



A REDEVELOPMENT STUDY OF HALIFAX NOVA SCOTIA • 1957

711.45
.S8
1957
REFCOLL
c.2
v.1

CONTENTS

FOREWORD BY HIS WORSHIP THE MAYOR, L. A. KITZ.....	v
PREFACE.....	vii
PART I HISTORICAL REVIEW OF THE CITY.....	1
PART II PICTORIAL DESCRIPTION OF THE CITY.....	7
PART III PROBLEMS AND PROPOSALS.....	21
PART IV THE CITY AS A WHOLE	
Section 1 The Structure of the City.....	30
Section 2 Population of the City.....	32
Section 3 Health and Housing.....	34
Section 4 Welfare and Housing.....	36
Section 5 Children and their Troubles.....	38
Section 6 Police Problems.....	40
PART V THE STUDY AREA	
Section 7 Buildings and their Uses.....	42
Section 8 Fire Fighting Problems.....	44
Section 9 Overcrowded Families.....	46
Section 10 Unwholesome Sanitary Conditions.....	48
Section 11 Condition of Residential Buildings.....	50
Section 12 Property Values.....	52
PART VI REDEVELOPMENT PROPOSALS	
Section 13 Redevelopment in the Changing City.....	54
Section 14 Redevelopment and New Development.....	56
<i>Specific Recommendations</i>	58
APPENDICES	
Some References.....	62
Extracts from Ordinance No. 50.....	62
Table Showing Overcrowding in Study Area.....	63

ILLUSTRATIONS

MAPS

	<i>Page</i>
1 CITY: EXISTING LAND USE.....	31
2 CITY: DISTRIBUTION OF POPULATION.....	33
3 CITY: DISTRIBUTION OF POSITIVE TUBERCULIN REACTORS—CHILDREN...	35
4 CITY: DISTRIBUTION OF RELIEF CASES.....	37
5 CITY: DISTRIBUTION OF PERSONS APPEARING IN JUVENILE COURT.....	39
6 CITY: DISTRIBUTION OF POLICE ARRESTS UNDER CRIMINAL CODE.....	41
7 STUDY AREA: EXISTING USE OF BUILDINGS.....	43
8 STUDY AREA: OUTBREAKS OF FIRE IN RESIDENTIAL BUILDINGS.....	45
9 STUDY AREA: OVERCROWDING OF RESIDENTIAL ACCOMMODATION.....	47
10 STUDY AREA: DEFICIENCIES IN RESIDENTIAL SANITARY EQUIPMENT.....	49
11 STUDY AREA: INADEQUACIES OF RESIDENTIAL BUILDINGS.....	51
12 STUDY AREA: ASSESSED VALUES OF LAND AND BUILDINGS.....	53
13 STUDY AREA: PROPOSED LAND USE AND REDEVELOPMENT SCHEMES.....	55
14 CITY: PROPOSED SCHEMES IN REDEVELOPMENT PROGRAMME.....	57
15 STUDY AREA: KEY MAP WITH BLOCK NUMBERS AND STREET NAMES.....	END

DIAGRAMS

I Halifax built-up area in 1762, 1865, 1918 and 1934.....	4, 5
II Spring Garden Road Shopping Centre.....	59
III Gottingen Street Shopping Centre.....	59
IV New Alignment for Jacob Street.....	60
V The George Street axis; upper part.....	60
VI The George Street axis and the Ferry Terminus.....	61

PHOTOGRAPHS

	<i>Page</i>
THE TOWN CLOCK.....	Frontispiece
1 THE DINGLE AND THE NORTH WEST ARM.....	7
2 THE MAGNIFICENT HARBOUR OF HALIFAX.....	8
3 THE PUBLIC GARDENS IN THE HEART OF THE CITY.....	8
4 PROVINCE HOUSE AND THE PROVINCIAL BUILDING.....	9
5 OLD HOUSE IN THE CITY CENTRE.....	9
6 AIR VIEW OF THE CITY TOWARDS THE SOUTH WEST.....	10
7 AIR VIEW OF THE CITY CENTRE TOWARDS THE WEST.....	11
8 THE GRAND PARADE, A CIVIC SQUARE.....	12
9 THE GOVERNMENT AND FINANCIAL CENTRE.....	12
10 THE LOWER PART OF THE GEORGE STREET AXIS.....	13
11 THE FERRY APPROACH.....	13
12 THE TOWN CLOCK AT THE HEAD OF GEORGE STREET.....	14
13 TENEMENT BUILDING IN MARKET STREET.....	14
14 VIEW OF HARBOUR FROM THE GLACIS, CITADEL HILL.....	15
15 WASTE LAND IN MARKET STREET.....	15
16 DOMINION GOVERNMENT BUILDINGS AND HARBOUR FRONT.....	16
17 A FORGOTTEN PART OF THE CITY.....	16
18 THE BRIDGE AND THE NAVAL DOCKYARD.....	17
19 DOCKYARD, HARBOUR AND OLD NORTHERN SUBURB.....	17
20 VIEW LOOKING SOUTH DOWN CREIGHTON STREET.....	18
21 BEHIND THE SHOPS OF GOTTINGEN STREET.....	18
22 A GROUP OF OLD HOUSES.....	18
23 TENEMENT BUILDINGS IN UPPER WATER STREET.....	19
24 TENEMENT BUILDING IN BARRINGTON STREET.....	19
25 HOUSES ON COURT, BARRINGTON STREET.....	19
26 DALHOUSIE UNIVERSITY.....	20
27 PROVINCE HOUSE.....	20

ACKNOWLEDGEMENTS

Grateful acknowledgment is made to the Nova Scotia Film Bureau. All the photographs in the Report were supplied by the Bureau, and some were specially taken. The aerial view on the cover is by Pulsifer Brothers and was supplied by the Halifax Board of Trade. The base map of the City was prepared for the Report. The base map of the Study Area is taken from the map compiled by photogrammetric methods from aerial photography of December, 1955, under the direction of Canadian-British Engineering Consultants Ltd., Toronto and Halifax, and Canadian Aero Service Ltd., Ottawa.

A second volume, prepared by the Institute of Public Affairs, Dalhousie University, contains material which is complementary to the contents of this Report.