto.

The Director of Planning outlined the recommendations
for each District, in conjunction with Maps. He requested Council's
permission to investigate further the possibility of proceeding with
the preparation of schemes for the other districts, by city staff,
and also to investigate the extent to which Federal assistance might
be expected for schemes so prepared. Following investigation
report will be submitted to Council.

Regarding the City's Development Plan Mr. Lloyd stated
a study has been completed by the Engineering Department showing the
manner in which the water and sewer extensions are required to open

up tracts of land, and this relates to cost. It will be recommended to Council that the extensions of water and sewer to open up any new areas be programmed in relation to these costs, the needs for schools, and so forth. The necessary population study has been completed. A study of the school catchment area has been completed. Land use study has been completed in great detail, using the same code used in the Urban Renewal Study. Information is now being gathered on the economic base of the City and the economic situation within the City. The Department is also working towards a solution of the transportation plans. There is felt to be general agreement on the Highway plan, and the main Highway plan can form the framework for some of the land use within the City, and it will be assumed that the Highway pattern will be held. Re Railways, an attempt has been made to contact Canadian National Railways to learn more about their problems in servicing the industrial areas of the City and more about their plans for the expansion of the rail facilities. The problem of Harbour development is controlled by a Department of the Federal Government, but it is understood that the Industries Committee has approached this particular department to ascertain their plans. It is also hoped to include in the study some comments on the Ferry system and on public transit within the City. The completed studies are now being put in report form, and will be placed before Council in the next month or so.

There appears to be no basic conflict with the County Plan as proposed.

It was moved by Alderman Stockall that City Council instruct the Finance and Executive Committee to consider the City's overall financial situation, including other projected capital spending and bring back a recommendation to Council as to the number of dollars we should spend on Urban Renewal for, say the next five years. (Possibly Urban Renewal could be undertaken on a series of four five-year programs, bring each up to date as our revenues increase)...also that Council instruct the Public Works Committee to consider Urban Renewal in relation to street projections and costs, that the Industries Committee review the commercial potential of the renewal area and possibly propose a program for encouragement of new development; and finally that the Planning Board consider

the latter two reports in relation to the funds available and recommend a modified Renewal Program based on the needs and the availability of money to cover the costs, and that Council adopt the recommendation of Mr. Lloyd in regard to Scheme Studies of the other areas.

Following discussion Mr. Lloyd commented on points raised by Aldermen. With reference to the suggestion in his letter that in addition to considering Urban Renewal in Area 1 consideration be given to schemes for Areas 5 and 10, it was suggested that these schemes could be prepared by the Planning Department, perhaps supplemented by summer staff. He pointed out that this could be done within the confines of the present budget for the Planning Department and would not involve any additional study costs for the City. It was felt that the scheme for Area 1 should be done by a consultant, because of the time factor and the complexity of the problems. If there was Federal participation with the other schemes the Federal Government would pay 50% of any costs, including salaries.

In regard to comments on the location of the civic centre Mr. Lloyd recalled a report that was released by the Planning Department a year ago, called a study of the Central Business District, it was the thinking at that time, and this was not finalized, that many of the civic buildings could be located in the general area of Wyse Road, Commercial Street and so forth. However there is a lot of merit to the suggestions brought out in Mr. Pearson's study. Certainly the location of the civic centre in the downtown area, coupled with expected increase in commercial activity, with more office buildings, more commercial buildings, more retail outlets, etc., would serve to make the downtown area a vital area.

There was also some merit to the suggestion that the Commons area over the years has been diminishing in size. If the City does develop to the extent we all expect, we may regret this at a later date. This remains to be seen. Mr. Lloyd stated that in his opinion the ultimate decision on the location of a civic centre would be one of economics.

In reply to Alderman MacNeil's comment that we are planning for the people, Mr. Lloyd said this is very true, and he

emphasized that when the Planning Department brings in the Development Plan, what will really be put before Council will be proposals which will suggest the form the City should take. It will be up to the Planning Board and Council and all other citizens involved to discuss the proposals and decide what is wanted. When this is done the development plan will be refined and will become a legislative document which will control the development of the City.

In reply to Alderman Sanford Mr. Lloyd said that with respect to the housing standards by-law, certainly this is a by-law which should be adopted by the whole city. It has been suggested that perhaps in the administration of the by-law it might be wise to emphasize it area by area. With regard to the use of the term "development plan", this has been used in place of the term "master plan". It has no particular significance, they both refer to the same type of plan.

Alderman Hampson said that Council in the very near future should take a look at Area 1. In his opinion carrying Harbour Drive right along the Harbour Front will destroy a lot of valuable land. He also pointed out that some businesses will be displaced by renewal. He asked if these people will relocate elsewhere in the City, and if not, who will replace them? Alderman Hampson stated that there have been three renewal plans developed within the last few years, and uncertainty has prevented people from going ahead with their own development.

Mr. Lloyd stated that a lot of the answers Alderman Hampson is seeking will come out of the Urban Renewal Scheme, if prepared. He pointed out that, as Mr. Pearson emphasized in his presentation of his Study, that the arterials as shown on the plan, the civic centre location as shown on the plan, were intended as guides only, and if there are any points Council feels strongly about they should make these comments known. For example, the civic centre as shown covers a very large area, but Mr. Lloyd did not think it was the intention of Mr. Pearson that all of the area should be cleared, or all of it used for civic centre. It was his feeling that in general this is the area in which the civic centre should be located, and that the ultimate decisions as to which buildings will be removed to make land available for the civic

centre, for the highway, and so forth, will come out of the Urban Renewal Scheme.

Alderman Hampson asked if Mr. Lloyd would be better prepared to do a proper scheme if he knew the ideas of Council before starting the scheme. Mr. Lloyd said that if Council has any strong feelings on the general aspects of the plan, for example, Harbour Drive, these feelings should be passed on to the consultant who will prepare the Urban Renewal Scheme, but he felt it would be extremely difficult to go into any detailed comments or have Council bring out any detailed recommendations until the Scheme is completed. He pointed out that once the Scheme is completed Council is not obligated to accept it in its entirety, and will probably want to make some adjustments to it, but a lot of these adjustments are only going to be able to be made after Council knows the economics of the situation, projected costs, and so forth.

His Worship stated that his feeling was that Harbour Drive should not go where Mr. Pearson suggested because there is not enough room. In the area of City Hall, perhaps use could be made of the existing Commercial Street, by narrowing the sidewalk, and then up South Street to connect with Portland Street. This would eliminate taking any property on Commercial Street.

Mr. Lloyd suggested that if Council goes ahead with preparation of the Urban Renewal Scheme for Area 1 that perhaps it should be a requirement that the consultant doing the scheme be required to appear before Council with detailed progress reports as the scheme is being developed. If there were some aspects of the scheme with which Council did not agree, that would be the time to make their feelings known and the scheme could be adjusted accordingly.

In reply to a question from Alderman MacNeil Mr. Lloyd stated it was his feeling that the City should try to encourage high density, and this means in this case high-rise development, in the areas surrounding the central business district. This will create a built-in market for the downtown area and assist in the expansion of that area, which will be of benefit to the City. Statistics indicate that 2,500 people are moving into the City annually and it appears this trend will continue. A good portion of

them will be directed into Area 1, where services are already provided, and this will decrease the necessity of extending services and opening up new areas.

His Worship agreed that high-rise development should be encouraged but he also suggested that consideration might be given to planning a low-rental project, which would be supported by C.M.H.C.

Respecting public awareness of the report Alderman Skinner stated he had discussed with a local newspaper the possibility of a special edition, reproducing the major portions of the Urban Renewal Study. Mr. Lloyd stated it was extremely important that the public be aware of proposals of the study. He has already spoken to several groups, at their request. If reproduction of the report as suggested by Alderman Skinner is economically feasible, so much the better.

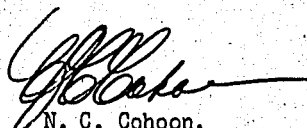
Council agreed that Alderman Skinner pursue this matter with regard to the cost factor.

Following further brief discussion the motion was put and defeated. Voting for: Aldermen Stockall, Hampson, MacNeil, Pettipas and Skinner. Voting against: Aldermen Thornhill, Beazley, Brownlow, Sanford, Stubbs, Whitworth, Moore and Granfield.

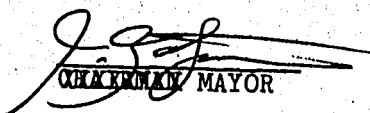
It was moved by Alderman Sanford and carried that the Director of Planning be permitted to approach C.M.H.C. to determine the economic feasibility of entering into Urban Renewal Schemes in districts 5 and 10, as outlined in his letter to Council.

It was moved by Alderman Thornhill and carried that Council in Committee rise without reporting.

It was moved by Aldermen Pettipas and Skinner and carried that the meeting adjourn.


N. C. Cohoon,
Deputy City Clerk.

APPROVED:


MAYOR

7.

Office of
Director of Planning

Dartmouth, N. S.,
April 9, 1965.

Mayor Joseph Zatzman,
Members of City Council,
Dartmouth, N. S.

Dear Madam and Sirs:

The following is a brief summary of the main proposals outlined in the Urban Renewal Study broken down by districts. This summary is stripped of all detail for your ready reference and is covered more thoroughly in Chapter 12 of the report.

It is evident in the report that the principal renewal problems are rehabilitation instead of redevelopment, the construction of the arterials to improve traffic circulation, some land assembly in the north end of the City, the enactment of a housing standards by-law and proper zoning controls, and the creation of a civic centre in the Central Business District.

The Central District - District 1

- (a) Arterial construction
- (b) The displacement of 25 houses and the rehousing of these people in the central area.
- (c) The land between Commercial Street and harbour to be cleared and landscaped to Civic area.
- (d) The extension of the commons to the harbour via Best Street (the removal of 30 dwellings).
- (e) The enlargement and renewal of the Commons area.
- (f) A new Civic Centre around the Portland Street - Commercial Street junction.
- (g) Spot clearance of certain of the blighted buildings.
- (h) Windmill Road to be turned into Harbour Drive near the bridge.
- (i) The Central Business District to be reviewed by a combination of public and private action.
- (j) The encouragement of a higher density of population around the Central Business District.

8.
April 9, 1965

- 2 -

The Wyse Road District - District 2

- (a) Arterial construction
- (b) Lyle Street access to Windmill Road to be closed.
- (c) A housing standards by-law to be adopted.
- (d) The alteration of the street patterns in the residential areas to discourage through traffic.
- (e) Spot clearance of blighted dwellings.
- (f) The extension of a park area to the harbour,

The Brightwood District - Districts 3 & 4

- (a) Arterial construction
- (b) The retention of the Brightwood lands as public open space except for the northerly portion.
- (c) Spot clearance of blighted housing.
- (d) Rehabilitation of majority of declining housing.

The Albro Lake District - District 5

- (a) Arterial construction.
- (b) Land assembly.
- (c) Spot clearance and rehabilitation
- (d) A large park area.
- (e) An elementary school.
- (f) Street improvements and better civic housekeeping.

The Tufts Cove District - District 6

- (a) Arterial construction.
- (b) The landscaping of the power right-of-way.
- (c) A park area supplementing Harbourview School.
- (d) The removal of the trailers to a well planned trailer park.
- (e) The clearance of some 100 dwellings.
- (f) Rehousing on the assembled land.
- (g) Better civic housekeeping and street improvements.

9.

Mayor Joseph Zatzman,
Members of City Council

April 9, 1965

- 3 -

The Harbour Shore District - District 7

- (a) Arterial construction.
- (b) The conversion of the majority of the area to industrial use.
- (c) Strict control over air pollution from the power station.

The Dartmouth Cove District - District 8

- (a) Arterial Construction.
- (b) The canal area to be landscaped and improved in appearance.
- (c) The removal of derelict industrial buildings and the extension of the green area to Sullivan's Pond.
- (d) Enforcement of a proper housing standard.
- (e) A re-arrangement of the internal street pattern.
- (f) Selective clearance and rehabilitation.

The Portland Street District - District 9

- (a) Arterial construction.
- (b) The extension of the Sullivan's Pond park area through to Lake Banook.
- (c) The enforcement of a housing standards by-law.
- (d) Selective clearance and rehabilitation.
- (e) The assembly of park land around Maynard's Lake.

The Woodside District - District 10

- (a) Arterial construction.
- (b) Re-arrangement and adjustment to the street pattern.
- (c) Removal of non-conforming uses.
- (d) Rehabilitation.

Sincerely,
M. E. Lloyd, P. Eng.
M. E. Lloyd, P. Eng.,
Director of Planning

MEL/ep

Dartmouth, N. S.

April 22, 1965.

Regularly called meeting of Dartmouth City

Council held this date at 12:15 p.m.

Present - Mayor Zatzman

Aldermen Thornhill
Stockall
Granfield
Hampson
Pettipas
Brownlow
MacNeil
Stubbs
Skinner
Moore

City Solicitor J. W. Kavanagh
Mr. Romans of Duffus, Romans, Single and Kundzins,
Architects

OPEN AND AWARD
TENDER - BEL AYR
PARK ELEMENTARY
SCHOOL

The following Tenders for the construction of Bel Ayr
Park Elementary School were opened:

	<u>Amt. Bid</u>	<u>Amt. Dept.</u>	<u>Completion Date</u>
W. Eric Whebby Ltd.	\$335,500	\$33,550	20 wks.
Harbour Construction Co. Ltd.	342,585	34,500	28 wks.
H. W. Corkum Construction Co. Ltd.	344,868	34,500	24 wks.
Fundy Construction Co. Ltd.	348,290	40,000	32 wks.
Eastern Contracting Co.	351,317	65,000	35 wks.

The following Resolution was moved by Aldermen Brownlow
and Stockall:

NO. 25. RESOLVED that the tender of W. Eric Whebby Limited for the
construction of an Elementary School in the Bel Ayr Park Subdivision
in accordance with Plans and Specifications as prepared by Architect
Duffus, Romans, Single and Kundzins in the amount of \$335,500 be
accepted;

BE IT FURTHER RESOLVED that the Mayor and City Clerk-Administrator
be and they are hereby authorized to execute the contract on behalf
of the City when same has been approved by the City Solicitor.

It was moved in amendment by Aldermen Granfield and
Stubbs that the Plans and the Tender of W. Eric Whebby Limited for
the Bel Ayr Park Elementary School be referred to the Finance and
Executive Committee for the following information to be brought back
to Council:

- 1) The reduction in cost that would be realized by temporary
elimination of the auditorium-gymnasium known as a crush area;
- 2) determination of the latest date for the opening of the school.

The amendment was defeated. Voting for: Aldermen Granfield, Stubbs and Pettipas. Voting against: Aldermen Skinner, Brownlow, Stockall, Moore, Thornhill, MacNeil and Hampson.

Motion to adopt Resolution No. 25 was then put and passed. Voting against: Aldermen Stubbs and Granfield.

Alderman Stubbs asked if a letter had been sent to the Provincial Government respecting a resolution re Education submitted by Alderman Stubbs to a previous meeting of Council, requesting consideration of Provincial contribution to Capital Costs of Construction. The Deputy Clerk stated that to his knowledge such a letter was not approved by Council, but if it was approved the letter has been sent.

On motion of Aldermen Thornhill and Stockall the following item was added to the agenda.

CONSIDER BY-LAW
C 69

Council considered By-law C 69 being a by-law of the City of Dartmouth providing for a system of enumeration of the names of persons entitled to vote.

It was moved by Alderman Thornhill, seconded by Alderman Stockall that leave be given to introduce By-law C 69 and that it now be read a first time. Motion carried.

It was moved by Alderman Thornhill, seconded by Alderman MacNeil that By-law C 69 be read a second time. Motion carried.

Members of Council present unanimously agreed to give the By-law third reading.

It was moved by Alderman Stockall, seconded by Alderman MacNeil that By-law C 69 be read a third time and that the Mayor and Clerk-Administrator be authorized to sign and seal the said By-law on behalf of the City. Motion carried.

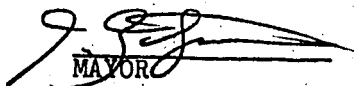
On motion of Aldermen Stockall and Thornhill the following Resolution was unanimously adopted:

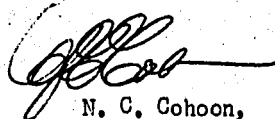
NO. 26. BE IT RESOLVED that Neil C. Cohoon be and is hereby appointed to be the person charged with the duty of preparing a list of electors pursuant to Section 25 of the Dartmouth City Charter.

ADJOURNMENT

On motion of Aldermen Stockall and Granfield meeting adjourned.

APPROVED:


MAYOR


N. C. Cohoon,
Deputy City Clerk.

Dartmouth, N. S.

April 27, 1965.

Regularly called meeting of Dartmouth City Council
and the Board of School Commissioners held this date at 1 p.m.

Present - Commissioner Brownlow, Chairman

Commissioners Coté
Hull
Stockall

Aldermen Granfield
Beazley
Hampson
Pettipas
Stubbs
Skinner
Whitworth

Superintendent of Schools Forsyth
Assistant Superintendent Moir
Mr. Graham A. Hooper, architect

CONSIDER PLANS
PROPOSED JUNIOR
HIGH SCHOOL

Commissioner Brownlow advised that this was an informal gathering under the auspices of the School Board for the prime purpose of viewing preliminary plans of the new proposed Junior High School. The decision to build or not to build will rest with Council at a later date.

In keeping with a suggestion that the Provincial Government be contacted with a view to seeing whether or not they will participate in a vocational type school or composite school, the latest word from the Government is that they expect to have a meeting "shortly".

The Chairman of the Building and Sites Committee, Commissioner Stockall, stated that during the past six months the Committee had met with the architect, making modifications to the existing Caledonia School. The preliminary plans presented today will be recommended to the Board for recommendation to City Council.

Alderman Beazley asked if, in the event of Council's rejection of these Plans, further modifications could be made to make this a vocational or composite school. He was advised that this Junior High School is needed in that particular area because of overcrowding in the existing junior high school.

Mr. Forsyth stated that a composite school is primarily an adjunct to a senior high school, it does not take students primarily from the junior high school level. A composite school may take a very few junior high school students but it does not

replace the necessity of junior high schools.

Mr. Hooper illustrated his remarks by means of a sectional model of the existing Caledonia Junior High School. He arranged the sections to form a conventional school with the auditorium at the end of the building, then demonstrated the savings realized by placing the auditorium in the center of the building, as at Caledonia School. Using the preliminary plans he indicated the reductions made in exterior dimensions, made possible by the relocation of certain ancillary rooms, elimination of two staircases, elimination of bulk storage room, etc. He pointed out that there are many requirements of the Fire Marshal which must be met, for instance, distances of travel towards exits, staircases, etc. He stated that the plans had been reviewed with the following points in mind:

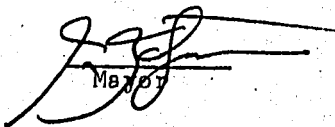
1. Reduction in floor area of the building to absolute minimum.
2. Elimination of elements of the structure (such as staircases).
3. Keeping the structure in the least costly form of construction as we know it, within reason.
4. Elimination of all forms of internal finish which you may judge to be more than adequate.
5. Reduce electrical and mechanical services to that level which is acceptable to you (the Board).


Mr. Hooper stated he had included all items of a sundry nature, such as paving, fences, if necessary, seeding, etc., in the capitalization of this building.

He pointed out that several factors must be kept in mind when comparing the tender prices with the cost of Caledonia Junior High School, such as Federal Government Sales Tax, estimated at approximately \$40,000; Hospital Sales Tax, approximately \$18,000; an increase in cost of materials and labour, which could account for approximately \$30,000; and a fourth factor which Mr. Hooper did not estimate - the effect of the amount of work on the drawing boards and going out for tender at the same time. He pointed out that Federal and Hospital Sales Taxes are refundable and Council should keep this in mind when considering the total tender price.

Mr. Hooper then reviewed the Specifications item by item, following which the Chairman thanked him for his presentation, and the meeting adjourned.

Approved:


Mayor


D. E. Steele,
Acting Secretary.