MOVED by Alderman Black, seconded by Alderman

Macdonald:

- (1) THAT a public hearing be held with respect to a modification of sideyard and setback requirements of the property #1120-1128 Tower Road as shown on Drawing #P200/1510-1517;
  - (2) THAT an alteration to a subdivision at #1120-1128 Tower Road as shown on Drawing #P200/1509, 00-9-16068 be approved and that the public hearing before the Town Planning Board be waived.

Motion passed.

MOVED by Alderman Black, seconded by Alderman Abbott, that the minutes be amended accordingly. Motion passed.

MOVED by Alderman Abbott, seconded by Alderman Richard, that the minutes of the meeting of October 1, 1964, as amended, be approved. Motion passed.

## MINUTES - OCTOBER 29, 1964

The City Clerk pointed out that on page 566 of the minutes of the meeting held on October 29, 1964, lines 23 and 24 should be deleted because they refer to a motion which had been withdrawn by Alderman Black and, therefore, are redundant.

MOVED by Alderman Black, seconded by Alderman Abbott, that the minutes of the meeting of October 29, 1964, be amended accordingly. Motion passed.

Alderman Connolly pointed out that there is an error in line 15 on page 529 of the minutes of October 29, 1964, and he MOVED that the word "1948" be amended to read "1958". The motion was seconded by Alderman O'Brien and passed.

MOVED by Alderman Richard, seconded by Alderman H. W. Butler, that the minutes of the meeting of October 29, 1964, as amended, be approved. Motion passed.

-627-

## PUBLIC HEARING RE: REZONING - #7137 QUINPOOL ROAD FROM R-2 ZONE TO R-3 ZONE

A public hearing was held at this time in connection with an application to rezone the property at #7137 Quinpool Road from R-2 Zone to R-3 Zone.

The City Clerk advised that the hearing had been duly advertised and that no written objections had been received.

The Director of Planning displayed a drawing and explained that the proposal of the applicant is to demolish the existing building on the site and to erect a four-storey apart= ment building containing 24 one-bedroom suites. He stated that the lot which is occupied by a two-storey single-family dwelling measures 101 feet by 157.3 feet for an area of 15,750 square feet, as shown on Drawings No. P200/1553-4.

No person wished to be heard either for or against the application.

The City Clerk advised that the Town Planning Board had recommended in favour of the rezoning.

MOVED by Alderman Abbott, seconded by Alderman Trainor, that the property at 7137 Quinpool Road, as shown on Drawings No. P200/1553-4, be rezoned from R-2 Zone to R-3 Zone. Motion passed.

A formal Zoning By-Law, as drafted by the City Solicitor, amending the Halifax Zoning By-Law approved on May 11, 1950, to give effect to the foregoing resolution of Council was submitted.

MOVED by Alderman Abbott, seconded by Alderman Black, that the Zoning By-Law, as submitted, be approved.

The motion was put and passed unanimously, the following members being present and voting therefor:

-628-

## Aldermen Black, Abbott, Moir, A. M. Butler, Matheson, Meagher, LeBlanc, Trainor, Connolly, Richard, Doyle, O'Brien and H.W. Butler.

#### REPORT - FINANCE AND EXECUTIVE COMMITTEE

The Council considered the report of the meeting of the Finance and Executive Committee held on November 19, 1964, respecting the following matters:

#### Uniacke Square - Phase I, Housing

MOVED by Alderman Abbott, seconded by Alderman Trainor that, as recommended by the Finance and Executive Committee, the housing development of Phase I of the Uniacke Square Redevelopment Project be divided into two stages, the firststage to consist of approximately 99 units in the area north of Uniacke Street, and to be subject to the earliest possible tender call; and that the second stage, consisting of approximately 85 units south of Uniacke Street be subject to a tender call late in the Summer of 1965. Motion passed.

## Appraisal - Department of National Defence Land - Cogswell Street

MOVED by Alderman Black, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, the City Manager be authorized to appoint independent appraisers to value the land owned by the Department of National Defence on Cogswell Street; and that funds not exceeding \$1,000.00 be approved for this purpose under the authority of Section 316C of the City Charter, 1931. Motion passed.

#### Negotiation for Purchase of #695-697 Barrington Street

MOVED by Alderman Abbott, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, the City Manager be authorized to continue negotiations for the purchase of the property at 695-97 Barrington Street in view of the -629-

fact that the properties are affected by the plans for Harbour Drive and the Cogswell Street extension. Motion passed. Sale of Land to Dalhousie University

MOVED by Alderman Matheson, seconded by Alderman Abbott that, as recommended by the Finance and Executive Committee, the Staff be authorized to negotiate with Dalhousie University for the conveyance of two parcels of City-owned land to, the University, on the north side of University Avenue, as noted below, at a figure of \$1.30 per square foot:

- Strip of land 200' x 10' on the north side of University Avenue, between Edward and Henry Streets;
- (2) Strip of land 130' x 5' on the north side of University Avenue, running east from, LeMarchant Street for 130 feet.

Motion passed.

#### Acquisition - #2319-2323 Brunswick Street

MOVED by Alderman A. M Butler, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, an approach be made to Central Mortgage and Housing Corporation to obtain their agreement to the purchase of the property at 2319-23 Brunswick Street, located within the Uniacke Square Redevelopment Area, but excluded from the original purchase agreement pending a further investigation of its architectural and structural quality, for rehabilitation and re-use as part of the comprehensive plan for the Uniacke Square Area. Motion passed. Acquisition - #5180 Gerrish Street

MOVED by Alderman Abbott, seconded by Alderman Black that, as recommended by the Finance and Executive Committee,

(1) the sum of \$4,200 be offered to Mrs. Marmaree Barrett, owner of the property at 5180 Gerrish Street, located on the east side of Barrington Street which is in the area excluded from the initial clearance area,

but is involved in the City's negotiations with the Department of National Defence (Navy), as settlement in full for all claims arising from the purchase of her property by the City;

(2) the Staff be instructed to have the building demolished; and

(3) all maintenance and hospital expenses incurred by Mrs. Barrett while a patient at the Halifax Mental Hospital, be deducted from the purchase price, and the balance, if any, be paid to Mrs. Barrett.

Motion passed.

## Acquisition - #5453 Gerrish Street

MOVED by Alderman Meagher, seconded by Alderman Matheson that, as recommended by the Finance and Executive Committee, the sum of \$8,728.00 be paid to Priscilla and Heber Pardy as settlement in full for all claims arising from the purchase of their property at 5453 Gerrish Street, located within the Uniacke Square Redevelopment Area, Phase I, by the City; and that the City Staff be authorized to continue to rent the said property until such time as it is required for the redevelopment program. Motion passed.

### Acquisition - #5180 Gray Street

MOVED by Alderman Trainor, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, (1) the sum of \$5,900.00 be paid to Mr. Alonzo Wilson as settlement in full for all claims arising from the purchase of his property at 5180 (20) Gray Street, located on the east side of Barrington Street within the portion of the area which is the subject of negotiations between the City and the Department of National Defence (Navy); (2) the building on the land at 5180(20) Gray Street be demolished as soon as vacant possession is obtained; and (3) Funds for the above purchase be provided from the Sale of Land Account. Motion passed. -631-

A formal Resolution was submitted authorizing the City to withdraw the sum of \$6,800.00 from the Sale of Land Account to provide funds for the purchase of #5180 Gray Street.

MOVED by Alderman Trainor, seconded by Alderman Doyle, that the Resolution as submitted be approved. Motion passed unanimously.

## Acquisition - #1445-1447 Birmingham Street

MOVED by Alderman Abbott, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, the sum of \$19,500.00 be paid to Charles Hong as settlement in full for all claims arising from the purchase by the City of his property at 1445-1447 Birmingham Street, located within the Spring Garden South Redevelopment Area, and that the said property be rented to Mr. Hong on a month-to-month basis at a rental of \$125.00 per month until such time as the property is required for the redevelopment program. Motion passed.

## Housing Authority of Halifax - Bad Debts

MOVED by Alderman Meagher, seconded by Alderman Matheson that, as recommended by the Finance and Executive Committee, the Housing Authority of Halifax be authorized to write off two accounts totalling \$184.00 considered to be uncollectible because both debtors are deceased. Motion passed.

## Captial Borrowing - School Sprinkler Systems and Snow Plow Blades

MOVED by Alderman Trainor, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, Borrowing Resolutions for the undernoted capital items be again referred to the Deputy Minister of Municipal Affairs with the request that he review them for submission to the Minister of Municipal Affairs for approval:

(1) Purchase of Snow Plow Blades ..... \$13,000.00 -632-

(2) Alterations to School Sprinkler Systems ... \$30,000.00 and that the Borrowing Resolution for \$8,600.00 covering repairs to the Halifax Convalescent Hospital be cancelled and the necessary funds provided from the current budget. Motion passed. <u>Tax Concessions and Grants</u>

## Grant - S. P. C. A.

MOVED by Alderman Black, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee,

> the request of the Society for the Prevention of Cruelty for an additional grant of \$500.00 be approved, and that a three-year agreement be entered into with the Society, to provide for the following:

- (a) a grant of \$2,500 towards the cost of operation of the Pound for 1964, plus an additional grant of \$1,000 to be applied to the payment of salary of the Pound-keeper;
- (b) a grant of \$3,500 towards the cost of operation of the Pound for the year 1965, plus an additional grant of \$1,000 to be applied to the payment of the salary of the Found-keeper;
  - (c) a grant of \$3,000 towards the cost of the operation of the Pound for the year 1966, plus an additional grant of \$1,000 to be applied to the salary of the Pound-keeper.

Motion passed.

Tax Concession - Halifax Shipyards Limited & W. H. Schwartz & Sons Limited

MOVED by Alderman Meagher, seconded by Alderman Abbott

that, as recommended by the Finance and Executive Committee,

for the year 1965, Halifax Shipyards Limited and W. H. Schwartz & Sons Limited be granted complete exemption from business occupancy tax;

for the year 1966 both firms pay 20% of such business occupancy tax,

for the year 1967 they will pay 40% for the year 1968 they will pay 60% for the year 1969 they will pay 80% for the year 1970 they will pay the full taxation, as set out in the present legislation.

Motion passed.

# Tax Concession - Dartmouth Ferry Commission

MOVED by Alderman Meagher, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, the tax agreement between the City and the Dartmouth Ferry Commission, whereby the Commission is to pay real property tax of \$3,000, plus business occupancy tax of \$1,500, annually, be continued. Motion passed.

## Tax Exemptions - Private Organizations

MOVED by Alderman Black, seconded by Alderman Abbott, that, as recommended by the Finance and Executive Committee, the tax exemptions granted to certain private organizations which are incorporated by private Acts of the Nova Scotia Legislature, which tax exemptions are provided for in such Acts, be removed from the said private Acts and placed in Chapter 76 of the Acts of 1963, the Halifax Tax Provisions Act. Motion passed.

## Tax Exemption - Nova Scotia Co-operative Abattoir Ltd.

MOVED by Alderman Meagher, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, no extension of the tax exemption to the Nova Scotia Co-operative Abattoir Limited, which expires on December 31, 1964, be granted. Motion passed.

## Agreement - S. P. C. A. and City of Halifax

MOVED by Alderman Abbott, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, an agreement be entered into with the S.P.C.A. respecting the maintenance and operation of a Pound for stray animals in the City, as per the draft submitted by the City Solicitor; and that the Mayor and City Clerk be authorized to execute same on behalf of the City. Motion passed. -634-

#### Appropriation - Halifax Forum Commission - 316C, City Charter

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

At a meeting of the Finance and Executive Committee held on the above date a report was submitted from the City Manager relating to a request from the Halifax Forum Commission for funds to cover the anticipated deficit for the last quarter of 1964.

It is recommended that the request be granted and the sum of \$36,648.68 be provided under the authority of Section 316C of the City Charter and that the City retain the sum of \$19,148.68 which represents debt service charges for the year 1964.

Respectfully submitted,

R. H. STODDARD CITY CLERK

MOVED by Alderman Trainor, seconded by Alderman Abbott

that the report be approved. Motion passed.

#### Boxing Day - December 26, 1964

MOVED by Alderman Trainor, seconded by Alderman Black that, as recommended by the Finance and Executive Committee, Council declare Saturday, December 26, 1964, to be Boxing Day. Motion passed.

Resolution Re: C.M.H.C. Assistance in Design and Construction-Harbour Drive

#### Resolution

WHEREAS the City of Halifax has undertaken a substan-

tial urban renewal programme

AND WHEREAS as part of this programme it has

1. Undertaken the acquisition and clearance of the Central Redevelopment Area in accordance with an agreement dated October 12, 1961, and has made plans for the re-use of this area within the context of an overall development plan for the Central Business District.

2. Undertaken the acquisition and clearance of the Uniacke Square Redevelopment Area in accordance with an agreement dated May 7, 1964 within the context of a draft development plan for the Old Northern Suburb and a detailed redevelopment plan for the Uniacke Square Area. -635-

AND WHEREAS the viability of the Central Business District and the implementation of the aforesaid urban renewal schemes are almost completely dependent upon the construction of an improved traffic artery to the downtown area with improved connections to the Angus L. Macdonald Bridge and Cogswell Street, such improved traffic artery to be known as Harbour Drive.

AND WHEREAS the aforesaid development plans and redevelopment projects anticipated the construction of Harbour Drive.

NOW THEREFORE BE IT RESOLVED that the City of Halifax declare

- that the aforesaid Harbour Drive is an integral part of the Central Redevelopment and Uniacke Square Urban Renewal Schemes.
- 2. that His Worship the Mayor be authorized to negotiate with Central Mortgage and Housing Corporation for assistance in the design and construction, under the provisions of the National Housing Act, of the aforesaid Harbour Drive, including improved connections to the Angus L. Macdonald Bridge and to Cogswell Street.
- 3. that if the aforesaid negotiations are successful, the City and Central Mortgage and Housing Corporation should jointly proceed with the appointment of consultants to prepare preliminary designs and cost estimates for the aforesaid Harbour Drive as part of the approved Urban Renewal Schemes, in accordance with the draft Terms of Reference attached.

MOVED by Alderman Trainor, seconded by Alderman

Abbott that the Resolution as submitted be approved. The motion was put, and passed, unanimously.

### Re-siting - North End Library Branch

MOVED by Alderman Abbott, seconded by Alderman Trainor that, as recommended by the Finance and Executive Committee, Central Mortgage and Housing Corporation be requested to provide sufficient additional land in the Uniacke Square Redevelopment Area to permit a better siting of the North End Branch Library so that the proposed building will face on Gottingen Street. Motion passed.

#### REPORT - COMMITTEE ON WORKS

The Council considered the report of the meeting of the Committee on Works held on November 19, 1964, with respect to the following matters:

## Tenders - Re-roofing Portion of Roof - Halifax Mental Hospital and Halifax Convalescent Hospital

MOVED by Alderman Trainor, seconded by Alderman Abbott that, as recommended by the Committee on Works, the the tender of Tasco Sheet Metal and Roofing Company Limited be accepted in the amount of \$6,325.50 for re-roofing the Halifax Mental Hospital and Halifax Convalescent Hospital. Motion passed.

## Tenders - Demolition - 2481 Brunswick Street

MOVED by Alderman Richard, seconded by Alderman Black, that, as recommended by the Committee on Works, the tender of John Gray, in the amount of \$450.00, for the demolition of 2481 Brunswick Street, be accepted, provided a performance bond in the amount of \$900.00 is submitted to the City by Mr. Gray. Motion passed.

## Snow Dumping License

MOVED by Alderman Trainor, seconded by Alderman H. W. Butler that, as recommended by the Committee on Works, the Mayor and the City Clerk be authorized to sign an agreement on behalf of the City in order to permit the City to continue using the wharves at Pier 2 and Pier 35 for snow dumping and that a cheque in the amount of \$25.00 be forwarded to the National Harbours Board to cover this license. Motion passed.

## REPORT - TOWN PLANNING BOARD

The Council considered the report of the meeting of the Town Planning Board held on Nov.17, 1964, as follows:

## Extension - Non-conforming Single-Family Dwelling 6297 Young Street

MOVED by Alderman H.W.Butler, seconded by Alderman Doyle that, as recommended by the Town Planning Board, an application for an extension to a non-conforming Single-family Dwelling at 6297 Young St. to permit an addition at the rear, as shown on Drawing #P200/1585, be approved. Motion passed.

Extension - Non-Conforming Building & Modification of Sideyard 547 Tower Road

MOVED by Alderman Connolly, seconded by Alderman Richard that, as recommended by the Town Planning Board, a request for an extension to a non-conforming Building and Modification of Sideyard Requirements at 547 Tower Road, to permit an addition as shown on Drawing #P200/1583-4, be approved. Motion passed.

#### Multiple Housing, Revised Scheme - Point Pleasant Drive

MOVED by Alderman Richard, seconded by Alderman LeBlanc, that, as recommended by the Town Planning Board, a revised scheme for a multiple housing development at Point Pleasant Drive as shown on Drawing #P200/1530-33, be approved, subject to:

- (a) the main surface car-parking area on Ogilvie Street being relocated and adequately screened, and
- (b) visitor car-parking areas being sited to the central walkways serving this scheme. Motion passed.

#### Alteration to a Subdivision - 516-550 Francklyn Street

MOVED by Alderman H.W.Butler, seconded by Alderman LeBlanc that, as recommended by the Town Planning Board, an alteration to a subdivision at 516-550 Francklyn Street, as shown on Drawing #P200/ 1575,00-9-16101, be approved, subject to lot #7 being served from Inglewood Drive or its frontage on the proposed street increased to 25", and that the public hearing be waived. Motion passed.

Multiple Housing, Revised Scheme - McCurdy Estate -Francklyn Street

MOVED by Alderman Matheson, seconded by Alderman Doyle that, as recommended by the Town Planning Board, the revised scheme for a multiple housing development - McCurdy Estate - Francklyn Street be approved, subject to the developer entering into an agreement with the City Council to ensure the ultimate completion and maintenance of the area, in accordance with the scheme shown on Drawings #P200/1547 and P200/1577-79. Motion passed.

Rezoning - Portion of #3415 Dutch Village Road R-3 Zone to C-3 Zone

MOVED by Alderman Richard, seconded by Alderman LeBlanc that, as recommended by the Town Planning Board, the applicant be permitted to withdraw his application to rezone the property at 3415 Dutch Village Road. Motion passed. Suggested Rezoning to R-3 Zone - Northern Side of Quinpool Road - Flinn Park to Armdale Rotary

A report was submitted from the Town Planning Board recommending that any change in the present zoning of this area be considered in the context of the new by-laws which are under preparation as part of the development plan of the City.

His Worship the Mayor said that the Town Planning Board's decision had been based on the fact that the shallow depth of the lots on Quinpool Road is further reduced by reason of the 30 foot sewer reservation which runs the full length of the area; and, also, because the frontage of the lots is less than 90 feet proposed as a minimum in the new R-3 regulations.

Alderman Trainor referred to the possibility of a

developer assembling a number of lots which would permit the erection of a long building parallel to Quinpool Road which would obviate the need for deep lots.

His Worship the Mayor suggested that an examination of the Staff report submitted to the Town Planning Board indicates that R-2 uses seems to be proper for the land in question.

MOVED by Alderman O'Brien, seconded by Alderman Black that the recommendation of the Town Planning Board be approved. Motion passed.

## REPORT - PUBLIC HEALTH AND WELFARE COMMITTEE

The Council considered the report of the meeting of the Public Health and Welfare Committee held on November 17, 1964, with respect to the following matters:

#### Appointment - Female Guards, City Prison

MOVED by Alderman Moir, seconded by Alderman H. W. Butler that, as recommended by the Public Health and Welfare Committee, the Staff establishment of the City Prison be amended to provide for the addition of three female guards. Motion passed.

## Honorarium - Governor John Grant

As recommended by the Public Health and Welfare Committee at a meeting held on November 17, 1964, it was MOVED by Alderman Abbott, seconded by Alderman Moir that an honorarium in the amount of \$500.00 be paid to Governor John Grant for additional duties carried out immediately following the retirement of former Deputy Governor Crowell.

The motion was put and passed, 7 voting for the same and 6 against it as follows:

-640-

For the Motion: Aldermen Black, Abbott, Moir, Matheson, Doyle, O'Brien and H. W. Butler - 7

Against: Aldermen A. M. Butler, Meagher, LeBlanc, Trainor, Connolly and Richard - 6

#### REPORT - SAFETY COMMITTEE

A report was submitted from the Safety Committee recommending that the request of the Managing Director of the Halifax Winter Carnival to hold a carnival parade on Thursday, February 4, 1965, at 7:00 p.m., be approved, along the following route:

North Commons, Cunard Street, Gottingen Street, Rainnie Drive, Duke Street, Barrington Street, Spring Garden Road, South Park Street, Bell Road and Ahern Avenue back to Central Common.

and that such approval be on the condition that the applicant be required to provide the necessary police services.

MOVED by Alderman Abbott, seconded by Alderman Black that the recommendation of the Safety Committee be approved. Motion passed.

REPORT- COMMITTEE OF THE WHOLE COUNCIL, BOARDS AND COMMISSIONS Expansion of Halifax Convalescent Hospital

A report was submitted from the City Manager respecting expansion of the Halifax Convalescent Hospital.

At the request of the Mayor, it was agreed to defer consideration of this matter until the Board of Management of the Halifax Convalescent Hospital has had an opportunity to meet with the Medical Staff of the Hospital.

9:10 p.m. Council adjourned to meet with Mr.D.J.Osborn of Provinces and Central Properties Limited to discuss the contents of a letter dated November 26, 1964, which was addressed to the Mayor and Aldermen of the City of Halifax from Mr. Osborn.

10:15 p.m. Council reconvened, the same members being -641-

It was agreed to consider item 12(c) on the agenda,

entitled "Cornwallis Centre" at this time.

#### CORNWALLIS CENTRE

The following letter was submitted and read:

The Lord Nelson, Halifax, N. S., November 26, 1964.

Mayor Vaughan And Aldermen.

Following my discussions with you of the past two days, I confirm the company position as follows:

- (a) We are prepared to enter into a new agreement for implementation of the Cornwallis Centre Scheme as approved with subsequent modiffications on terms no less favourable than previously agreed;
- (b) In proceeding we would wish to re-phase bringing the residential complex in after the commercial sector;
- (c) The Company will submit prior to February 19, 1965, letters of intent to lease in respect of major tenancies sufficient to indicate the market for shopping centre space;
- (d) We are prepared to advise the Mayor, the Manager of C.M.H.C. and one other Alderman, in confidence, of the name of the participating company within the next fourteen days, but this shall be without prejudice to clause (c) above;
  - (e) In addition, by February 19, we will submit information sufficient to indicate the finance ability of the shopping centre.

We look forward to our further discussions and are confident of the outcome.

Yours sincerely,

DERRICK J. OSBORN, Managing Director, Provinces & Central Properties Limited.

Without prejudice.

MOVED by Alderman O'Brien, that Mr. Osborn be requested to return within the time specified (fourteen days) with more complete instructions from his principals, and to meet with officials of the City at that time to see whether further progress can be made on any possible agreement.

The motion was seconded by Alderman Richard.

Alderman O'Brien suggested that Mr.Osborn be asked whether the motion is satisfactory to him in the light of his coming to Halifax in response to Council's invitation to be here by November 25th.

Alderman Trainor stated that he did not agree to the suggested approach and that Council should break off the negotiations with Mr. Osborn in view of the fact that no progress has been reported over the past two years.

He contended that Council should abandon any idea of hoping to see the Woking Plan develop and that the Jacob Street area be developed to a scale that some of our own business people and developers can develop and participate in.

It was agreed to permit Mr. Osborn to address Council.

Mr. Osborn stated that he thought he had made his position clear. He said that the proposal is not entirely acceptable.

Alderman Black said that Mr. Osborn must take it from the motion that the consensus of this Council is that we reject the proposal as contained in his letter, but that it must be made clear that the sense of Alderman O'Brien's motion is that if something different occurs in fourteen days, something else may be considered.

His Worship the Mayor pointed out that it has not been indicated to Mr. Osborn as to what the Council might want by way of something different. -643-

Alderman LeBlanc stated he would like to see something more decisive in the body of the motion to the effect that failure to such action by Mr. Osborn to have all of the material relevant to a successful conclusion for consideration by Council within the specified time, that the matter be discontinued.

His Worship the Mayor stated that it would be impossible to produce all the relevant material within fourteen days.

In reply to a question by Alderman LeBlanc, Alderman O'Brien stated that the intent of the motion is merely to suggest that without accepting the various principles that are indicated in the letter, and without denying the various principles in the letter; that since Mr. Osborn has said that he intended to return within a certain period of time; that on at least one point he would have to check with his principals before he can answer a question; that he could proceed during that period of time with whatever he intends to proceed with; and if he comes back to Council within fourteen days and has some information he has not, now, or is prepared for the signing of an agreement of some sort, such as was discussed with him in the Mayor's Office, this is merely to say that if he comes back and says something to us that is meaningful in the light of advancing the scheme, we will negotiate with him at that time along the lines that were proposed in the motion of the Council meeting three weeks ago today.

MOVED in amendment by Alderman Matheson that the offer be rejected and that we express our willingness to meet with Mr.Osborn again within this period of time, provided he agrees to come to us with an offer properly authorized and signed by the proper signing officers of this company.

Alderman LeBlanc stated that he would second the amendment if the mover would withdraw the first part regarding -644-

rejection of the offer.

Alderman Matheson said that the Council should have something from these people which is a formal offer concerning all the things that are relevant to this matter, so that if Council agrees to it there will be a binding agreement.

His Worship the Mayor stated that the amendment makes it clear that the Council requires more detailed information, as concrete evidence to support Mr. Osborn's request for consideration in February.

Alderman A. M. Butler felt that it should be made clear the Council is rejecting Mr. Osborn's offer.

The City Clerk at the direction of His Worship the Mayor read the motion of Alderman O'Brien, which was seconded by Alderman Richard.

He then read the amendment proposed by Alderman Matheson.

Alderman A. M. Butler, at this point, seconded the amendment.

Alderman LeBlanc asked the City Solicitor for a ruling as to whether or not the amendment is in order in view of the main motion; and he contended that if the offer is rejected, Alderman O'Brien's motion cannot be voted upon.

In answer to a suggestion that he withdraw his motion, Alderman O'Brien stated that if Alderman Matheson's amendment were to become the main motion and is passed, it becomes a proposal which would make it impossible for Mr. Osborn to approach any prospective tenants, or financial sources because they would have knowledge that his offer had been rejected and he would be in an untenable position.

-645-

He contended that the course suggested by his motion is the least that Council can do if it wants Mr. Osborn to proceed further in his negotiations elsewhere. If Council does less than that Council faces having brought Mr. Osborn's possibility of any further negotiations to a conclusion.

His Worship the Mayor ruled that the amendment is in order.

Alderman Black contended that Alderman O'Brien's motion, if adopted, implies a rejection of the offer contained in Mr. Osborn's letter.

Alderman Richard asked that the amendment be clarified, and he asked: "Is he asking that Mr. Osborn return here in fourteen days with enough material that we can sign an agreement with him to proceed with the Cornwallis Project; or, are you asking Mr. Osborn to return with sufficient authority and authorization from his principals to negotiate an agreement for February 19th?"

Alderman Matheson: "I want an offer from the people who are authorized to bargain for this Company; and Mr. Osborn said tonight that he wasn't. I am not going to barain with him until he has that authority."

Alderman O'Brien: "Might we ask Mr. Osborn whether he considers the date fourteen days hence that he put in his letter as a date on which he would be prepared to enter into a legal agreement, which can be drafted within that time, which is along the lines of the discussions held mainly between the Mayor and himself, tonight--- that is, an agreement which calls for producing certain things by February 19th, and providing the City with some consideration if the time were extended by such an agreement." -646-

Mr. Osborn: "I think this is what I've said in my letter. We are prepared to enter into a new agreement on these conditions."

His Worship the Mayor: "But you stated earlier in my office, in reply to me of my questions, that you were not authorized to make a certain declaration----you couldn't speak for the Company."

Mr. Osborn: "This was a question of withdrawing---making a quit claim. That was the only thing I said that I wasn't prepared to pass upon."

Alderman O'Brien: "Supposing the Council takes no action tonight on this matter. What will Mr. Osborn's position be in the negotiations that he intended to carry on within the fourteen days? And, will his position be adversely affected in terms of his capacity to come back here in the fourteen days with anything that the City might be interested in?"

Mr. Osborn: "I don't think so. I've told you what I am prepared to do within fourteen days----what is possible in fourteen days."

Alderman Matheson: "If he knows that, why doesn't he put it in the form of a formal offer made by his company. We will have it, then, instead of some loose arrangement that we might agree upon here tonight on the basis of a letter----on the basis of discussions. Let's have a formal offer from them, if he thinks he can make an offer that he can live up to. Let him do it."

Alderman O'Brien: "Then, Your Worship, why don't we have the motion and the amendment withdrawn, and call the next item on the agenda; and see what Mr.Osborn says in fourteen days?"

Alderman Richard: "That seems to be the solution."

Alderman Moir: "Your Worship, we asked Mr. Osborn to come here. We must answer him something. He has arrived. He said something----may be not a great deal, but he's said something."

Alderman Matheson; "We reject the offer and he has the sense of Council from the discussions he has had. He knows how to proceed."

His Worship the Mayor: "Are you withdrawing your motion, Alderman O'Brien?"

Alderman O'Brien: "Well, if my understanding is that Mr. Osborn can proceed with no motions put through Council, satisfactorily, in the direction that he had in mind to proceed when he wrote this letter. That's what I'm asking, really."

Mr. Osborn: "Look, I came here at your invitation to discuss a new agreement. I didn't anticipate that the discussions would be completed by the time of this meeting, certainly. And I don't think that they have been completed. The City had no clear indication of what the terms of the new agreement might be, as I said before, we were satisfied----I am satisfied with the terms of the agreement as it stood. Now, if they have to be varied, well these are points of discussion and re-negotiation. The Mayor asked me, today, to confirm the position as we saw it; and these points which I have discussed, and which I hope I have made in the letter, (and subsequently the Mayor made further points in his room) there is no difficulty about any of these, as I said at the time. As far as I am concerned these are continuing bases for discussion and negotiation. If I may qualify this, I may say again what I said in the Mayor's room, the principals ---- the main Company involved in this scheme, now, is not anxious to have its name made public. All the while, there is vacillation and some

-648-

doubt on the part of the City as to whether they want the scheme or not. There appears to be a very grave doubt on the part of some of the Aldermen as to whether they want the scheme or not. It seems to me you've got to decide whether you do want the scheme. Say so!"

Alderman Black: "Mr. Osborn, we wanted it for a long time, you know."

Alderman Trainor: "All they have to do is produce the financing, Your Worship, which he hasn't been able to do. That's it!"

Alderman O'Brien: "Well, Your Worship, it seems to me that we should pass through this Council meeting without motions, and Mr. Osborn came to this side of the water at our invitation. He will still be here. He will be working on it. In the meantime, I think that this Council ought to make up its mind about some questions of the basis of any negotiation. We invited him here for possible negotiations. We have made no policy decisions of the Council on the basis of such negotiation. We now have a letter from him saying that he is prepared to negotiate on a certain basis. I think this Council ought to meet at greater length, possibly in a separate meeting----possibly with the Development Committee having worked out a proposal with the assistance of the Staff; and we ought, then, to face certain policy questions about the basis on which we might be prepared to negotiate any further agreement with Mr. Osborn; and we ought to try to do that within the fourteen days so that the negotiations could be proceeded with, if there's to be any negotiation. It seems to me, it's too much to expect the Council, with the agenda we have ---- with the hour we have, to adopt a policy which would be

-649-

contrary to the basis of development of the site that was acceptable by the Partnership on the advice of the joint staffs and others. If we want to move away from comprehensive development; if we want to move away from a commercial thing; or away from a residential; or away from office towers, these are policy decisions which should only be taken by this Council after carefully worked out advice from our Staff and, perhaps from the Staff of Central Mortgage and Housing Corporation; and a polcy decision made in Council with some due notice ---- a report prepared by Staff and circulated to the members of Council. Now, until that happens, it seems to me that we are open to consider anything on the basis of the decisions of this Council that have been made up to date on this matter; that we should call for a meeting of Council within two weeks on this matter; and I suggest that you, Your Worship, might consult the Staff about preparing any reports that would be necessary for us to face any questions of principle that are involved so that position can be clear cut for any negotiation that we have with Mr. Osborn, or anybody else. I think it's only fair when we invited him here, that we should determine our position for negotiation; and, that until the Council has reversed the past decisions of Council on the nature of development for the site that it might be assumed that those decisions stand. But we, having come to the end of that particular agreement on October 15th, we are now open to consider the questions of what we want there, and, whether it should be comprehensive or otherwise.

And, Mr. Osborn must be aware that these questions must be faced by the Council. But, he can also assume, it seems to me, that our policy is as previously adopted until the Council, itself, makes some new policy decisions."

Alderman Matheson, with the consent of his seconder, then withdrew his amendment.

Alderman O'Brien with the consent of his seconder, withdrew his motion.

MOVED by Alderman O'Brien, seconded by Alderman Richard, that the Mayor call a further meeting of City Council, at a time he deems appropriate, to give further consideration to this matter.

The motion was put and passed with Aldermen Trainor and H. W. Butler voting against.

### QUESTIONS

## Question - Alderman Richard Re: Ice Fees for Minor Hockey Assoc.

Alderman Richard referred to the recent action of the Forum Management in increasing the ice fees for the Minor Hockey Association from \$10.00 to \$20.00 per hour, and he asked Alderman Trainor, the Chairman of the Forum Commission, if the change had been made by the Commission or the Management and if there is any reason for the change other than to increase revenues.

Alderman Trainor said that the change had been made by the Forum Commission as the fee formerly charged was below cost with the result that the Commission was subsidizing recreation; and it was felt that the Recreation Commission should absorb the cost in order to achieve a true cost of recreation in the City.

Question - Alderman O'Brien Re: Provision of Boardwalk in the Area of Connaught Avenue - Chebucto Road

Alderman O'Brien asked if the Works Department has given any consideration to the thought of providing a boardwalk or other means by which the residents of the Westmount Area could be facilitated during construction of the sewer and widening of Chebucto Road.

The City Manager was directed to take the matter under advisement.

-651-

## Question - Alderman O'Brien Re: Staff Study of Heritage Trust Re: Preservation of Historical Buildings

Alderman O'Brien asked for information as to the progress being made by Staff with respect to the study of the briefs submitted by the Heritage Trust, and others, regarding the preservation of historical buildings.

The City Manager was directed to check into the matter and report.

#### Question - Alderman O'Brien Re: Comfort Stations

Alderman O'Brien requested that the Commissioner of Health prepare a report for the Fublic Health and Welfare Committee and the Council which would indicate what facilities should be provided in a City of this size and of this nature in the way of comfort stations, either by the City or by private means----that is what is available and what recommendations, if any, he would have.

The Commissioner of Health was directed accordingly. Question - Alderman O'Brien Res 1980 Conference

Alderman O'Brien asked the Mayor what will be the cost of the 1980 Conference; who decided it should be held; and, what are the arrangements.

His Worship the Mayor stated that he would answer the question later.

Question -Alderman O'Erien Re: Property Appraisals - Bicentennial Drive Area

Alderman O'Brien asked if the appraisals of the affected properties in the area of the Bicentennial Drive Area have been completed.

The City Manager stated that all the appraisals will be completed within a few days, and a report submitted.

## Question - Alderman Meagher Re: Improvements Chebucto Road

Alderman Meagher asked if any communication has been made yet with the Minister of Highways regarding Chebucto Road Traffic Improvements.

His Worship the Mayor :: "No!"

Alderman Meagher asked when it is expected that communication will be made.

His Worship the Mayor stated that the Minister has just returned to the City after an absence of thirty days. Question - Alderman LeBlanc Re: Snow Removal Report

Alderman LeBlanc asked if the Committee on Works has dealt with the report of the Commissioner of Works respecting snow removal as yet.

His Worship the Mayor replied that the report will be considered at the next meeting of the Committee on Works. Question - Alderman LeBlanc Re: Friority List - Development Projects

Alderman LeBlanc referred to the list of priority items submitted by the Mayor at a recent meeting of the Development Committee, and he asked if the members of Council will be supplied with a copy of the list with recommendations from the Mayor as to their order of priority.

His Worship the Mayor stated that it will be up to the Development Committee to study the projects and determine the priorities. He said that the list would have to be augmented by the capital items in the School Board program which have not been received as yet. He said that the members of the Council would be supplied with copies of the list.

### Question - Alderman LeBlanc Re: Source of Water Supply

Alderman LeBlanc asked if the Public Service Commission

have decided that Pockwock Lake would be desirable as a source of water supply.

His Worship the Mayor stated the consultants engaged by the Public Service Commission have recommended the addition of Pockwock Lake.

## Question - Alderman Trainor Re: Widening of Chebucto Road

Alderman Trainor asked if any policy has been decided on the widening of Chebucto Road from the intersection of North Street to Mumford Road.

His Worship the Mayor stated that he understood that no policy has been decided by Council.

Alderman Traincr then asked if any statement of policy has been issued by anyone at City Hall, either an elected or appointed official.

His Worship the Mayor: "No!"

Question - Alderman Doyle Re: Outdoor Skating Rink -Isleville Street Playgrounds

Alderman Doyle asked if the outdoor skating rink at the Isleville Street Playgrounds had been flooded by anybody last year.

The Director of Recreation stated that the rink at Highland Park had been moved to the Isleville Street Playgrounds so that the Recreation Building at that site could be used in conjunction with the skating activity.

Alderman Doyle asked that action be taken to level the ground so that a proper rink could be provided.

The Director of Recreation stated that he would be glad to have the suggestions of Alderman Doyle after a visit to the site with him.

made by the present City Manager to City Council does not necessarily cast any reflection on the ability of the present City Manager to perform the powers given to him under the provisions of the City Charter.

His Worship the Mayor stated that he had some grave doubts whether or not the motion by Alderman Black was properly in accordance with the provisions of the City Charter respecting the office of the City Manager but further stated that strictly and legally, he could not rule the motion out of order, and, if he did so, he would be on weak grounds and might be properly challenged.

At the request of Alderman O'Brien the City Clerk read the amendment.

Alderman Black was of the opinion that the amendment was entirely different to the motion but stated that he would be willing to add the following to his motion:

> "But that non-acceptance or rejection by Council of any particular recommendation of the City Manager does not necessarily cast reflection on his ability to perform the functions allocated to him under the City Charter."

Alderman Meagher, with the permission of the seconder,

withdrew his amendment.

The motion as reworded follows:

"That this Council express its confidence in the ability of the present City Manager to perform the functions allocated to him under the provisions of the City Charter; but that non-acceptance or rejection by Council of any particular recommendation of the City Manager does not necessarily cast reflection on his ability to perform the functions allocated to him under the City Charter."

The motion was put and passed unanimously, the following

members being present and voting therefor:

Aldermen: H. W. Butler, O'Brien, Richard, Doyle, Connolly, Trainor, LeBlanc, Meagher, A. M. Butler, Matheson, Moir, Abbott and Black.

A complete verbatim report of this item is on file in the office of the City Clerk.

## LORD'S DAY PERMIT

MOVED by Alderman Meagher, seconded by Alderman Trainor, that Mr. Peter Henderson be granted a permit to operate a grocery store at #3461 Dutch Village Road on the Lord's Day. Motion passed.

Meeting adjourned: 12:05 a.m. November 27,1964.

## HEADLINES

Amendment to Minutes - Page 479, Meeting October 1, 1964, Re: Modification of Sideyard & Setback Requirements and	
Alteration to a Subdivision - #1120-1128 Tower Road	626
Minutes - October 29, 1964	627
Public Hearing Re: Rezoning #7137 Quinpool Road from R-2 Zone	017
to R-3 Zone	628
Uniacke Square - Phase I, Housing	629
Appraisal - Department of National Defence Land - Cogswell St.	629
Negotiation for Purchase of #695-697 Barrington St.	629
Sale of Land to Dalhousie University	630
Acquisition - #2319-2323 Brunswick Street	630
Acquisition - #5180 Gerrish Street	630
Acquisition - #5453 Gerrish Street	631
Acquisition - #5180 Gray Street	631
Acquisition = #1445=1447 Birmingham Street	632
Housing Authority of Halifax - Bad Debts	632
Capital Borrowing - School Sprinkler Systems and Snow Plow	052
Blades	632
	633
Grant - S.P.C.A.	033
Tax Concession - Halifax Shipyards Limited &	c 2 2
W. H. Schwartz & Sons Limited	633
Tax Concession - Dartmouth Ferry Commission	634
Tax Exemptions - Private Organizations	634
Tax Exemption - Nova Scotia Co-operative Abattoir Limited	634
Agreement - S. P. C. A. and City of Halifax	634
Appropriation - Halifax Forum Commission - 316C, City Charter	635
Boxing Day - December 26, 1964	635
Resolution Re: C.M.H.C. Assistance in Design & Construction	
Harbour Drive	635
Re-siting - North End Library Branch	636
Tenders - Re-roofing Portion of Roof - Halifax Mental Hospital	
and Halifax Convalescent Hospital	637
Tenders - Demolition - #2481 Brunswick Street	637
Snow Dumping License	637
Extension - Non-conforming Single-Family Dwelling 6297 Young St	t. 638
Extension - Non-conforming Building & Modification of Sideyard	
547 Tower Rd.	638
Multiple Housing, Revised Scheme - Point Pleasant Drive	638
Alteration to a Subdivision - 516-550 Francklyn Street	638
Multiple Housing, Revised Scheme - McCurdy Estate -	
Francklyn Street	639

	Council,		
	November 26, 1964.		
Rezoning - Portion of #3415 Dutch Villa			
	C-3 Zone	639	
Suggested Rezoning to R-3 Zone - Northe			
Koad -	- Flinn Park to	6.20	
Appointment Forale Cuanda City Price	Armdale Rotary	639	
Appointment - Female Guards, City Priso Honorarium - Governor John Grant	)11	640 640	
Honorarium - Governor John Grant		640	
Expansion of Halifax Convalescent Hospi	ital	641	
Cornwallis Centre		642	
Question - Alderman Richard Re: Ice Fee	s for Minor Hockey	012	
	Association	651	
Question - Alderman O'Brien Re: Provisi			
the Area of Connaught Avenue		651	
Question - Alderman O'Brien Re: Staff S			
Re: Preservation of Historica		652	
Question - Alderman O'Brien Re: Comfort	Stations	652	
Question - Alderman O'Brien Re: 1980 Co	onference	652	
Question - Alderman O'Brien Re: Propert	y Appraisals -		
Bicen	tennial Drive Area	652	
Question - Alderman Meagher Re; Improve		653	
Question - Alderman LeBlanc Re: Snow Re		653	
Question - Alderman LeBlanc Re: Priorit			
	Projects	653	
Question - Alderman LeBlanc Re: Source		653	
Question - Alderman Trainor Re: Widenin		654	
Question - Alderman Doyle Re: Outdoor S			
Isleville Street		654	
Notice of Motion - Alderman Black Re: A			
dations #8 and 9 of	1 5		
Report, dated C		655	
Notice of Motion - Alderman O'Brien Re:			
of the City Manager's Report, dated Oct.9, 1964, 655 Motion - Alderman Black Re: Vote of Confidence in City Manager 655			
	in City Manager		
Lord's Day Permit		657	

C. A. VAUGHAN MAYOR AND CHAIRMAN

R. H. STODDARD CITY CLERK CITY COUNCIL M I N Ū T E S

> Council Chamber, City Hall, Halifax, N. S., December 17, 1964, 8:15 p.m.

Dr. Fogo

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

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

There were present His Worship the Mayor, Chairman, and Aldermen Black, Abbott, Lane, Moir, A. M. Butler, Matheson, Meagher, LeBlanc, Trainor, Connolly, Richard, Doyle, O'Brien and H.W.Butler.

#### MINUTES

Minutes of the meeting held on November 2, 1964, were approved on motion of Alderman Abbott, seconded by Alderman O'Brien.

Minutes of the meeting held on November 5, 1964, were approved on motion of Alderman Lane, seconded by Alderman Moir.

MOVED by Alderman Abbott, seconded by Alderman H. W. Butler, that the minutes of November 12, 1964, be amended by substituting the year "1966" for the year "1964" as shown on page 596, line one. Motion passed.

Minutes of the meeting of November 12, 1964, as amended, were approved on motion of Alderman Abbott, seconded by Alderman Connolly.

Minutes of the meeting held on November 26, 1964, were approved on motion of Alderman Black, seconded by Alderman Richard.

- 659 -