

Council,
March 15, 1962.

MOVED by Alderman Trainor, seconded by Alderman LeBlanc, that the report be approved. Motion passed.

REZONING - NO.115-117 LYNCH STREET - R-2 TO R-3

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: March 6, 1962.
Subject: Rezoning - #115-117 Lynch Street (R2-R3)

The Town Planning Board at a meeting held on the above date considered a report from the City Manager recommending against an application for rezoning of #115-117 Lynch Street from R2 to R3.

On motion of Alderman Trainor, seconded by Alderman O'Brien, the Board recommended to City Council that the application for the rezoning of #115-117 Lynch Street from R2 to R3 be refused and that no public hearing be held.

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

REZONING - NO.6264 YALE STREET - R-2 TO C-2

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: March 6, 1962.
Subject: 4. Rezoning - 6264 Yale Street (R2-C2).
5. Alteration to a Subdivision - 6264 Yale Street.

The Town Planning Board at a meeting held on the above date considered a report from the City Manager recommending in favour of the rezoning of a portion of #6264 Yale Street as shown on drawing no. P200/581, 00-9-15357 from R2 to C2 and also recommended an alteration to a subdivision at #6264 Yale Street and #173 Quinpool Road as shown on the above drawing in accordance with Section 727 (c) of the City Charter.

It was moved by Alderman O'Brien, seconded by Alderman DeWolf that the application to rezone #6264 Yale Street from R2 to C2 be approved and that City Council set a date for a public hearing.

The vote on the motion was 3 - 2 against:

FOR

Alderman DeWolf
Alderman O'Brien

AGAINST

Alderman Macdonald
Alderman Trainor
Deputy Mayor Connolly

Motion defeated.

Council,
March 15, 1962.

On motion of Alderman O'Brien, seconded by Alderman Trainor, the Board agreed to defer the application for an alteration to a subdivision at #6264 Yale Street until the next Town Planning Board meeting.

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

ALTERATION TO A SUBDIVISION - NO.6264 YALE STREET

Deferred in Committee.

MODIFICATION OF FRONTYARD - ST. DAVID'S CHURCH - BRUNSWICK STREET

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: March 6, 1962.
Subject: Modification of Frontyard - St. David's Church - Brunswick Street.

The Town Planning Board at a meeting held on the above date considered a report from the City Manager recommending in favour of a modification of frontyard at St. David's Church on Brunswick Street as shown on Drawing No. P200/570, in accordance with the provisions of Part XV, Para (f) of the Zoning By-Law, and that no public hearing be held.

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

MOVED by Alderman Meagher, seconded by Alderman Trainor, that the report be approved. Motion passed.

MODIFICATION OF SIDEYARD - NO.126 PRESTON STREET

To: His Worship the Mayor and Members of City Council.
From: Town Planning Board.
Date: March 6, 1962.
Subject: Modification of Sideyard - #126 Preston Street.

The Town Planning Board at a meeting held on the above date considered a report from the City Manager recommending against an application for a modification of lot area and sideyard at #126 Preston Street.

Council,
March 15, 1962.

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

MOVED by Alderman Abbott, seconded by Alderman LeBlanc, that the report be approved. Motion passed with Alderman Butler abstaining from the vote.

TENDERS - DEMOLITIONS - NO. 11-13 UPPER WATER STREET, NO. 175-181 BRUNSWICK STREET AND NO. 24 HURD STREET

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

From: Town Planning Board.

Date: March 6, 1962.

Subject: Tenders - Demolitions.

The Town Planning Board at a meeting held on the above date considered a report from the City Manager recommending acceptance of the following tenders:

Group One: 11-13 Upper Water Street -- G. A. Redmond -- \$1,498.00
(lowest tender).

Group Two: 175-181 Brunswick Street (26 Hurd Street);
24 Hurd Street

-- G. A. Redmond -- \$1,367.00
(lowest tender).

Central Mortgage and Housing Corporation concur in this recommendation.

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

TENDERS - DEMOLITIONS - NO. 606-608 BARRINGTON STREET

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

From: Town Planning Board.

Date: March 6, 1962.

Subject: Tenders - Demolitions.

Council,
March 15, 1962.

The Town Planning Board at a meeting held on the above date considered a report from the City Manager recommending acceptance of the tender of Twin City Building and Wrecking Co. Ltd. in the amount of \$1,950.00 (lowest tender) for the demolition of #606-608 Barrington Street(9 Bell Lane).

Central Mortgage and Housing Corporation concur in this recommendation.

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

ACQUISITION OF PROPERTY - CITADEL TAVERN

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

From: Town Planning Board.

Date: March 6, 1962.

Subject: Acquisition of Property - Citadel Tavern.

The Town Planning Board at a meeting held on the above date considered a letter from Mr. H. B. Rhude, acting on behalf of the City on the acquisition of the Citadel Tavern property in which he recommended that the City acquire the property at a settlement of \$50,500.00.

The City Manager concurred in this recommendation.

On motion of Alderman O'Brien, seconded by Alderman Trainor, the Board recommended to City Council that the Citadel Tavern property be acquired for the price of \$50,500.00.

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

MOVED by Alderman Trainor, seconded by Alderman LeBlanc, that the report be approved subject to the approval of Central Mortgage and Housing Corporation. Motion passed.

REQUEST TO PURCHASE CITY-OWNED LAND - QUEEN STREET

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

From: Committee on Works.

Date: March 8, 1962.

Subject: Request to Purchase City-Owned Land - Queen Street.

Council,
March 15, 1962.

The Committee on Works at a meeting held on the above date considered a report from the City Manager recommending against acceptance of an offer from Provincial Motors in the amount of \$1,500.00 for freehold title to a piece of land approximately 20 feet by 50 feet on Queen Street.

This land is presently owned by the City and leased to Provincial Motors at an annual rental of \$64.00 and the lease expires on April 30, 1963.

The City Manager suggested that Provincial Motors be told that when the present lease expires, consideration will be given to renewal.

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works

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

SEWER EXTENSION - LONDON STREET

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: March 8, 1962.
Subject: Sewer Extension - London Street.

The Committee on Works at a meeting held on the above date considered a report from the City Manager requesting approval to extend the sewer on London Street approximately 70 feet. The estimated cost is \$1800.00 and the estimated assessment is \$700.00.

Capital funds are available for this work and no borrowing resolution is needed.

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

SEWER EXTENSION - CARLTON STREET

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: March 8, 1962.
Subject: Sewer Extension - Carlton Street.

Council,
March 15, 1962.

The Committee on Works at a meeting held on the above date considered a report from the City Manager requesting approval to install approximately 110 feet of sanitary sewer and approximately 210 feet of storm sewer on Carlton Street to connect to the Spring Garden Road sewer as shown on Plan No. SS-7-15310.

The estimated cost is \$10,500.00 and the estimated assessment is \$1,100.00. Capital funds are available and no additional funds are necessary.

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

WORKS DEPARTMENT BUDGET (SNOW APPROPRIATION)

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

From: Committee on Works.

Date: March 8, 1962.

Subject: Works Department - Budget - (Snow Appropriation)

The Committee on Works at a meeting held on the above date considered a report from the City Manager requesting that \$44,000.00 be added to the 1962 Works Current Budget for Snow and Ice Control.

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

STREET CLOSURE - ROMANS AVENUE, RALSTON AVENUE AND PENNINGTON STREET

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

From: Committee on Works.

Date: March 8, 1962.

Subject: Street Closure - Romans Avenue, Ralston Avenue and Pennington Street.

Council,
March 15, 1962.

The Committee on Works at a meeting held on the above date considered the matter of street closure - Romans Avenue, Ralston Avenue and Pennington Street.

On motion of Alderman Lane, seconded by Alderman Abbott, the Committee recommended to City Council that a date be set for a public hearing for the closing of Romans Avenue, Ralston Avenue and Pennington Street, and that staff inform all the residents in the area of this proposal and that all the necessary information be given to the Council members.

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

MOVED by Alderman Trainor, seconded by Alderman Greenwood, that no public hearing be held until the Traffic Engineer has investigated the feasibility of using the land adjacent to the railroad cutting as a possible artery for the cross traffic between Mumford Road and Bayers Road, and reported his findings to the Committee on Works. Motion passed with Alderman O'Brien voting "against".

TENDERS - FLOWER BULBS

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: March 8, 1962.
Subject: Tenders - Bulbs.

The Committee on Works at a meeting held on the above date considered a tabulation of tenders for bulbs at the Public Gardens and Fairview Cemetery as submitted by the City Manager and Commissioner of Works.

Acceptance of the following tenders was recommended:

26,560 bulbs (Public Gardens) - Halifax Seed Co. Ltd.
- \$1,138.85 (lowest tender).
12,450 bulbs (Fairview Cemetery) - Halifax Seed Co. Ltd.
- \$618.10 (lowest tender).

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

Council,
March 15, 1962.

REQUEST TO CHANGE STREET NAME - PORTION OF LYNCH STREET

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: March 8, 1962.
Subject: Request to Change Street Name - Portion of Lynch Street.

The Committee on Works at a meeting held on the above date considered the matter of changing the street name of a portion of Lynch Street.

Alderman Connolly informed the Committee that he had received a petition signed by all the residents in the area except two, requesting that Lynch Street from Glebe Street north be renamed Kencrest Avenue.

On motion of Alderman Connolly, seconded by Alderman Abbott, the Committee approved the request to rename the portion of Lynch Street from Glebe Street north to Kencrest Avenue, and recommended the same to City Council.

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

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

URBAN MILITARY HOUSING - WINDSOR PARK

To: His Worship the Mayor and Members of City Council.
From: Committee on Works.
Date: March 8, 1962.
Subject: Urban Military Housing - Windsor Park.

The Committee on Works at a meeting held on the above date considered a report from the City Manager which outlined a request from Central Mortgage and Housing Corporation for permission to construct housing units to within fifteen feet of the sewer line in the former Regent Road Street allowance and also permission to construct parking facilities to within fifteen feet of the sewer line.

The City Manager suggested that Central Mortgage and Housing Corporation be told that their request to encroach upon the Regent Road allowance is satisfactory to the City. This will permit them to proceed with their preliminary designs. The preliminary designs can be submitted with the request for rezoning and, at that time, the necessary legal action can be taken to amend the existing restrictive covenant. This action can be taken by way of a Confirmatory Deed.

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

Respectfully submitted,

K. C. MANTIN,
Clerk of Works.

Council,
March 15, 1962.

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

RETIREMENT LEAVE - MRS. E. LIDA BROWN

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

At a meeting of the Finance and Executive Committee held on March 8, 1962, a report was submitted from the City Manager recommending that Mrs. E. Lida Brown be granted leave of absence beginning March 30th, to cover current vacation and retirement leave; that she be continued on the payroll on full pay until June 15th and retired as of June 16, 1962.

Your Committee concurs in the recommendation of the City Manager.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

ACCOUNT - VARCOE, DUNCAN & ASSOCIATES RE: BELLEVUE CASE

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

At a meeting of the Finance and Executive Committee held on March 8, 1962, a certificate of taxation of the account of Varcoe, Duncan and Associates for services rendered in connection with the appeal of the City to the Supreme Court of Canada in the Bellevue Case was submitted by the Taxing Master of the Supreme Court of Canada taxing the said account in the amount of \$7,987.98.

Your Committee recommends that the account be approved for payment.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

MOVED by Alderman Meagher, seconded by Alderman Healy, that the report be approved. Motion passed.

TENDERS - SITE IMPROVEMENT & PLANTING - MULGRAVE PARK HOUSING PROJECT

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

At a meeting of the Finance and Executive Committee held on March 8, 1962, a report was submitted from the City Manager listing tenders for Site Improvement and Planting, Mulgrave Park Housing Project, as follows:

Conniston Construction Co. Ltd., Ottawa, Ontario	\$18,313.75
Milligan Brothers Ltd., Waverley, N. S.	26,642.12

Council,
March 15, 1962.

Florida Landscaping Company,
Clarkson, Ontario 29,888.21
Laurentian Landscape Ltd.,
Montreal, P. Q. 30,138.60
Carl C. Schaum,
Ilderton, Ontario 31,845.00
Deans Nursery Limited,
Halifax, N. S. 39,285.00

The Deputy Minister of Public Works of the Province of Nova Scotia has forwarded a recommendation from the partnership that the tender of Conniston Construction Company Limited in the amount of \$18,313.75 be accepted.

Your Committee concurs in the recommendation of the partnership.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

ABATEMENT - BUSINESS TAX - MR. GEORGE TOOMEY - B.A. SERVICE STATION -
INGLIS STREET

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

At a meeting of the Finance and Executive Committee held on March 8, 1962, a letter was submitted from Mr. A. L. Macdonald, Solicitor for Mr. George Toomey, former operator of the B. A. Service Station on Inglis Street, requesting an abatement of taxes for a portion of the year 1961 as Mr. Toomey had vacated the premises in August 1961 having sold the business to a Mr. Beaton who had paid the business tax for the balance of the year.

The City Manager was directed to prepare a report for presentation to the meeting of Council scheduled for March 10, 1962.

Legislation has already been drafted by the Deputy City Solicitor and approved by Council on March 10, 1962.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

FILED

PROPOSED TAX ARRANGEMENT - DRESDEN ARMS HOTEL LIMITED

Deferred to the special meeting of Council scheduled for March 19, 1962.

Council,
March 15, 1962.

PROPOSED TAX ARRANGEMENT - LORD NELSON HOTEL LIMITED

Deferred to the special meeting of Council scheduled for March 19, 1962.

RETIREMENT OF FIRE CHIEF AND APPOINTMENT OF SUCCESSOR

To: His Worship Mayor J. E. Lloyd and
Members of City Council .

From: P. F. C. Byars, City Manager.

Date: March 13th, 1962.

Subject: Retirement - Fire Chief F. C. MacGillivray.

By letter dated March 8th, 1962, addressed to His Worship the Mayor and Members of Council, Fire Chief F. C. MacGillivray tendered his resignation as Chief of the Fire Department. He did not specify a date on which this would be effective, but merely asked "to be retired this year." The above letter was placed before Finance & Executive Committee by His Worship the Mayor at a meeting of that Committee held on March 8th, 1962. It is considered that the letter should be treated as a request for retirement rather than a resignation.

The City Manager has discussed with the Fire Chief proposals under which a suitable replacement as Fire Chief should be appointed. As a result of these discussions, it is recommended that Council authorize the appointment of an Assistant Fire Chief in a temporary capacity as from April 1st, 1962. The appointee will be trained by Fire Chief MacGillivray for a probationary six months' period until September 30th, 1962, during which time his fitness for the position of Chief of the Fire Department may be ascertained.

It is further recommended that Fire Chief MacGillivray be granted three months retirement leave, from October 1st, 1962 to December 31st, 1962, at which time his retirement will be effective.

It is proposed that on October 1st, 1962, the Assistant Fire Chief be appointed Acting Fire Chief during the absence of Fire Chief MacGillivray on retirement leave, and that he assume the position of Fire Chief on January 1st, 1963.

It should be understood that if the appointee does not measure up to the requirements of a Fire Chief by September 30th, 1962, he will revert to his previous rank.

The Assistant Fire Chief should be paid the maximum rate of pay for Deputy Fire Chief from April 1st to December 31st, 1962.

Fire Chief MacGillivray has submitted to the City Manager a report on the three Deputy Fire Chiefs, the Captain-Inspector, and the twenty-three Captains now on strength of the Fire Department. In this report, Fire Chief MacGillivray has recommended to the City Manager the appointment of Deputy Fire Chief G. H. Brundige to be his successor as Fire Chief.

The City Manager has interviewed Deputy Chief Brundige and concurs in the recommendation made by Fire Chief MacGillivray. It is therefore recommended to Council that Deputy Fire Chief G. H. Brundige be appointed Assistant Fire Chief, effective April 1st, 1962, at the maximum rate of pay

Council,
March 15, 1962.

for Deputy Fire Chief, this appointment to be a probationary appointment to September 30th, 1962. Subject to Deputy Chief Brundige carrying out the duties of Assistant Fire Chief in a capable manner during this probationary period, it is further recommended that he be appointed Acting Fire Chief from October 1st, 1962 to December 31st, 1962, at which time Fire Chief MacGillivray will officially retire from the service of the City. Thereupon, on January 1st, 1963, Deputy Chief Brundige will be appointed Fire Chief.

The following information has been submitted by Fire Chief F. C. MacGillivray in support of his recommendation that Deputy Chief G. H. Brundige obtain the appointment:

Deputy Chief G. H. Brundige is 46 years of age, has approximately 26 years' service, having served in all positions up to and including his present rank. He joined the Halifax Fire Department in 1936 and served as Hoseman, Ladderman and Operator of all Department vehicles. He was promoted to the rank of Captain in July, 1946, and following a reorganization and increase in personnel in the Fire Prevention Division, was promoted to Captain-Inspector in 1950. In January 1954 he was promoted to his present rank of Deputy Fire Chief.

Deputy Chief Brundige has additional qualifications, as follows:

A complete High School education; a graduate of technical classes in architectural drafting, building construction and blueprint reading, a graduate of the Dale Carnegie Course in public speaking and human relations; a graduate of the Delahanty Course in Fire Prevention, Fire Protection and Fire Extinguishment from the Delahanty Institute in New York. He has qualified as a Civil Defence Instructor and has served as a member of the instructional staff of the Regional Fire Training Schools held in the Province. He has also served as a member of the City Housing Survey Committee and as a member of the Revisions Committee of the National Building Code (Use and Occupancy Section).

Respectfully submitted,

P. F. C. BYARS,
CITY MANAGER.

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

TENDERS FOR CARS - POLICE AND FIRE DEPARTMENTS

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

At a meeting of the Safety Committee held on March 6, 1962, a report was submitted from the Chief of Police advising that the sum of \$22,500.00 is included in the 1962 Estimates for the supply of eleven cars and as Council has extended the final date for passing the Estimates to April 15th, he recommended purchase of these cars under the authority of Section 316C of the City Charter, subject to the approval of the City Manager. It was pointed out that Section 316C is only operative after the Budget has been finally approved by City Council, therefore, the cars could not be purchased under the authority suggested.

Your Committee recommends that tenders be called for ten cars with the option to purchase one additional at the unit price quoted and to include in the Call a further option to purchase a car for the Fire Department as well and that the funds be provided by Current Estimates.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

Council,
March 15, 1962.

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

REPLACEMENT - RADIO SYSTEM, POLICE DEPARTMENT

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

At a meeting of the Safety Committee held on March 6, 1962, a report was submitted from the Chief of Police advising that he was of the opinion that a change from the present radio system to that of an improved transistorized one is desirable from a performance point of view and that it would result in an increased monthly charge of \$175.75 or a total monthly charge of \$889.25 including the proposed 1962 additions of an extra police car and two motorcycles.

Your Committee recommends that the present radio system be replaced by the transistorized units at a total monthly charge of \$798.25 or \$889.25 if the three additional units are purchased this year; funds to be provided by the Current Estimates.

Respectfully submitted,

R. H. Stoddard,
CITY CLERK.

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

ISSUANCE - POLICE SERVICE MEDALS

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

At a meeting of the Safety Committee held on March 6, 1962, a report was submitted from the Chief of Police recommending that service medals be issued by the City of Halifax under the rules set by the Canadian Association of Chiefs of Police to personnel who have 20 years' completed service as of January 1, 1961 and to all those who subsequently become eligible. At present there are 34 members of the Department involved at an approximate cost of \$6.00 per medal or a total of \$204.00.

Your Committee concurs in the recommendation of the Chief of Police; funds to be provided by the Current Estimates.

Respectfully submitted,

R. H. STODDARD,
CITY CLERK.

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

Council,
March 15, 1962.

PETITION - PROPERTY OWNERS WEST SIDE OF ALBERT STREET -
REQUESTING CANCELLATION OF PAVING CHARGES.

A petition, signed by fifteen property owners on the west side of Albert Street and endorsed by Alderman Wyman, was submitted requesting cancellation of Betterment Charges covering the paving of the Street. The following reasons were listed in the petition:

- (a) Our portion of the Street was adequately surfaced with suitable surface prior to the construction of the Mulgrave Park Development.
- (b) The resurfacing was made necessary by the extremely hard usage of the Street during the period by the contractor and sub-contractor during the construction of the Mulgrave Park Development.
- (c) Other portions of the Street were not subject to the same use and have not had to be resurfaced and consequently the old surface still remains.
- (d) The Mulgrave Park Development has had an adverse effect on our properties and recent sale attempts have shown this to be fact.
- (e) The abutting property owners were never consulted in this matter.

Mr. D. J. Amiro, Counsel for the petitioners, addressed Council in support of the petition. He referred to the fact that Central Mortgage and Housing Corporation had contributed to the cost of the paving and contended that the abutters have been asked to pay the full charges and he requested that these charges or a portion of them be abated.

The Commissioner of Works stated that it had been planned to pave Albert Street before the Mulgrave Park Project was contemplated but the actual work had subsequently been withheld pending completion of that Project.

He further stated that other streets in the area had suffered more damage and he referred to damage caused to the curb and gutter and sidewalk of the streets on the perimeter of the Mulgrave Park Project.

Council,
March 15, 1962.

MOVED by Alderman Trainor, seconded by Alderman O'Brien, that the matter be deferred pending submission of a report from the Commissioner of Works through the City Manager respecting the damage caused to all streets in the area affected. Motion passed.

DRAFT LEGISLATION - 1962 - HALIFAX FORUM COMMISSION

A Draft Act to amend and consolidate Section 14 of Chapter 70 of the Acts of 1947, an Act relating to the Halifax Forum Commission, was submitted by the Deputy City Solicitor, and same is attached to the official copy of these minutes.

MOVED by Alderman Greenwood, seconded by Alderman Trainor, that the Draft Act as submitted be approved and presented to the Legislature. Motion passed.

DRAFT LEGISLATION - 1962 - AN ACT TO INCORPORATE
THE HALIFAX-DARTMOUTH REGIONAL AUTHORITY

A Draft Act to incorporate the Halifax-Dartmouth Regional Authority, as prepared jointly by the Solicitors for the Cities of Halifax and Dartmouth and the Municipality of the County of Halifax, was submitted. A copy of same is attached to the official record.

After discussion it was moved by Alderman Lane, seconded by Alderman Abbott, that the Draft Act be not approved but considered for presentation at the 1963 Session of the Legislature.

The motion was put and lost, five voting for the same and eight against it, as follows:

FOR: - Aldermen Abbott, Lane, Meagher, Trainor and Healy. - 5

AGAINST: - Aldermen DeWolf, Macdonald, Butler, LeBlanc, Wyman, Connolly, O'Brien and Greenwood - 8

MOVED by Alderman Greenwood, seconded by Alderman Wyman, that the draft legislation be presented to the 1962 Session of the Legislature with the provision that the City of Halifax representatives be the Mayor of Halifax and a Member of the Halifax City Council.

Council,
March 15, 1962.

The motion was put and passed, nine voting for the same and four against it, as follows:

FOR: - Aldermen DeWolf, Macdonald, Butler,
LeBlanc, Healy, Wyman, Connolly, O'Brien and
Greenwood - 9

AGAINST: - Aldermen Abbott, Lane, Meagher and
Trainor - 4

LEGISLATION - 1962 - REDRAFT SECTION 254 OF THE NEW CITY CHARTER

His Worship the Mayor stated that before redrafting Section 254 of the new City Charter as amended by Council at the March 13, 1962 meeting, he wanted to be sure that the Deputy City Solicitor had correctly interpreted the intention of the motion made by Alderman Butler and seconded by Alderman Trainor.

He then asked the Deputy City Solicitor to explain to Council how he intended to word the amendment.

The Deputy City Solicitor stated that the wording of the amendment would have to be in the form of the resolution of Council, as follows:

MOVED by Alderman Butler, seconded by Alderman Trainor, that Section 254 be accepted with an amendment to the effect that the Police and Fire Departments be exempted from the Section with respect to personnel and operational procedures; that the City Manager, nevertheless, have control over all financial matters pertaining to the said Departments; and that all appointments be made by a Committee of Council on the recommendation of the respective Chiefs and that the amendment be in the form of an additional sub-section to Section 254.

He stated that in law a different meaning could be applied to the wording of the amendment and he asked for an explanation of the terms "personnel and operational procedures".

His Worship the Mayor stated that the Police Department have a Personnel Department of their own and do not wish to be replaced under the control of the Personnel Officer appointed by the City; also, under the present City Charter the Chief of Police has the authority to discipline, control and govern the members of the Police Department; and he asked Alderman Butler if it is in that sense that he meant personnel control generally.

Council,
March 15, 1962.

Alderman Butler replied in the affirmative.

His Worship the Mayor asked if it was clear that the City Manager would continue to act as the Bargaining Agent of the City in salary negotiations.

Alderman Butler again replied in the affirmative.

His Worship the Mayor stated that with respect to operational procedures, if it is the intention of the resolution to continue the practice of administering the Police and Fire Departments as provided in the present City Charter.

Alderman Butler again replied in the affirmative.

His Worship the Mayor stated that with respect to finances, the intention is that the City Manager can question the two Departments on the administration of their budgets, but that the establishments would be a policy matter to be determined by Council rather than by Committee.

MOVED by Alderman Wyman, seconded by Alderman Butler, that the Deputy City Solicitor be directed to submit the redrafted Section 254 for approval at the meeting of Council scheduled for March 19, 1962. Motion passed.

PURCHASE OF FLAGS

His Worship the Mayor requested Council authorization to purchase four 18-foot flags as follows:

- One bearing the cross of St. Patrick;
- One bearing the cross of St. George;
- One bearing the cross of St. Andrew;
- One Union Jack.

MOVED by Alderman Wyman, seconded by Alderman Meagher, that the authority to purchase the flags be granted and that sufficient funds be provided in the 1962 Estimates. Motion passed.

QUESTION PERIOD

QUESTIONS - ALDERMAN TRAINOR RE: BRENTWOOD PARK APARTMENTS

Alderman Trainor requested a written report containing answers to the following questions:

1. Who is the local architect?
2. Did he resign from the project?
3. Are the buildings safe?
4. During the course of construction was the design as presented to the City with the application for a building permit carried out?

Council,
March 15, 1962.

5. Are the owners presently trying to re-construct one or more buildings to make them safe for human habitation?

The City Manager was directed to supply the answers.

QUESTION - ALDERMAN LANE RE: SPRING GARDEN ROAD PARKING LOT

Alderman Lane advised that she had received a letter from Mr.D.A.Mahon of the Spring Garden Road Merchants Association requesting early action by the City on the Parking Lot in the above area.

The City Manager was directed to report as to the earliest possible date when construction will be commenced.

QUESTION - ALDERMAN CONNOLLY RE: SIDEWALKS, PERIMETER STREETS -
MULGRAVE PARK HOUSING PROJECT

Alderman Connolly referred to the fact that when the Mulgrave Park Housing Project was constructed no provision was made for permanent sidewalks on the streets in the surrounding area. As a result, school children have to walk on the roadway and he referred to the fact that a child had been struck by an automobile recently. He asked that consideration be given to the thought of providing permanent sidewalks for the whole district.

The City Manager was directed to make appropriate inquiries of the Traffic Authority and the Commissioner of Works and to table a report at the next regular meeting.

QUESTION - ALDERMAN WYMAN RE: USE OF SALT

Alderman Wyman asked the Commissioner of Works if in the use of salt on the streets there was a noticeable adverse effect on such concrete structures as the bases of the stop signs, curbs and gutters, etc.

The Commissioner of Works stated that his Department had not noticed any appreciable effect on the concrete structures.

DEFERRED ITEM - ACQUISITION OF PROPERTY NO.212-16 ARGYLE STREET

Further deferred.

DEFERRED ITEM - SALARY ADJUSTMENTS - EMPLOYEES NOT INCLUDED IN UNION AGREEMENTS

Further deferred.

Meeting adjourned:

11:02 p.m.

HEADLINES

Motion, Alderman O'Brien to Reconsider Section 254 of the Proposed City Charter	139
Amendments - Minutes - March 1, 1962	139
Change in Establishment - Basinview Home	140
Tenders - Station Wagon - Basinview Home	140

SPECIAL
CITY COUNCIL
MINUTES

Council,
March 15, 1962.

New Ordinance No. 50, Minimum Standards - Second Reading	141
Accounts Over \$500.00	142
Tag Days	143
Rezoning - No. 115-117 Lynch Street (R2-R3)	144
Alteration to a Subdivision - No. 6264 Yale Street	145
Modification of Frontyard - St. David's Church - Brunswick Street	145
Modification of Sideyard - No. 126 Preston Street	145
Tenders - Demolitions - No. 11-13 Upper Water Street, No. 175-181 Brunswick and No. 24 Hurd Streets	146
Tenders - Demolitions - No. 606-608 Barrington Street	146
Acquisition of Property - Citadel Tavern	147
Request to Purchase City-owned Land - Queen Street	147
Sewer Extension - London Street	148
Sewer Extension - Carlton Street	148
Works Department Budget (Snow Appropriation)	149
Street Closure - Romans Avenue, Ralston Avenue and Pennington Street	149
Tenders - Flower Bulbs	150
Request to Change Street Name - Portion of Lynch Street	151
Urban Military Housing - Windsor Park	151
Retirement Leave - Mrs. E. Lida Brown	152
Account - Varcoe, Duncan & Associates Re: Bellevue Case	152
Tenders - Site Improvement & Planting - Mulgrave Park Housing Project	152
Abatement - Business Tax - Mr. George Toomey - B. A. Service Station - Inglis Street	153
Proposed Tax Arrangement - Dresden Arms Hotel Limited	153
Proposed Tax Arrangement - Lord Nelson Hotel Limited	154
Retirement of Fire Chief and Appointment of Successor	154
Tenders for Cars - Police and Fire Departments	155
Replacement - Radio System Police Department	156
Issuance - Police Service Medals	156
Petition - Property Owners West Side of Albert Street - Requested Cancellation of Paving Charges	157
Draft Legislation - 1962 - Halifax Forum Commission	158
Draft Legislation - 1962 - An Act to Incorporate the Halifax-Dartmouth Regional Authority	158
Legislation - 1962 - Redraft Section 254 of the new City Charter	159
Purchase of Flags	160
Questions - Alderman Trainor Re: Brentwood Park Apartments	160
Question - Alderman Lane Re: Spring Garden Road Parking Lot	161
Question - Alderman Connolly Re: Sidewalks, Perimeter Streets - Mulgrave Park Housing Project	161
Question - Alderman Wyman Re: Use of Salt	161
Deferred Item - Acquisition of Property No. 212-16 Argyle Street	161
Deferred Item - Salary Adjustments - Employees not included in Union Agreements	161

JOHN E. LLOYD,
MAYOR AND CHAIRMAN.

R. H. STODDARD,
CITY CLERK.

SPECIAL
CITY COUNCIL
MINUTES

Council Chamber,
City Hall,
Halifax, N. S.,
March 19, 1962,
3:05 P. M.

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

After the meeting was called to order the members present, led by the City Clerk, joined in reciting the Lord's Prayer.

There were present His Worship the Mayor, Chairman, Aldermen DeWolf, Abbott, Lane, Macdonald, Butler, LeBlanc, Trainor, Healy, Connolly, Wyman, O'Brien and Greenwood.

Also present were Messrs. P. F. C. Byars, R. H. Stoddard, W. J. Clancey, L. Mitchell, L. M. Romkey, G. F. West, J. F. Thomson, R. B. Grant, A. E. Fry, J. L. Leitch, D. F. Murphy and Dr. A. R. Morton.

The meeting was called specially to consider:

1. Proposed Tax Arrangement - Dresden Arms Hotel Limited.
2. Proposed Tax Arrangement - Lord Nelson Hotel Limited.
3. Legislation - Section 254, New City Charter.
4. 1962 Estimates.

DRAFT LEGISLATION - 1962 - REDRAFT OF SECTION 254 OF THE NEW CITY CHARTER

The Deputy City Solicitor stated that, in accordance with instructions, Section 254 of the new City Charter had been redrafted as follows; and in the revision of the Charter, the Section now becomes Section 238:

- (1) obtain information regarding all boards and commissions which affect the interests of the city and keep the council advised regarding the same when he deems it necessary.
- (2) Clauses (a) and (g) of subsection (1) of this Section 238 shall not apply to the police and fire departments of the city.
- (3) (a) The day to day business affairs of the police and fire departments shall be administered in accordance with the policies and plans approved by the council, by the respective heads of each department but subject nevertheless to the management and supervision of the council or a committee designated by the council.

(b) The city manager shall have control over all financial matters pertaining to the police and fire departments.
- (4) The members of the police and fire departments in the classified service of the city shall be appointed, promoted, employed and dismissed by the council or by a committee designated by the council, after receipt of a recommendation in writing from the head of the department concerned.

Council,
March 19, 1962.

MOVED by Alderman Butler, seconded by Alderman Healy, that the wording of Section 238 as submitted be approved. The motion was passed with Aldermen Macdonald, LeBlanc, O'Brien and Greenwood voting "against".

TAX ARRANGEMENTS - DRESDEN ARMS HOTEL LIMITED AND LORD NELSON HOTEL LIMITED

March 16, 1962.

To: The Members of City Council.

Dear Aldermen:

Re: Dresden Arms Hotel Ltd.
Re: Lord Nelson Hotel Ltd.

The subcommittee appointed to consider the Dresden Arms Hotel Limited request for a tax agreement held several meetings, at which were present Mayor Lloyd, Aldermen Abbott and Greenwood and the City Manager.

The committee recognized the opinion expressed in Council that any relief from taxation should be in the form of a general policy rather than to one taxpayer of any class of taxpayers.

One general policy of tax relief which could be applied to the Dresden Arms Hotel Limited is that contained in Section 266A, subsection (2) of the new City Charter. Under that provision the Council when levying a tax on real property may provide in the case of new construction that the tax rate imposed shall apply to a stated percentage of the assessed value of the improvements on such property, provided that such percentage shall not be less than seventy-five percentum of the assessed value during the first year and shall be increased annually thereafter by stated increases until the full assessed value is reached within a maximum period of five years. Such a general policy is recommended by this committee provided it is applicable to new improvements of a commercial character on vacant sites or sites cleared for that purpose other than City redevelopment areas. The relief should be confined to commercial improvements only because of the higher tax rate applied to such property. Such a policy should apply to new construction for which building permits are granted after that general policy is approved by Council, and should not be retroactive and the land site should not be exempt.

In addition the committee recommends that no new commercial construction should be assessed for purposes of real property taxation until the same is completed or any portion thereof is occupied whichever event first occurs.

If the Council approves in principle the foregoing general policies your committee recommends that they should be immediately applied under a special agreement with the Dresden Arms Hotel Limited. We recommend such an agreement to induce the construction proposed by the Company, which may otherwise be abandoned or delayed until after general legislation has been obtained and approved by the City Council under our new City Charter. If time permits we favor an amendment to our present City Charter granting the power to grant tax relief to new construction similar to the provisions of Section 266A, subsection (2) of the new City Charter, and in accordance with our policy recommendations contained herein.

Council,
March 19, 1962.

While the matter of the Lord Nelson Hotel Limited request for a tax agreement was not specifically referred to this committee we express the following opinion thereon.

We are opposed to any tax agreements with hotels that are related to the tax agreement with the Canadian National Railways re the "Nova Scotian Hotel". The City has no power to tax Crown Property and depends upon Federal Government policy to produce grants in lieu of taxation. Such grants are not negotiated under the same favorable conditions as would apply if the City had the power to tax such property.

The provisions of the tax agreement in effect with the Lord Nelson Hotel Limited expired in November 1961. The agreement applied if the Company constructed certain specific hotel accommodation, including enlarged ballroom space adapted for large convention meetings. In March 1961 the project was acquired by Messrs. J. M. Franklin and P. Herschorn. The new management found it necessary to defer construction of additional hotel rooms and revised the construction plans to substantially provide rental office and store spaces. The ballroom, however, was increased to double its original size.

The City has the legislative authority to negotiate a new tax agreement with the Lord Nelson Hotel Limited. The committee recommends that it should provide exemption from the special assessment on the partially constructed building made in 1961. In fact there may be legal grounds on which to challenge that assessment. It also recommends that that portion of the new building containing the ballroom space be taxed at 75% of the assessed value in the first year of its completion, 80% the next, increasing 5% per annum until 100% is reached in the fifth year.

The committee submits the foregoing for your approval and requests that it be discharged from its duties.

Yours very truly,

JOHN E. LLOYD,
M A Y O R.

MOVED by Alderman Greenwood, seconded by Alderman Lane, that the report be tabled and the Sub-committee be discharged from its duties. Motion passed.

MOVED by Alderman Wyman, seconded by Alderman LeBlanc, that Council seek legislative authority to enter into a tax agreement with the Dresden Arms Hotel Limited, such agreement to be drafted in such a way that it applies the policies as recommended in the report of the Sub-Committee. The motion was passed with Alderman O'Brien voting "against".

MOVED by Alderman Lane, seconded by Alderman Wyman, that the matter of a tax arrangement with the Lord Nelson Hotel Limited be referred to the Finance and Executive Committee for study and a recommendation. The motion was passed with Alderman Trainor voting "against".

Council,
March 19, 1962.

ESTIMATES - 1962

MOVED by Alderman Wyman, seconded by Alderman Abbott, that Council convene as a Committee of the Whole to consider the Estimates for 1962.

2:45 p. m. Council convened as a Committee of the Whole.

The proposed Estimates for the year 1962 as prepared by the City Manager were submitted.

MAYOR'S OFFICE - Approved.

CITY MANAGER'S DEPARTMENT - Approved.

CITY CLERK'S DEPARTMENT - Approved subject to salary revision.

FINANCE AND ACCOUNTING DEPARTMENT -

Account No. 4-2 - Reduced by \$400.00

Account No. 4-81 - Deferred pending consideration of possible inclusion of this item in the Capital Budget.

Salaries - The Commissioner of Finance was directed to submit a report giving the following information:

- (a) The dates on which the vacant positions will be filled and the amount the budget can be reduced;
- (b) The amount of money spent on casual help for 1961.

CITY SOLICITOR'S DEPARTMENT -

The City Manager was directed to submit a report similar to that submitted last year on the operation of the City Court showing the distribution of the revenue received, and the sharing of the costs by the Province.

His Worship the Mayor advised Council that the Call for Proposals documents for the Central Redevelopment Area would be presented to Council at the next meeting scheduled for March 23, 1962.

He referred to the fact that the City must borrow money and issue serial debentures over 20 years to cover the City's share of the cost of the assets acquired in the Central Redevelopment Area; and he asked the Commissioner of Finance if revenue received from the sale of such assets is applied to the Land Sale Account or to the current account to offset the debt service charges against such acquisitions.

Council,
March 19, 1962.

The Commissioner of Finance stated that such revenue would be applied to the Land Sale Account.

His Worship the Mayor contended that there is an inconsistency in the law and he requested the City Manager to examine this matter with the Commissioner of Finance and submit a report at a later meeting.

Account No. 5-339 - Alderman Wyman contended that the legislation costs for presenting the revised City Charter should be included in this account; and the City Manager was directed to ascertain if the cost is included in the above account or in the Miscellaneous Accounts, and report.

ASSESSOR'S DEPARTMENT - Approved subject to salary adjustments.

4:10 p. m. The Committee recessed.

4:25 p. m. The Committee reconvened.

MAGISTRATE'S COURT -

Account No. 7-6 - The Commissioner of Finance was directed to report at a subsequent meeting giving a breakdown of this account.

Account No. 7-61 - Alderman Trainor asked if the Province contributes to the cost of the car allowances paid to the Bailiffs, and His Worship the Mayor stated that this information would be included in the report to be submitted by the City Manager on the operation of the City Court.

PERSONNEL DEPARTMENT-

Account No. 8-1 - To be adjusted because of unfilled position.

Account No. 8-16 - Increased by \$400.00.

Account No. 8-81 - The City Manager was requested to report on the advisability of including this item in the Capital Budget.

POLICE DEPARTMENT -

Account No. 9-1 - Deferred pending adjustments.

Account No. 9-5 - Change name of account to "photo processing".

Accounts Nos. 9-6 and 9-7 - Chief of Police to submit a breakdown of each account.

Alderman Macdonald suggested that in future an additional column be inserted on each page between the "Estimated Total" and "Current Budget" columns to show the actual expenditures for the previous year.

Council,
March 19, 1962.

Alderman Trainor referred to the provision for five Commissionaires for the Police Department amounting to \$17,422.50, and he asked:

- (a) Is this an increase in the establishment of the Department?
- (b) When will the Commissionaires be engaged?
- (c) In view of the date, will the requested amount be necessary?
- (d) Is the increase in salary account the result of negotiations with the Police Association?

The City Manager was directed to examine this account and submit a report.

His Worship the Mayor stated that the salary accounts should be adjusted in those departments which have budgeted for a full year for unfilled positions.

Account No. 9-12 - Chief of Police to submit a report showing recoveries made during 1961 for personal long distance calls billed to telephone accounts paid for by the City.

Account No. 9-14 - Change name of account to "Vehicle Maintenance".

City Manager to confer with the Chief of Police and report on the need for the amount requested in view of new vehicle purchases in 1962.

Account No. 9-15 - City Manager to confer with Chief of Police as to the adequacy of the budgeted amount and report.

Account No. 9-32 - City Manager to report as to the source of the credit which was applied to this account.

Account No. 9-81 - City Manager to report as to the need for the budgeted amount in view of the previous year's expenditures.

Account No. 9-81 - City Manager to submit a list of the items included in this account.

Account No. 9-253 - City Manager to submit a list of the items included in this account.

5:25 p. m. The Committee of the Whole adjourned, and Council reconvened.

The Committee of the Whole reported progress on its consideration of the 1962 Estimates.

SPECIAL
CITY COUNCIL
MINUTES

Council,
March 19, 1962.

Meeting adjourned.

5:30 P. M.

HEADLINES

Draft Legislation - 1962 - Redraft of Section 254 of the New City Charter	163
Tax Arrangements - Dresden Arms Hotel Limited and Lord Nelson Hotel Limited	164
Estimates - 1962	165

After the meeting was called to order the audience present, led by the City Clerk, joined in reciting the Lord's Prayer.

There were present His Worship the Mayor, Chairman; Aldermen Bell, Abbott, Lane, MacDonald, Butler, Hughes, Wilson, Sturges and Graham.

Also present were Messrs. P. F. O. Byrne, R. T. Stoddard, W. J. Clancy, B. F. Murphy, L. M. Sullivan, A. F. Thomas, T. V. Mitchell, A. F. West, R. B. Grant, J. L. Smith, A. F. Jones, Dr. A. R. Norton.

J. E. LLOYD,
MAYOR AND CHAIRMAN.

R. H. STODDARD,
CITY CLERK.

1. Call for Proposals - Central Redevelopment Area.
2. Salary Scales - Municipal Employees.
3. 1962 Estimates.

CALL FOR DEVELOPMENT PROPOSALS - CENTRAL REDEVELOPMENT AREA

To: His Worship Mayor J. E. Lloyd and Members of City Council
From: P. F. O. Byrne, City Manager
Date: March 20, 1962
Subject: Central Redevelopment Area - Call for Development Proposals

The draft Call for Development Proposals was forwarded to Central Mortgage and Housing Corporation on January 26, 1962. The Corporation carried out a very intensive review of all aspects of the Call. The City Manager and the Development Officer spent last Wednesday and part of Thursday and Friday reviewing the complete documentation with Corporation staff in Ottawa.

It was our impression that the Corporation, generally speaking, was quite impressed with the Call for Development Proposals prepared by the City. The discussions indicated, however, that the Corporation felt that several items of principle might be further reviewed by the City. The points in question were:

1. The Call for Development Proposals as drafted provided that Developers would have a six month period from the date of advertisement in which to prepare their submissions. The general opinion of the Corporation was that this period was adequate, although there were some who felt that a longer period might well be required.

The documents submitted were stated for a time limit within which a decision must be taken on Proposals received.

SPECIAL
CITY COUNCIL
MINUTES

Council Chamber,
City Hall,
Halifax, Nova Scotia,
March 23, 1962,
2:05 p.m.

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

After the meeting was called to order the members present, led by the City Clerk, joined in reciting the Lord's Prayer.

There were present His Worship the Mayor, Chairman; Aldermen DeWolf, Abbott, Lane, Macdonald, Butler, Meagher, Trainor, O'Brien and Greenwood.

Also present were Messrs. P. F. C. Byars, R. H. Stoddard, W. J. Clancey, D. F. Murphy, L. M. Romkey, J. F. Thomson, V. W. Mitchell, G. F. West, R. B. Grant, J. L. Leitch, A. P. Flynn, A. R. Barry and Dr. A. R. Morton.

The meeting was called specially to consider the following items:

1. Call for Proposals - Central Redevelopment Area.
2. Salary Scales - Non-Union Employees.
3. 1962 Estimates.

CALL FOR DEVELOPMENT PROPOSALS - CENTRAL REDEVELOPMENT AREA

To: His Worship Mayor J. E. Lloyd and Members of City Council
From: P. F. C. Byars, City Manager
Date: March 20, 1962
Subject: Central Redevelopment Area - Call for Development Proposals

The draft Call for Development Proposals was forwarded to Central Mortgage and Housing Corporation on January 26, 1962. The Corporation carried out a very intensive review of all aspects of the Call. The City Manager and the Development Officer spent last Wednesday and part of Thursday and Friday reviewing the complete documentation with Corporation staff in Ottawa.

It was our impression that the Corporation, generally speaking, was quite impressed with the Call for Development Proposals prepared by the City. The discussions indicated, however, that the Corporation felt that several items of principle might be further reviewed by the City. The points in question were:

1. The Call for Development Proposals as drafted provided that Developers would have a six month period from the Date of Advertisement in which to prepare their submissions. The general opinion of the Corporation was that this period was adequate, although there were some who felt that a longer period might well be required.

The documents as drafted made no provision for a time limit within which a decision must be taken on Proposals received.

Council,
March 23, 1962.

It was the general opinion that a time limit should be established for judging Proposals and it was suggested that this period should be 90 days from the Date of Closing of the Call for Proposals. If a decision is not made within this time, Developers could withdraw their proposal without losing their Tender Deposit.

2. It became apparent during the review discussions that the percentage return on the value of land is likely to prove more stable than the value of the land itself. The value might vary by many thousands of dollars, depending on the use to which the land is to be put. On the other hand, the percentage return of the true value of the land would likely be in a very narrow range of between 6% to 8%.

The discussions indicated an expression of decided preference to include a fixed percentage return figure in the Call for Proposals documents. The developers would be required to list in the bid proposals what they consider to be the value of the land in use for the development they propose. The percentage of value fixed in the Call for Proposals upon which rental will be determined would remain constant throughout the term of the lease while the value of the land would be re-established by appraisal at agreed intervals.

The procedure suggested is slightly different from the procedure originally contemplated for the first rental period. The procedure for revising rentals is exactly the same as originally set forth.

There appears to be merit in the views advanced by the Corporation. The end results would probably be very similar to the end results attained from the City's original proposal. The component parts of the land rental figure, which are land value and annual percentage, are more likely to reflect the actual situation under the suggested revisions.

3. There was a feeling that a review of land rentals every seven years might unduly deter Developers. The Call for Proposals permits a very wide range of use in the hope that good proposals will be submitted. Undue restrictions in the rental arrangements might well override the benefits anticipated from the wide range of permitted land uses.

The Corporation indicated that it would have no objection if the review periods were changed from every seven years to every 25 or 33 years. In considering this possible revision, the Corporation was aware that the rent on their investment might be slightly less than could be obtained under the City's original formula. The Corporation felt, however, that the revision might result in a better range of Proposals and that this would compensate for any small reduction in land return.

The suggestion to review the land rental every 25 years seems reasonable as far as the City is concerned. The return on land rental is likely to be relatively less important to the City than increased tax returns resulting from redevelopment. If a more stable land rental results in better Proposals, then the City stands to gain.

There were a number of minor changes suggested in the wording of the Call for Development Proposals. Most of these changes were suggested in order for the Call to comply with the exact phraseology of the National Housing Act. The original Call made reference to the partnership of the City and the