

September 17, 1954.

The motion was put and passed 8 voting for the same and 3 against it as follows:

FOR THE MOTION

Alderman Ahern  
Allen  
Vaughan  
DeWolf  
Moriarty  
Lane  
Adams  
Lloyd

- 8 -

AGAINST IT

Alderman Hatfield  
Dunlop  
O'Malley

- 3 -

DEVELOPMENT OF FORRESTER STREET AREA - AFRICVILLE

To: His Worship the Mayor and Members  
of the City Council.  
From: Committee on Works.  
Date: September 14th, 1954.  
Subject: Development of Forrester Street Area - Africville.

At a meeting of the Committee on Works held on September 9th, the attached report from the City Manager relative to the development of an area which could be offered to people now living in Africville, was considered.

The Committee agreed that the Forrester Street Development be recommended to City Council, and also recommended that the City Manager explore all possible means of financing, to help these people locate in the Forrester Street area.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

Per..J.B. Sabeau,  
Clerk of Works.

To: His Worship, R.A. Donahoe, Q.C. and  
Members of City Council.  
From: City Manager, A.A. DeBard, Jr.,  
Date: August 19, 1954  
Subject: Africville.

Approximately two years ago mention was made in Council of the 'Africville problem', - health, ownership and possession of land, and future development.

For at least six months members of the staff have been considering Africville and the so-called Mackintosh, Forrester and Bayne Street area. Added importance has been given to these sections by Council's

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request for a report on ownership of the whole area from the last commercially developed property on the east to the Fairview Underpass.

The City Solicitor and City Assessor are preparing plans showing ownership or possession of lands in Africville area. At the same time, Mr. Watson, Sanitary Engineer and Mr. Snook, Town Planning Engineer have been working on development of an area which could be offered to people now living in Africville.

Africville comprises a section of land about fifteen acres in extent on the shores of Bedford Basin lying roughly between Gottingen and Robie Streets. There are about ninety buildings used as dwellings by 125 adults and 200 children under the age of 16.

The water supply is from shallow wells which show more contamination than is desirable. The proximity of privies to these wells is particularly bad with the rocky soil conditions. The City of Halifax has been fortunate that no serious health conditions have resulted from this situation. The area is not suited for residences but properly developed is ideal for industrial purposes. There is water frontage for piers, the railway for sidings, a road to be developed leading directly downtown and in the other direction to the provincial highway. Therefore, for future industrial expansion the following suggestions are made.

Plate I attached shows the location of Africville. Plate 2 shows the Forrester Street area which is west of Robie Street. Approximately in the middle of the diagram is shown the City-owned property which it is proposed to divide into 32 lots. By way of Forrester and Mackintosh Streets there is access to Lady Hammond Road. Plate 3 is a diagram of the 32 lots and 12 additional lots which could be obtained by subdividing the Levi Hart land at the same time as the City's. Additional land might be secured from either or both the Halifax Relief Commission and the Canadian National Railway for more lots if the plan works well. (See Plate 4).

Costs of development would be as follows:-

1. Streets - 2,500 feet of 60-foot wide stoned and oil streets would have to be built by extending Forrester Street in a southerly direction to the cotton factory siding and three streets would run off in an easterly direction. The estimated cost of this work is \$ 10,000.00.
2. Water Service. The Public Service Commission requires a minimum water fee of \$18.00 per year for each lot serviced which would permit the installation without a capital charge.
3. Sewer construction is estimated to cost \$55,000.00 with an assessment return of approximately \$7,500.00. All of the \$55,000.00 would not be attributable to the subdivision proposed because it would also service the Mackintosh, Bayne and Forrester Street area. The cost to service these streets with an outfall into Bedford Basin was estimated to be \$32,000.00. Part of this cost in turn would be attributable to the new subdivision.
4. Housing. A rental project is not recommended for this area. It is suggested that lots be approximately 5,000 square feet. These would permit construction of dwellings designed to hold the population density down to 65 persons per acre.

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It is felt an economy design dwelling (See Plates 5 & 6), could be erected for about \$7,000.00 with a mortgage of \$6,000.00 which over a period of twenty five years would mean a monthly payment of about \$36.00. Houses would be subject to normal building inspection and all construction would conform to good building practise.

5. Financing. There are a number of ways these dwellings might be financed.

1. National Housing Act.
2. Private Financing
3. Nova Scotia Housing (Cooperative)

The third suggestion might be most feasible since it permits use of self-labor as part of the owner's equity or down payment.

In connection with financing the question naturally arises as to ability of residents to make initial payments and continue monthly payments. This is not the place to explain the broad sociological problems linked with Africville. Welfare authorities feel that over 60% of the people who live in Africville can make monthly payments of at least \$40.00. If duplex houses were permitted rents would run to less than \$40.00 with no down payment confronting the renter.

6. Allocation of Lots. Most of those living in Africville have no title to the land on which their houses stand. As "squatters" they may have developed some rights. Those with titles should be given first preference to exchange their present holdings for a lot in the new subdivision. Other long-time residents would secure next choice. In consideration of relinquishing all claims on presently occupied land, the price of the lots should be low - perhaps \$300.00 each, subject to normal assessments and taxation. Controls would have to be maintained to prevent speculation.

<u>Over-all cost</u>	<u>Total</u>	<u>Assessment Return</u>	<u>Net Cost</u>
Streets	\$10,000.00	-	10,000.00
Sewers	55,000.00	8,000.00	47,000.00
Lighting	1,200.00	-	1,200.00
Sidewalk, curb & gutter	40,000.00	17,000.00	22,500.00
	<u>\$106,200.00</u>	<u>\$25,500.00</u>	<u>\$80,700.00</u>

Thus at an estimated cost of \$80,700.00 fifteen acres of valuable industrial land is made available and the long-standing problem of Africville will be largely solved.

A.A. DeBard, Jr.,  
City Manager.

Alderman Vaughan: "Does this commit us to the development of the sewer on Mackintosh Street? Will we have some plans for sewer development in that area?"

City Manager: "They would be included in the 1955 capital budget".

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Moved by Alderman Lloyd, seconded by Alderman Vaughan that the report be approved. Motion passed.

COUNTY SEWER AGREEMENTS

To: His Worship the Mayor and Members of  
the City Council.  
From: Clerk of Works.  
Date: September 14th, 1954.  
Subject: County Sewer Agreements.

At a meeting of the Committee on Works held on September 9th, the attached report from the City Manager recommending that the three sewer agreements with the County be renewed as one agreement to expire December 31st, 1957, and suggesting a new scale of charges for the area presently covered by the three agreements, was considered.

The Committee recommended same to City Council.

Respectfully submitted,

W.P. Publicover,  
CITY CLERK.

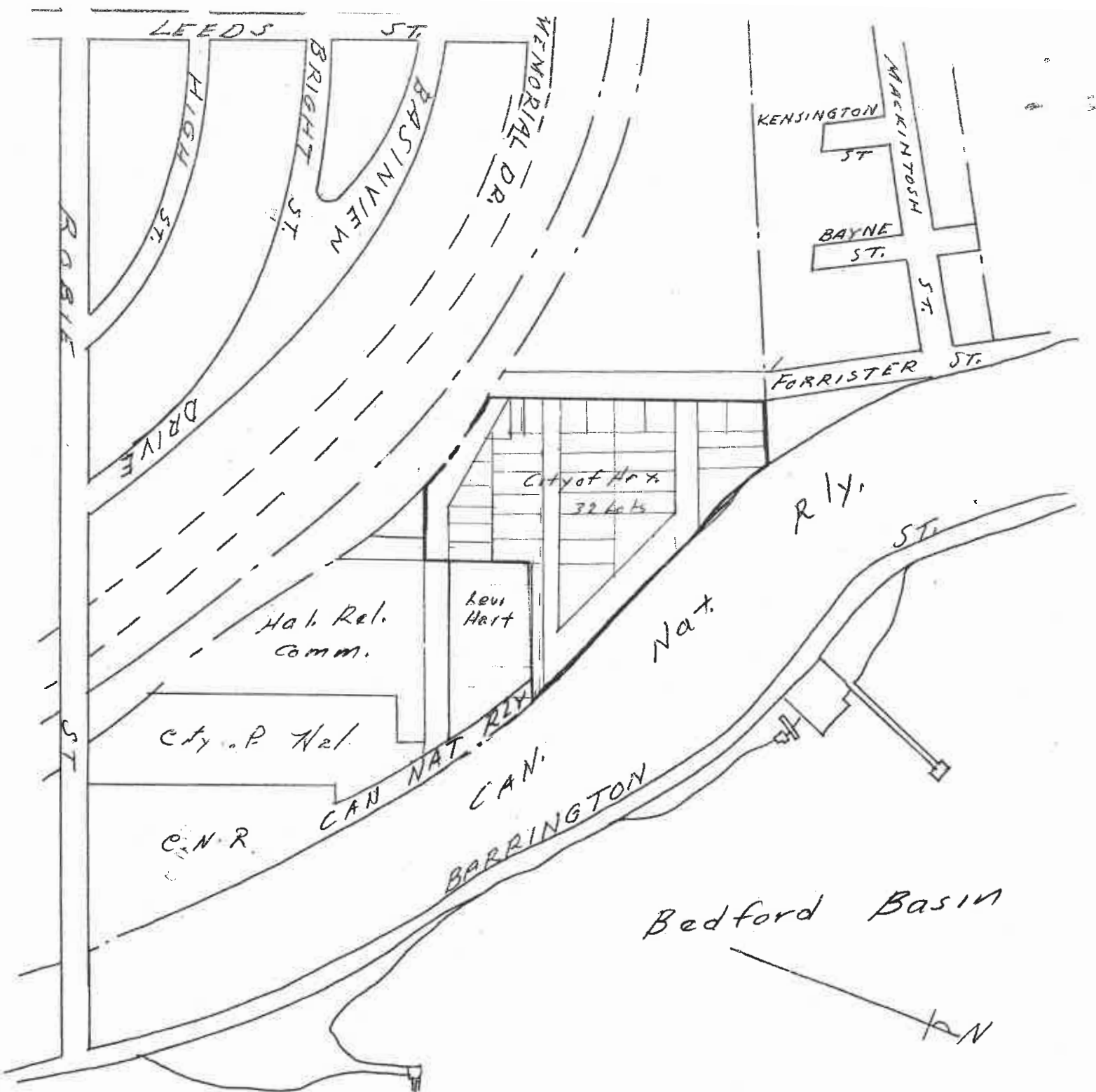
Per..J.B. Sabean,  
Clerk of Works.

To: His Worship , R.A. Donahoe, Q.C., and  
Members of City Council.  
From: City Manager, A.A. DeBard, Jr.,  
Date: August 19, 1954.  
Subject: County Sewer Agreements.

We presently have three separate sewer agreements with the County for connections to City sewers. One expires December 1, 1954, the other two December 31, 1954.

It is recommended that all three agreements be renewed as one agreement to expire December 31, 1957. At the time the original agreement was made, we had little to go on in determining a proper charge. It is our feeling that the charges should be reexamined to consider not only the additional costs of construction because of County connections but also the increased use of large sections of City constructed sewers, some of them fully paid for by the City some years ago.

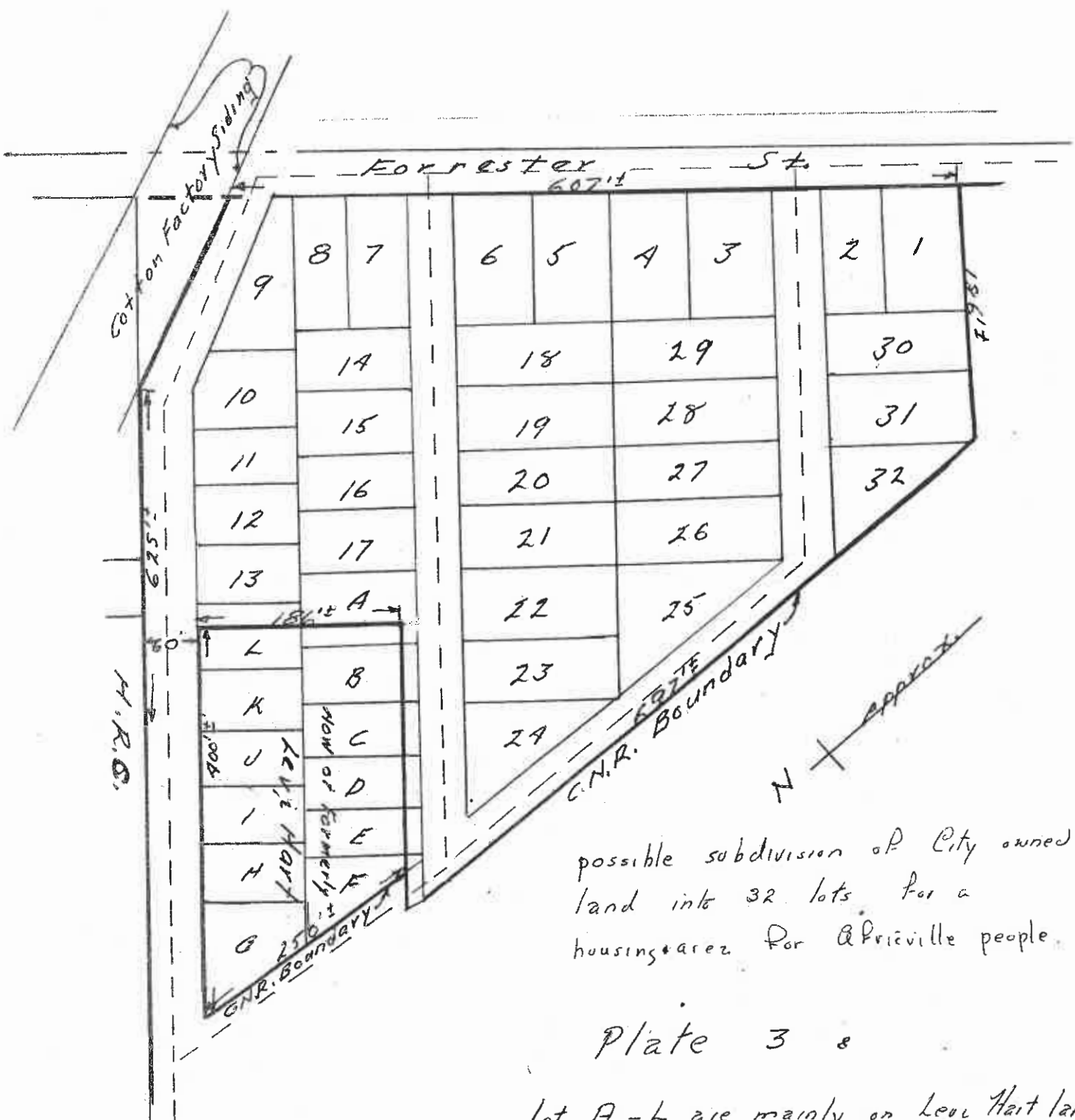
To date the County has paid only \$19,803.86, the additional cost of the larger size pipe used when the City constructed the sewer along the Dutch Village Road to the Bedford Basin. They were supposed to pay 1% (198.04) annually for their connections between Central Avenue (formerly Glendale Avenue) and Percy Street. They were supposed to pay \$12.00 per annum per connection in the Mumford Road section (16 connections in 1953) and the same rate applies to the Sunnybrae Avenue sewer which connects with the City system. There were 18 connections in 1953 and 14 thus far in 1954 under this agreement.



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Plate 2

Retrieval code: 1b2-1B  
 Halifax City Council  
 Submitted Sept 16, 1954, #479  
 Div. Forrester St. Area - Africville



possible subdivision of City owned land into 32 lots for a housing area for a Prieville people.

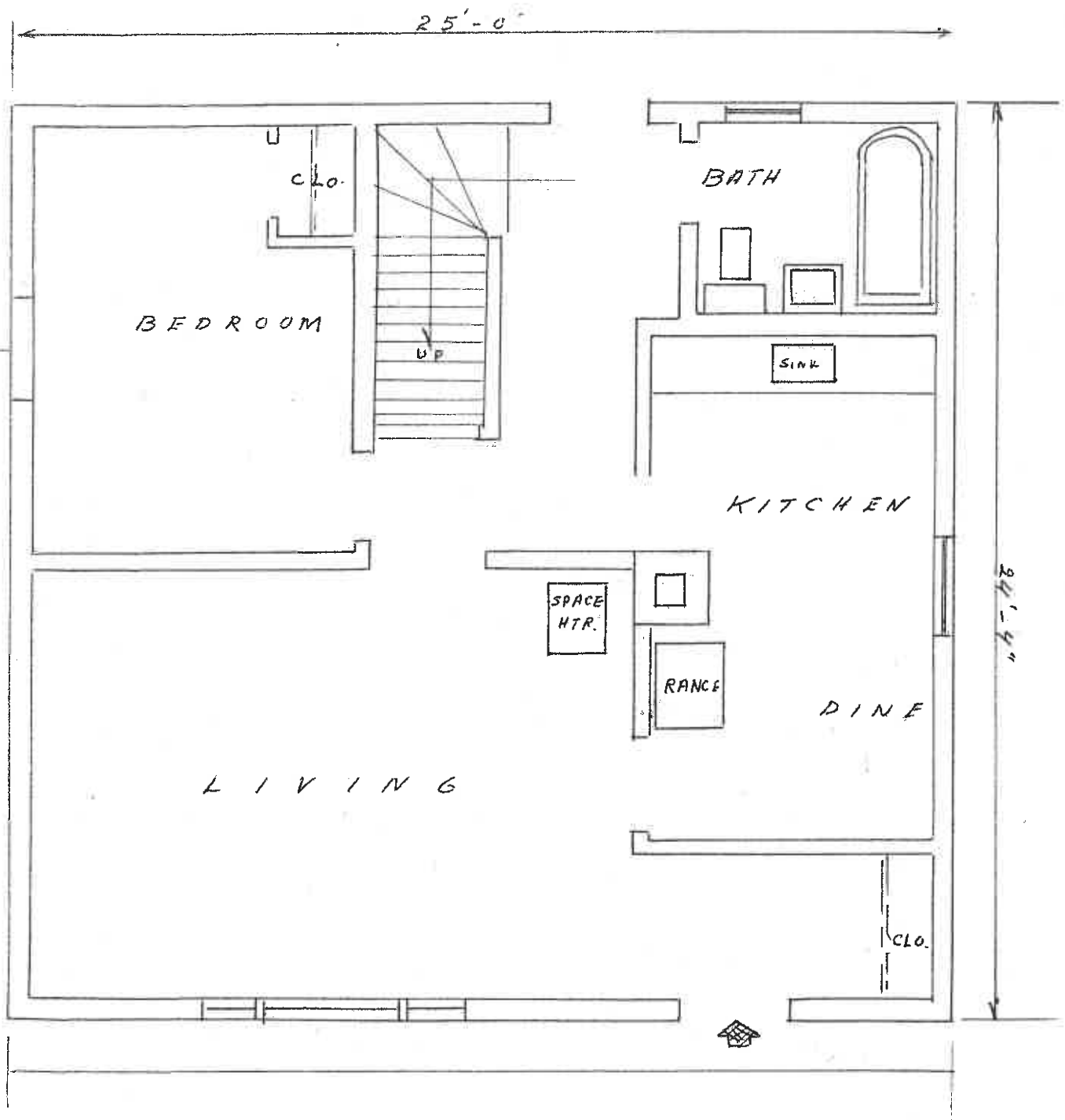
Plate 3 e

lot A-L are mainly on Leve Hart land



FRONT ELEVATION

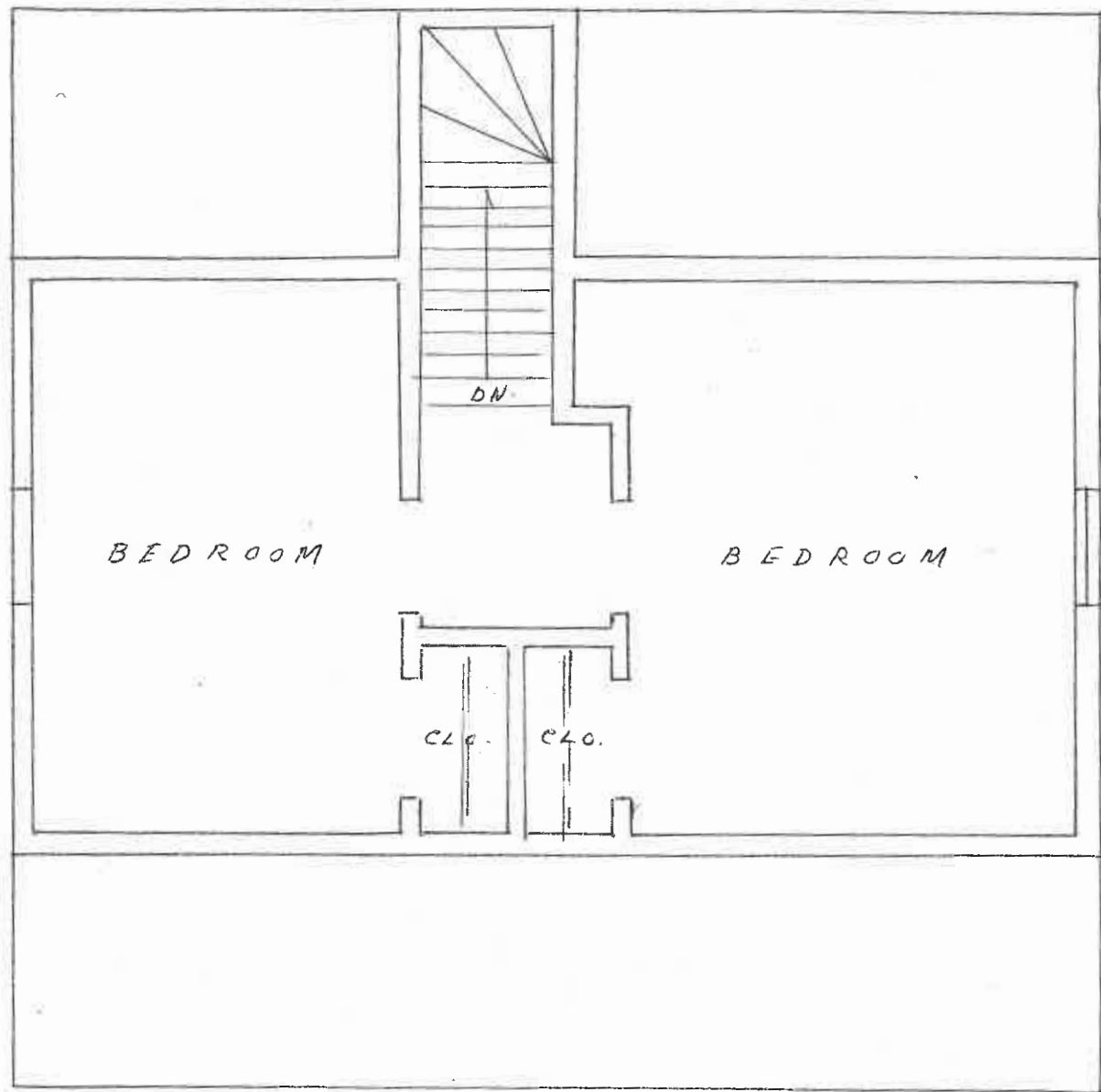
PLATE 5



FIRST FLOOR  
PLAN

PLATE 6





SECOND FLOOR  
PLAN