

January 21, 1954.

PUBLIC HEARING RE: REZONING THE AREA BOUNDED BY  
CHARLES, GERRISH STREETS, REAR OF GOTTINGEN AND  
REAR OF AGRICOLA STREETS FROM C2 ZONE TO C3 ZONE

A Public Hearing into the matter of Rezoning the above area from C2 Zone to R3 Zone was held at this time.

His Worship the Mayor: "Is there anyone appearing against this proposal for rezoning?"

Rev. W. P. Oliver, representing the Nova Scotia Association for the Advancement of Colored People, submitted and read the following brief:

Re: Rezoning of Maynard and Creighton St.

In general, this is a very praiseworthy project and should meet a recognized need. The Nova Scotia Association considered the project and recognizes the fact that there are many people living in the area who will not be able to build or purchase adequate housing. The Association is prepared to cooperate and go along with any project that will provide suitable housing for all citizens. Yet we do feel that in view of experiences in public housing to date, and certain aspects of the present plan more study should be given to the entire proposition.

Whereas;

- (a) The basis has been changed from Maynard St. to Creighton St.
- (b) We cannot conscientiously support anything that suggests segregation, which is alien to our way of life in a democratic country. Segregation serves only to create evil ghettos, resulting in segregated schools and other unfavorable situations that will handicap a wholesome development in the city as a whole.
- (c) A development of home ownership has developed in this area largely populated by Colored people since the war. Many homes have been purchased and redeveloped. We cannot see why these people should be penalized for people, mostly white who have purchased condemned properties and are exploiting Negro tenants.
- (d) We have building codes. Is it possible that they are being enforced more harshly when it comes to Colored landlords?
- (e) As a positive suggestion, why not accept some Colored tenants in the Bayers Road Public Housing project, or any other future project. Until the authorities who control public housing show some inclination to accept Colored tenants there is no hope for the large number of home owners in this area ever purchasing or renting homes in the city of Halifax. The

January 21, 1954.

majority of houses scattered around this area that could be rented by Colored people have been destroyed and the people either moved from the City or crowded into the Creighton Maynard area. It is now suggested that those who own their property surrender this right on the promise of being provided with adequate housing. Those who may wish to purchase a new home would barely have the down payment and those who look forward to housing near their places of employment and schools for their children have only the record of past experiences of Colored people in the matter of housing in our city.

8:05 P. M. Aldermen Macdonald and Moriarty arrive and take their seats in Council.

His Worship the Mayor asked Mr. Oliver if he had any figures on the number of colored persons owning their own homes and the number occupying homes in the area to which he replied 35% were colored home owners and that the area comprised about 80% of the colored people in Halifax.

Alderman Vaughan stated that in the Association meeting they had used a figure of 983 colored people living in the City and now it was suggested that 800 of them are living in this area.

Mr. Oliver said it could very well be so.

The City Clerk at this time read the following letter from Mr. John Hutton:

22 Blowers Street,  
Halifax, N. S.,  
January 18th, 1954.

City Clerk,  
City Hall,  
Halifax, N. S.

Dear Sir:-

I am acting for Margaret E. Meehan, 63 Agricola Street, Halifax, N. S. and on her behalf wish to express strong objection to the proposed passing on Thursday Jan. 21st of a Zoning By-Law to rezone from C2 to R3 the area in which her property is located. Miss Meehan is the owner of the property 63 Agricola Street extending from the east side of Agricola Street to the west side of James Street and I believe is the only owner in the block whose property extends from Street to Street. This property which was devised to her by her late father and which always has been her home consists of a dwelling at 63 Agricola Street and a garage on the rear of James Street portion. It is the rear portion which is proposed to be rezoned.

The garage houses a transfer business which has been owned by her family for many years. It means a great deal to this organization to be able to conduct its business on family property

January 21, 1954.

and rezoning of this area would mean that this business would have to move to a less convenient and less strategic area resulting in a financial loss which could not be regained.

In addition to the loss to the family transfer business rezoning from commercial to residential would result in a decrease in the value of the property to Miss Meehan. This area has been a commercial area for many years with the result that her property is now a valuable commercial site and its rezoning as proposed would mean a financial loss.

I would further point out that if rezoning is passed and expropriation carried out the balance of my client's property would be decreased in value.

I trust that council will consider carefully the objections held by my client.

Yours truly,

John M. Hutton.

His Worship the Mayor: "Anyone wishing to be heard in favor of this proposal?"

Mrs. Carl Hudson of the Community Planning Association submitted and read the following brief:

His Worship The Mayor and Members of the City Council:

The purpose of this brief from the Halifax Branch of the Community Planning Association is to urge the members of the City Council to take prompt action in approving the rezoning of the Creighton-Maynard St. area from Commercial to Third Density Residential. This would facilitate an early start on an absolutely necessary slum clearance program. We urge you to rezone this area so that the continued expansion of commercial establishments within this area may be halted and thereby the costs and problems of redevelopment will be lessened.

The report of slum conditions, which was presented before the Slum Clearance Committee on Oct. 24, 1951, has not altered - and it was stated at that time that a report to the Civic Planning Commission in 1944 designated this same area as one in most need of elimination. The 1951 report stated that the Creighton and Maynard Streets from Gerrish to Charles are decidedly bad, with lack of proper plumbing, bad toilets (or none), lack of sufficient water, serious overcrowding and potentially tragic fire hazards. The 1951 report stated that the Juvenile Court says that, almost without exception, juvenile delinquents come from sections where there is bad housing. Court officials have been impressed by the fact that when families have moved to better residential areas, with opportunity for play, nothing further has been heard about the children who were previously delinquent. We cannot afford the luxury of subsidizing the development of more and more juvenile delinquents. As it is necessary that this area be redeveloped - it must be rezoned immediately. Such areas cannot be allowed to continue as they are a source of great social and financial expense to the City Government and the people of Halifax as a whole.

January 21, 1954.

The rezoning of this area NOW can only profit the present residents, as it will curtail the present trend toward commercial development and insure its continued existence as a residential area with rental living quarters available and the opportunity for home ownership being maintained.

Finally, we must urge members of the City Council to consider the danger of racial segregation - or the possibility that such segregation may take place within this new development. In view of this, may we respectfully suggest that after taking the first step of rezoning, the redevelopment of the area be worked out by a committee representing City Council, the residents of the area, the Nova Scotia Assn. for the Advancement of Colored People and the Halifax Branch of the Community Planning Assn. This Committee to make its further recommendations to City Council at a later date.

Respectfully submitted,

Community Planning Association of Canada  
Halifax Branch.

Silvia Hudson.

Miss G. V. Shand: "I am here on behalf of Rev. A. G. Campbell. We do urge the rezoning of this district with the hope that there will be a slum clearance program and some housing. We don't have to go into the dangers of overcrowding and ill health. We urge for a re-housing in this area and that some study be given to the replacing of people who may live in that area now. We do urge against any policy of race discrimination."

Alderman O'Malley: "Why are they so anxious in urging this particular area rather than any other area in the City of Halifax?"

Miss Shand: "The reason is that we know it is an area where there is a good deal of bad housing. Our work goes on in that area. We have also seen the pictures that have been taken. It has been very carefully studied and selected."

Alderman O'Malley: "I take it that you know little about the other sections as compared to this section."

Miss Shand: "We do; there are other bad sections."

Alderman Lloyd: "It is a fact that in your work you come in touch with the social case work that is done throughout the City of Halifax and you are aware of that."

January 21, 1954.

Miss Shand: "We are. All the groups belong to the Welfare Council."

Alderman Lloyd: "Which area reflected the greatest incident of social costs; it would not be difficult for you to define it?"

Miss Shand: "I would not like to give an answer right away."

Alderman Lloyd: "You would be able to pin-point it from your records."

Miss Shand: "Yes."

Mr. J. W. Carter addressed Council as follows: "I am in favor of rezoning this territory up there from C2 to R3 providing firstly that the people in that neighborhood, especially the home owners, are rehabilitated if they have to move to make way for any project. The taxpayers in that quarter should be compensated for having to move. There are quite a number of home owners in that area who have lived there for over 100 years. If they had to move suddenly they would find it a hardship in finding a new home. Those home owners would like you to give them due consideration because it is not easy to pull up roots these days for those who are about to retire and those on old age pensions. If a housing project were to go up I would be very much for it providing it is a housing project that would meet the standard of pay that the colored people are getting so they could pay rent. It would be useless to put up houses where rents would be \$55.00 or \$60.00. If it were from \$30.00 to \$40.00 I would say that would be good and that the City of Halifax is doing something. The people of that area would be very much satisfied with a housing project whereby they could pay rent and get better housing. These are the two things that should be looked into. (1) The persons' ability to be rehabilitated and (2) Their ability to pay rent."

January 21, 1954.

Alderman Vaughan: "Some mention was made of a survey you people conducted. What area did it cover?"

Mr. Carter: "All the City of Halifax where the colored people live."

Alderman Vaughan asked if it were not true that in the Charles, Gerrish and Creighton Streets area, there were only 9 families who had bathrooms out of 100 to which Mr. Carter replied in the affirmative.

Mr. Carter stated they would be willing to supply the personnel survey the organization conducted.

Alderman Lloyd: "I wonder if he could tell me what rent he would charge for two bedrooms kitchen and living room in the area?"

Mr. Carter: "It would be from \$20.00 up to \$40.00 or \$50.00. Yes easy."

Alderman Lloyd: "I see in the plans of this development one type of accommodation contains 3 bedrooms, living room, bath room and kitchen, if the colored folk got that for around \$40.00, would you think that was reasonable?"

Mr. Carter: "Yes to those who could pay. It depends on their income."

Alderman Lloyd: "They are paying that for the same space of less desirable accommodation."

Rev. J. W. A. Nicholson: "Already a process of segregation has taken place and we have it because nothing is being done. Mr. Oliver is simply asking for a continuance of segregation whereas this is a policy where it will be removed. There is some opposition and the question has been asked 'why is this place chosen?' I am hoping that the City of Halifax will do something to make an improvement in the slum area which is a disgrace to the City."

His Worship the Mayor stated that any development that took place would have to be self-supporting.

January 21, 1954.

Mr. Nicholson: "I am sure the Council will think of the welfare of the Citizens of this City."

Mr. Gordon Black: "It is going to be beneficial not only to the colored citizens of that area, but also to the colored citizens of the community. If there is a worse section I would not like to hear about it. I do submit that in the long run the welfare of the citizens of Halifax and the City of Halifax will be greatly advanced by rezoning and rehabilitating some of the worse slums we have. Anything the Council can do towards this blighted area the citizens will approve regardless whether it will cost a little more money in taxes. I heartily endorse it. We should get a start in this City where we will get some measure of assistance from the Federal Government. I do commend this particular project to you."

Mr. Oliver: "I am thinking of the expulsion of the Acadians. I want to make it clear that the Association is absolutely interested in housing. We have promoted surveys to discover the types of housing. When we come to a proposition on this matter, we don't feel we should be forced into it without studying it. We are living in a changing age and there are indications they are not wholesome. I would not like the City to lead us into anything that would cause us to shed tears in the years to come. I am opposed to taking people out of their own homes and compelling them to live in apartments. God gave us the privilege of living as families. Men and women who have had the spirit of citizenship and spunk to save and build a home should be allowed to live as first class citizens."

His Worship the Mayor then asked if anyone else would like to be heard and as there was no response he declared the public hearing ended and the matter for Council's consideration.

Alderman Vaughan: "In moving the rezoning, I do so for many reasons. The reasons are clear. (1) The question of raising the standard of living of a great many of our citizens can only be

January 21, 1954.

done in this area and in Halifax by such a project. We are not like many other cities in Canada and Towns and Municipalities in Nova Scotia. We are not afraid to expand our boundaries, but we are bound geographically and hampered geologically because there is some land left in Halifax to build on yet, but it has such rock conditions that it would be impossible for a workingman to blast that rock and put in a foundation. We know today what it costs to build a home and how reluctant the lending institutions are to grant very generous terms. We are faced with the problem of how are we going to house our citizens. Let us say that 100,000 population is going to be our limit. I am more concerned with a better Halifax and not a bigger one. We in the Committee have selected this area because the members are aware of housing conditions in the City. I have gone into many homes in this area. There are homes in this area where I would not want to be caught in a fire. Mr. Oliver and Mr. Carter know which ones I refer to. It would result in a serious loss of life. We had an example of that only a few years ago on Creighton Street resulting in the loss of life of an adult and 2 children. To erect on this property single family dwellings we will really be expelling the present day citizens in the area bounded by Maynard, Gerrish, Charles and Creighton Streets. Mr. Oliver poses some problems and I think some of those problems have been with us since the first colored people landed on our shores. I would like to see those problems solved. You can't solve this problem by saying 'no we don't want it because you will disturb 2 or 3 people.' In this area there are colored landlords. It is not a question of racial discrimination. You have economic segregation in that area. It is only in this area that they can live. They can't afford to pay rents elsewhere. They can't go to the apartments in Dartmouth because they can't pay the rents as Mr. Carter said. Mr. Oliver states that 80% of the colored people live in that area. In Africville alone there are around 450 people according to the last Provincial

January 21, 1954.

Election list. 450 from 1000 leaves 550 which is considerably less than 80% of 1000. There are families scattered around. We cannot say that 80% of the colored population live in this area unless my calculations are wrong. This point was brought up at a meeting of the colored Organization which I attended last year. One man stated that colored children were going to the high school, vocational school and coming out of homes that are substandard and go to fine buildings and come home to a building where you have one bedroom and a sink. Some people are going to suffer some hardship in this that they will have to vacate the homes they bought. Maybe 10 or 12 have paid for them; they will be paid for them by grants from the Federal Government. They will be able to relocate. Should a handful of people who own some property be allowed to stand in the way of a development such as this would be, for two or three hundred families? Their wishes should not stand in the way for us to redevelop this area. The area is a blighted area. As Nathan Strauss said, this is the seed from which blight grows. This is the cancer which spreads throughout the entire City. Go to Dartmouth with the erection of the Bridge you will see an even greater trend than in the last few years. Land that was formerly part of the Keeler Farm, today there are 3 or 4 streets going in there with fine homes. The drift is continuing to Dartmouth and the surrounding suburbs. The Federal Government will pay 50% of the cost of acquisition and rehabilitation of this site. We have not gone into the matter finally and completely. We are only asking that the Council rezone the area, so the committee will proceed with plans for a re-housing. Matters which Mr. Oliver brought forward can be discussed in the committee after the rezoning has been passed. I do urge upon Council to give careful consideration to the rezoning and pass it if it meets with their favor so the committee may proceed with final plans for the re-development."

January 21, 1954.

Moved by Alderman Vaughan, seconded by Alderman Hatfield that the area be rezoned from C-2 to R-3.

Alderman Hatfield: "We have now completed the Bayers Road Housing Project. The Housing Authority is doing a good job. I don't know if there are any colored people in there or not. If this rezoning went through the colored people would have a chance to benefit from public housing. I know Alderman Lane will agree with me that that was one area that should be rezoned. She was a member of the Master Plan Committee in 1945 and they agreed on that. I have gone through these various areas in Halifax and in answer to Alderman O'Malley I have been through the poorer areas to try to pinpoint the one that should be removed first. When the buildings go down certainly the Assessor cannot increase the assessments. I would suggest that since Alderman Vaughan had done 99.9% of the work in this project, that his suggestions should be followed more than mine.

Mr. Oliver and Mr. Carter are talking about costs. In the Bayers Road Housing Project the average rental will be \$40.00 based on income. If a man is earning \$1500.00 his rent should be around \$30.00. If it is \$3,000.00 the rent would be from \$50.00 to \$55.00. The average which the authority must collect is \$40.00. That is within the income range of most of our citizens. I hope we can improve the sanitary facilities by another method which is coming out soon. I hope we can stop the decay in one area and increase the value around there."

Alderman Macdonald: "Whether this is the right area to start with I am not quite sure. I do have this report in front of me and I have made a little study of it. I find the figures are a little conflicting with Alderman Vaughan's as far as home ownership is concerned. According to the report there are 38 addresses listed here and there are 18 home owners out of 38. That is nearly 50%. Who are we trying to rehabilitate home owners or

January 21, 1954.

tenants, which are living in worse conditions than perhaps home owners? During 1951 I think there was a survey made and this area could stand a lot of improvement. I think the report at that time proved the area downtown was the most blighted area in the City. North and South of Jacob Street, as far as the fire hazard that was mentioned, I think the fire hazard in the downtown area is much greater because the buildings are attached to each other."

Alderman Lane stated she spent time in London, England and Brussels in Belgium on work such as this. She congratulated Aldermen Vaughan and Hatfield for the work they had done on this matter. She referred to previous speakers mentioning juvenile delinquency. She said that juvenile delinquency also came out of homes that had two bathrooms, but she agreed a start had to be made and this area was picked out by the Civic Planning Commission when Alderman Lloyd was Mayor. She stated she was quite prepared to vote for the rezoning when she was assured that this particular group would have a place to live when their homes would be torn down. She told Aldermen Vaughan and Hatfield that she would go along with the project if they could give her the assurance she was looking for as she would like to know where those people were going to live."

Alderman Ahern: "I was amazed when I heard about this. I don't think we were advised or invited to sit in. Where will the people go. The Minister, Mr. Winters, would not agree to put a five cent piece in this unless we could show first where the people will be housed. There are other people on Agricola Street and we have not heard anything about them. I don't think they want to move into that monstrosity (pointing to a model apartment building prepared by the Town Planning Engineer) that looks like a fire trap without even opening the door. In Washington some time ago the planners said 'tear down certain homes' and the owners said 'never.' There was a rehabilitation program. Those who did not have bathrooms up and down, got them. There was new wiring, new

January 21, 1954.

flooring and everything else."

His Worship the Mayor: "Who paid for it?"

Alderman Ahern: "The Federal Government. You are going to ask the people to get out of their homes and pay rent. There are certain people who cannot pay more than \$25.00."

His Worship the Mayor: "Are you suggesting that we can get Federal money?"

Alderman Ahern: "I would suggest that Mr. Winters will help you. I don't see how the City Plan can justify the removal of all the buildings. I can say this that the people resent that part of the City being called 'slums.' I don't think it would be fair to ask them to move out of their homes and get into a rented home. The point brought out by Alderman Lane is a very fine question 'where will they live?' That is a very vital question. The Aldermen of Ward 5 resented not getting an invitation to sit in. As far as Agricola Street is concerned, there are many good substantial homes. There are certain places that should be removed."

His Worship the Mayor: "As I understand the plan Agricola Street will not be affected except where the line runs through from another street. Mrs. Meehan said she would lose her backyard."

Alderman Ahern: "I think we should delay this and I am going to move shortly that we give this a two months hoist so that a concrete plan will be brought in here. There are many buildings on Gerrish Street that are in good shape and it would be a crime to remove them. We should allow the people of Ward Five to meet with this Council and state what they want and what they can stand financially. I don't think they can afford to pay \$40.00 a month. Mr. Oliver brought it out. We do agree that we should have high class housing for all our citizens and we should have better facilities in those homes now that could be rehabilitated by installing bathrooms."

Moved in amendment by Alderman Ahern, seconded by Alder-

January 21, 1954.

man Lane that no action be taken for two months or until such time as the City Council meets with the people concerned and those who own property there.

Alderman Hatfield: "I am quite confused about statements made by Alderman Ahern. It seems that he said he was against it and for it. He wants good homes there, but he doesn't want it rezoned. As far as not being invited to the Slum Clearance and Public Housing Committee meetings, he should know that all citizens and Aldermen are permitted to attend any meetings of the Committee. Alderman Lane made some reference to the effect that some juvenile delinquents come from homes with two bathrooms. The majority come from this type of home, with one bathroom. I will re-state the matter of rents. It is 22 or 23% of their income. If they are earning less they will not have to pay quite that high. If it is around \$1500.00 the rent is \$30.00."

Alderman O'Malley asked for an interpretation of the Section in the advertisement which said the "Council will consider and determine all written objections to the By-Law which said objections must be delivered to the hands of the City Clerk at least two clear days before the time of the meeting."

City Solicitor: "Section 16 of the Act provides for amendments to the By-Law." He then read the Section of the Town Planning Act and stated, "I do not think that such a petition or protest is here tonight Your Worship. You can also hear persons in person whose property would be affected by such amendment."

His Worship the Mayor: "We have listened to petitions from persons whose properties are outside the area."

City Solicitor: "You can hear whoever you like on it but it gives those persons who are affected a right to speak."

Alderman O'Malley: "Thank you."

Alderman O'Malley said he was in receipt of a report on slum clearance in the Maynard-West Streets area that was undated and unsigned.

January 21, 1954.

His Worship the Mayor: "How did it get into your possession?"

Alderman O'Malley: "I think it is the one Alderman Macdonald is referring to."

Mr. Snook: "That is my report to the Slum Clearance and Public Housing Committee."

Alderman Lloyd: "There is a memo to the Committee to help them in their deliberations."

Alderman O'Malley: "On what basis did he come to the conclusion that this area was the area which should be undertaken to erect this new housing project?"

Mr. Snook: "First and foremost basing my thinking on the Master Plan and on my own personal survey which I carried out."

Alderman O'Malley: "It came up again in 1951?"

Mr. Snook: "I think it did. It would be contained in the 10 year development plan."

Alderman O'Malley: "Was it in the same category in 1945?"

Mr. Snook: "I believe so."

Alderman O'Malley: "This Council approved of it as a commercial area. There must have been sound justification for making it a commercial area. Three years later they come in with a proposal to make it R-3. Commercial areas are shortening up all the time. If the houses don't meet the health regulations, there must be something wrong with the management of this City. We are supporting an Engineering Department; Town Planning Department and a Building Department. There is something wrong Your Worship. This is the first time to uproot people in their own homes for rental quarters. It is not sound. I don't think there is one citizen who does not realize the necessity of providing houses. I don't think this meets with the demands of the Ministerial Association. It came about from the fire we had at North and

January 21, 1954.

Barrington Streets. Alderman Vaughan referred to Creighton Street. I know more about Creighton Street than anyone in this Council. Reference was made to this area as a blighted area. I would like to know how long it has been blighted? The area is the same as when I was a kid going to St. Patrick's school. It has not deteriorated any more since that time. Mr. Oliver mentioned the families who lived there 100 years ago. I do wish to say this that some previous speakers before this Council made some criticism of my questioning as to why this particular area was picked out and naturally when you criticize you must offer something in its place. I do wish to say tonight that as a member of the Board for the School for the Deaf, they contemplate very shortly abandoning the site and they will make available that large area. This Council should approach the Board of the School for the Deaf possibly with the idea of an exchange of land between the Board and the City Prison farm area. I think we would be doing something. Alderman Vaughan said he was not going to speak on the financial aspects of this project. All we got from Alderman Hatfield was the rental basis. I think the financial cost of this project is of paramount concern. The report says the assessed value of the property is \$17,550.00 with a total return of \$830.00 per year. Using these figures as a basis it would be a fair estimate to say that the cost of acquiring the land would be \$30,000.00 is ridiculous. If they can get it for less than \$100,000.00 I miss my guess. The whole approach to this thing is too juvenile. I think it should have the attention and consideration of a real experienced Town Planning Engineer. I respect Town Planning Engineer Mr. Snook, but a project for the remaking of this City is too big an undertaking for one or two individuals. It comes from the Town Planning Engineer, Aldermen Vaughan and Hatfield. I understand Alderman Dunlop is a member of that Committee. I doubt very much if he would go along with it."

Alderman Dunlop: "I must apologize to Council and the Committee that I knew nothing about it until it was brought

January 21, 1954.

in. I would like to give the matter considerable thought before voting for it. I don't know what it is. If it is just for rezoning, I am against it. I would like to know the reason for bringing it back to R-3. I suppose if we rezone this we are destroying the value of properties. I did have something to do with the removal of some colored families from the Rockhead Hospital during the war and it took me 8 years. I saw those people who were perfectly satisfied in their homes. They got very generously treated. They got at least double the value for their properties. Colored people with low wages is not true. They are making just as much as white men. I saw an able-bodied colored man who had to go to the Cobequid Road. He drives 13 miles to work 8 hours a day. Alderman Allen has one that comes 30 miles to work. I will go along with this project if I knew what we were going to do with it. If we put buildings on it like that (the model) I would not be afraid to say that it would be a slum area within 30 years. I think Alderman Hatfield instead of being classified as a real estate agent should be commended for providing low-rental housing. If these people could own them, I would be for them. I don't think we should rezone this just for the purpose of rezoning. If the Council is committed to building buildings like this, then if that is the intention, we should know about it before we change the zone. Until I know what is going on here I will be against the re-zoning."

Alderman DeWolf: "Will these apartments cost the same as in the Bayers Road Project? Are they the same size?"

Alderman Hatfield: "These apartments are not as large. Standard Construction are quite prepared to continue the Bayers Road houses at the same cost."

Alderman DeWolf: "Do I understand the Government pays 50% of the costs?"

Alderman Hatfield: "The Government pays 50% of the net cost. If the land is worth \$50,000.00 and the whole thing costs

January 21, 1954.

\$1,000,000.00, the Government will split the \$950,000.00."

Alderman DeWolf: "These lots will probably cost on an average of \$3000.00."

Alderman Hatfield: "We will still have the City services on these lots."

Alderman DeWolf: "At any rate the land will cost more. Is it assumed that the City will work it out on the 25% basis?"

Alderman Hatfield: "Yes."

Alderman DeWolf: "Is it not a fact that the Bayers Road Project was open to citizens as a whole? These buildings did not displace other buildings. Is it assumed that the buildings would be for the displaced persons in the area?"

Alderman Hatfield: "I would assume that if we appoint a Housing Authority on it."

Alderman DeWolf: "If we don't it would work a great hardship. I assume that these people are going in there. I do suggest that you can get a group in a given area who can pay an average rental of \$40.00. It is easier to get it when you have people from all over the City. I think the City will be faced with a higher cost than the Bayers Road project."

Alderman Hatfield: "The City services are already provided there. We provided extra schools in the Bayers Road area."

His Worship the Mayor: "The schools don't enter the project."

Alderman DeWolf: "It is very hard to get an average rental of \$40.00 from one or two blocks."

Alderman Hatfield: "In order to produce \$40.00 a month the income should be about \$2,000.00 a year. I don't think there is an area where the wage earner is not earning \$2,000.00."

Alderman Kitz: "I am not completely satisfied that we have the financial basis of this proposed plan. I am in favor of this proposal basically and I intend to vote in favor of it. I do think you have to consider the question that was brought up about

January 21, 1954.

your initial financing. We must know where we are going. We hope this will not be a colored belt alone. In that regard the economic lot of the colored people of this City has shown some improvement over the years. It is idle to suggest that their economic conditions approach that of others over the City. I said I am prepared to vote for this matter yet there has been one issue raised by Alderman O'Malley, which is surely worthy of investigation. That is the Alderman's suggestion that the School for the Deaf is going to give up that land and we could look with favor on relocating part of the Prison property. That is cause for further study. I am going to go along with the amendment for the time being hoping that that thought will be thoroughly aired to see if there is any advantage that can be drawn from it."

Alderman Lloyd: "I have listened to the pros and cons here tonight. Here we have a committee. It is our job to become well informed on the job they are doing and listen to what they are doing. In this case I would say the two young men who have undertaken this job and carried on a work which people in this town have advocated and striven to attain for many years. They don't claim to be the originators of slum clearance by a long shot. They are very modest about the splendid contribution they have made. There is one factor that has been over emphasized. It is the category of fear. I see nothing to fear whatever. Those who now own commercial properties in the area when it is rezoned will continue to enjoy a non-conforming use. Until this Council examines plans for houses and decides the types of houses to be erected, how they will be arranged and costs, I therefore feel that we are merely putting ourselves in the position to examine fully what the Federal Government has to offer to us by way of assistance. It indirectly affects welfare problems and employment. I understand we have 400 carpenters alone in the building trade. It would do us no harm to have a backlog of public projects facing us in the future. They can't continue to build defence projects

January 21, 1954.

indefinitely. It is wise for us to look ahead and to take care that we are taking full advantage of the expenditures of National Government money. This project certainly makes that attractive. All they are asking us to do is a matter of rezoning. In the estimates next month you will find an item 'public welfare' and you will find it is 9% of the total budget. The welfare agencies are emphasizing case work. It is to help people help themselves. While this project will not help a good many people who need to help themselves. The matter of racial segregation has been mentioned tonight. We don't decide for or against it until the Housing Authority is given by this Council as to how they are going to put people in this development. Then and then only will the question be decided. Alderman Dunlop has told you that Councils and Courts usually give you full value for the properties. There is nothing to stop anyone from going up there and buying in that area. How many would be willing to sell in the commercial area and re-locate in Dartmouth, we don't know. From the point of view of rental accommodation I think we have made it quite clear that the people who go into these accommodations, and this applies to people who are in need of assistance, that under the plan of an economic rent, individuals will be able to acquire much better accommodation for the same rent than they can acquire today in the City of Halifax. I think that statement cannot be refuted. Conditions of tenancy will be determined by the Council and the displaced tenants' position and the question of colored folk will be discussed then. I will want to be assured as to what will be done. All the weight of the argument is in favor that we take one step forward tonight to put ourselves in position to do something about the causes of welfare costs which eat the taxpayers to the tune of three quarters of a million dollars. All this Committee asks tonight is to agree to a rezoning so we may examine the problem further. Certainly it meets all the criticisms. The only thing

January 21, 1954.

we can't meet is the re-development for commercial purposes. All these matters will be decided after the Committee has gone to the Federal Authorities and examined all the implications of the matters discussed here tonight and bring back their report financially or otherwise and then only will this Council decide to proceed further with the project."

Alderman Moriarty: "I have been keeping my eyes on this building. It is to be built to house 6 families. Six families are going to be put into this building that is 40' x 26'? Is that correct?"

Mr. Snook: "61' x 31' outside dimensions."

Alderman Moriarty: "They will be built along the same area as Creighton Street. Has any thought been given by the Committee on the planning of this section to the sewerage and water conditions? How long have the pipes been in the ground and how long has the water been in the area? After the apartments are completed a condition develops that there is no water and won't reach the top family; what I would like to know is, has that been given consideration?"

Alderman Hatfield: "I think so."

Alderman Moriarty: "For 6 families?"

Alderman Hatfield: "No doubt it will tax them (the facilities) a little more. I imagine there will be a larger pipe going to the mainline. Are you asking me if the pipe is 50 or 100 years old?"

His Worship the Mayor: "There is an existing sewer there now. Have you estimated that that same sewer will be adequate to serve the people?"

Alderman Hatfield: "No. We will ask the Works Department for a report on that."

Alderman O'Malley: "Alderman Lloyd in his summing up made the remark because of the complexities why we should approve of it. I say that is the very reason we should defer it."

January 21, 1954.

Alderman Lane referred to the statement made by Alderman Lloyd on the welfare costs and said she did not agree with him as the welfare cost figures included maintenance of the T. B. Hospital. She felt it should not be spread around that it cost the City a certain figure because of bad housing. She said the City had been operating a group of Emergency Shelters and no place has been found for these people yet.

Alderman Lloyd: "I think I made it clear that \$793,000.00 was substantially attributable to the conditions of living in this City. I can go by 25 to 30 welfare agencies all who engage in social welfare case work."

He then gave the breakdown of the \$793,000.00 figure as follows:

Welfare Department	\$ 52,000
Children's Welfare Organizations	113,000
City Home	240,000
Grants for Welfare Work	36,000
Indigent Sick	150,000
Hospital Grants	24,500
T. B. Hospital	138,000

He said these figures did not include the capital cost of the buildings and that was shown elsewhere on his statement.

Alderman Dunlop: "Alderman Lloyd said the only thing we were doing was to rezone the area and if we rezone, it must be for a purpose. While the purpose is not before us the purpose must be what the Committee has suggested."

His Worship the Mayor: "The rezoning is sought for a purpose to make land available on which a project may be erected. It is sought because you can't approach the Federal Government until you show the Government you have land available for your project. If you don't rezone this you will not get any Federal aid for the clearing of the areas. We can't know what the project is

January 21, 1954.

to be unless we rezone. That is the situation Council is faced with. I think that is the position in which Council finds itself at this moment. Two months from now you will not have any more information."

Alderman Ahern: "I have a telegram from Mr. Winters. He is sending me information that I will be able to pass on."

His Worship the Mayor: "Read it."

Alderman Ahern: "No. We were not asked to attend the meeting therefore I am going to ask the Council to delay this and we will give valuable information. I would not sleep at night if I knew people were in something like that (the model). In all courtesy we should have an opportunity to come before you with a proposition. Alderman O'Malley gave you information with respect to the School for the Deaf. It is like the Diagonal Street, the properties are tied up for years. Give us an opportunity to bring in a plan."

Alderman Lloyd: "I spoke once on this and asked some questions. I don't want to prolong the meeting, but I think it is unfair to ridicule what is intended to be an indication of one of the types of those buildings. All these things have to be gone into: construction, type of heating, types of fixtures and all those things before a fair statement can be made."

Alderman Vaughan: "We have had a very good airing of the proposal to rezone a section of the City for redevelopment. I want to come to Mr. Snook's defence for what has been called a 'monstrosity.' In my desire to make the Council aware of what we are doing, I went to him and asked him to make a building. He said he had no experience, but he would make an attempt. I had hoped that members of Council who were not familiar with construction, might be made aware of the fact that we were trying to build something like this. As far as it being a fire trap the Fire Chief's Department has looked these plans over and they have approved of