

City Council,
March 30, 1978

The Acting City Manager advised that he is not aware of any community that has been able to resolve the problem legally. He stated that he is aware of communities that have passed legislation but it is not really effective and there does not seem to be a practical way of dealing with the problem.

Alderman Sullivan felt that there was a recommendation in a staff report considered a couple of months ago re the matter and asked that staff review the record and report.

Question Alderman Lawrence Re: Advertising of Telephone Numbers for Dog Control Services

Alderman Lawrence asked that, in view of the recent action by City Council in turning over dog control services to the S.P.C., would the telephone numbers for obtaining such service be publicized so that the public would be informed.

The Acting City Manager advised that publication of such numbers will take place.

Question Alderman Lawrence Re: Painting of School Crosswalks

Alderman Lawrence asked that the painting of school crosswalks take priority over the painting of other intersection pedestrian walkways and that such painting take place before the end of the school term so that the students will be protected.

Question Alderman Wooden Re: Installation of Litter Baskets

Alderman Wooden asked that staff investigate the possibility of installing litter baskets on the lamp posts along the commercial sections of the Herring Cove Road and near retail outlets on other streets in that area. She stated that the litter problem in her ward is becoming atrocious and asked that City Field consider cleaning the streets in her Ward because of their condition.

City Council,
March 30, 1978

Question Alderman Wooden Re: Civic No. 428 Herring Cove
Road

Alderman Wooden stated that the dwelling at the above noted address was previously boarded up and secured by staff as well as a rodent control program was undertaken by the Health Department to eliminate a problem that existed. Alderman Wooden advised that the building is again open and is being used by vandals and rodents have been seen in the area.

Alderman Wooden requested that staff resecure the building and the Health Department be asked to undertake another rodent control program at that location.

Question Alderman Wooden Re: Use of Carson Street by
Students at Rockingstone Heights School

Alderman Wooden stated that students at the Rockingstone Heights School have to walk on the roadway that leads down from the school to get to the steps. She stated that it is a very steep incline and over the past winter teachers have expressed concern re the slippery conditions on the street and the possibility of a serious accident occurring because of the pedestrian traffic and the prevailing conditions.

Alderman Wooden asked that the School Board be requested to investigate the problem.

Question Alderman Wooden Re: Extension of Pavement
Around the Rockingstone Heights School

Alderman Wooden asked that staff consider removing the boulders and extending the pavement around the Rockingstone Heights School so that the Police patrol may encircle the building.

His Worship stated that the School Board will be asked to consider the request.

Question Alderman Clarke Re: Policy re Acceptance of
Garbage at the Transfer Station on Holidays

Alderman Clarke stated it is his understanding that during a recent holiday citizens were not allowed to take garbage to the transfer station although commercial vehicles were being admitted. He asked that staff advise what the policy is re acceptance of garbage at the Transfer Station on holidays.

City Council,
March 30, 1978

Question Alderman Downey Re: Tiling at Centennial Pool

Alderman Downey stated he had received an information staff report which indicated that the tiling at Centennial Pool was not under warranty although he felt that it was. He asked if the matter has been clarified and if the tiles which were lifting have been replaced.

The Acting City Manager stated he thought the staff report responded to the question and that he would contact Alderman Downey tomorrow re the matter.

Question Alderman Downey re: Overnight Parking Ban

Alderman Downey asked when the overnight parking ban on City streets will be lifted.

His Worship indicated that the ban will expire at midnight on April 15, 1978.

Question Alderman Sullivan Re: Incinerator on McCully Street

Alderman Sullivan asked when the requested staff report will be received re the SPC incinerator on McCully Street.

The Acting City Manager advised that the report will be forwarded to members of Council tomorrow.

Question Alderman Sullivan Re: Clean Up of Litter at the Approaches to the A. Murray MacKay Bridge

Alderman Sullivan asked who is responsible for the clean up of litter at the approaches to the A. Murray MacKay Bridge, specifically on Barrington Street in back of Kencrest Avenue and over the hill on the actual approach off Barrington.

Mr. Calda advised that he would check and report on the matter.

Question Alderman Sullivan Re: Chip Sealing on Hennessey Place and Stairs Place

Alderman Sullivan asked that staff clean up the chip sealing on Hennessey Place and Stairs Place.

Council,
March 30, 1978

Question Alderman Sullivan Re: Spring Clean Up Day

Alderman Sullivan asked if a spring clean up day has been scheduled for this year.

Mr. Calda advised that staff are checking with the other municipalities for a uniform date which will probably be during the middle of May.

Question Alderman Maley Re: Lighting on Tower Road
South of South Street

Alderman Maley stated that during the past few weeks it has been drawn to her attention that there is very bad lighting on Tower Road south of South Street due to the construction of two apartment buildings in the area as well as the replacement of poles. She asked that staff submit a report on alternative lighting while the changes are taking place.

Question Alderman Maley Re: Availability of Staff Reports
During Meetings of Council

Alderman Maley stated that she has been advised by some members of the public that they find it difficult to come to the centre table to pick up staff reports on matters being considered at meetings of City Council and she asked that some copies of staff reports be made available in the hallway outside the Council Chamber for the convenience of the public.

The Acting City Manager advised that reports would be made available as requested.

Question Deputy Mayor Shannon Re: Street Cleaning

Deputy Mayor Shannon asked when the street cleaning program would commence.

Mr. Calda advised that the street cleaning program commenced on Tuesday, March 28, 1978.

Question Deputy Mayor Shannon Re: Bus Shelter outside
of City Hall

Deputy Mayor Shannon stated that some weeks ago she asked about the possibility of recessing a bus shelter

City Council,
March 30, 1978

in the wall outside of City Hall, possibly where the Police Garage is. She stated that the staff report subsequently circulated did not refer to the aspect of recessing the bus shelter and possibly her question was misunderstood. She stated that if the garage door was lifted up it might be possible to build a bubble in where the garage door is so that people could stand back off the sidewalk and be sheltered from the weather.

The Acting City Manager stated that the previous question was misunderstood and the request will be considered.

Question Deputy Mayor Shannon Re: Low Water Pressure on
Vernon Street between Watt Street and Coburg Rd.

Deputy Mayor Shannon asked that staff contact the Public Service Commission re the low water pressure on Vernon Street between Watt Street and Coburg Road.

Question Deputy Mayor Shannon Re: Street Repairs at
Northeast Corner of Norwood and Bloomingdale
Streets

Deputy Mayor Shannon asked that a hole at the northeast corner of Norwood and Bloomingdale Streets be repaired within the next few days.

The Acting City Manager advised that the repairs will take place.

Question Alderman Meagher Re: NIP Program Replacement
and Related Information

Alderman Meagher asked that staff investigate to determine what replacement will be available for the NIP Program, how soon the replacement will be available, and provide any information pertinent to his request earlier in the meeting that a particular area be included in a NIP program.

Question Alderman Meagher Re: Paving of Willow Street

Alderman Meagher asked if it is intended to repave Willow Street between Windsor Street and Chebucto Road.

Mr. Calda advised that he will check on the matter

City Council,
March 30, 1978

Question Alderman Meagher Re: Fire at St. Mary's
Bowling Green

Alderman Meagher asked if a recent staff information report re the fire at St. Mary's Bowling Green had been forwarded to the Bowling Club and, if not, that it be sent to Mr. Mel Neilly on MacDonald Street.

Question Alderman Moore Re: Wanderers Grounds

Alderman Moore asked that a staff report be issued prior to the next regular meeting of City Council re the improvements to the Wanderers Grounds, what the schedule will be with respect to the installation of the lights, and when the Senior Hardball league can expect to schedule their games there.

The Acting City Manager advised that it is intended to submit a report to the meeting of Committee of the Whole Council scheduled for April 19, 1978.

Question Alderman Hanson Re: Installation of Sidewalks
- St. Margaret's Bay Road - North Side

Alderman Hanson asked that the item in the capital budget for 1979 "Installation of Sidewalks - St. Margaret's Bay Road - North Side - from Keating Road to the Armdale Rotary" in the amount of \$28,000.00, be added to the priority list which Council set up earlier if funding is available.

NOTICE OF MOTION

Notice of Motion Alderman Lawrence Re: Amendments to
Ordinance No. 155 - Truck Routes

Alderman Lawrence gave notice that at the next regular meeting of City Council to be held on Thursday, April 13, 1978, A.D. he will move amendments to Ordinance No. 155 Respecting The Establishment of Truck Routes for Certain Trucking Motor Vehicles Within the City of Halifax.

City Council,
March 30, 1978

Notice of Motion Deputy Mayor Shannon Re: Amendments
to the Zoning Bylaw and Municipal Development
Plan

Deputy Mayor Shannon gave notice that at the next regular meeting of City Council to be held on Thursday, April 13, 1978, A.D., she will move amendments to the Zoning Bylaw and Municipal Development Plan.

ADDED ITEMS

1050 Gallon Pumper - Diesel Powered

A private and confidential staff report dated March 22, 1978 was submitted.

Fire Chief Horrocks and Mr. Peter Messenger responded to questions from members of City Council.

MOVED by Alderman Lawrence, seconded by Alderman Hanson that authority be granted to offer King Seagrave \$75,000 for the stock unit described in the staff report of March 22, 1978, and to negotiate to a maximum of \$82,200. Motion passed.

Development Agreement - Phase "A" Uniacke Square

This matter was dealt with earlier in the meeting.

Aid for the Visually Handicapped -- Alderman Moore

MOVED by Alderman Moore, seconded by Alderman Hanson that City Council endorse a motion to the Minister of Labour whereby it would be a requirement that Braille markings be installed in elevators indicating floor numbers and operating instructions and that a copy of the said endorsement be directed to the Union of Nova Scotia Municipalities seeking its support.

Alderman Moore asked that City Council endorse the concept and encourage the Minister of Labour to consider the request and, if he deems fit, to implement it through his good Office.

The motion was put and passed unanimously.

City Council,
March 30, 1978

Alderman Lawrence retired from the meeting
at 11:50 p.m.

Setting of Tax Rate -- Alderman Moore

Alderman Moore stated that members of City Council have become aware during recent budgetary discussions that, excluding places of worship, 20-25% of the properties in the City of Halifax are tax exempt. He stated that there exists now a white paper respecting municipalities and taxation and wondered if the Minister of Municipal Affairs would give consideration to Capital City legislation which might provide some additional revenue over and above the present grant structure to the City of Halifax in view of the fact that it is the capital city of the Province and is thereby called upon to provide facilities, infrastructure, etc. that it might not otherwise be required to provide. Alderman Moore asked that His Worship, through his Office, make such a request of the Minister.

His Worship advised that an initial approach has been made in this matter but not at this point to this particular Minister and suggested it would be an added encouragement if City Council would endorse the principle of the idea.

MOVED by Alderman Moore, seconded by Alderman Maley that His Worship, through his Office, make representation to the Minister of Municipal Affairs for the Province of Nova Scotia for consideration of Capital City legislation which would provide additional revenue over and above the present grant structure to the City of Halifax in view of the fact that the City of Halifax is the capital city of the Province and is thereby called upon to provide facilities, infrastructure, etc. that it might not otherwise be required to provide. Motion passed unanimously.

School Avenue -- Alderman Moore

Alderman Moore stated that it has been brought to his attention that land is for sale on the western extreme of School Avenue which would be helpful if the City could acquire the lot of land and construct a proper cul-de-sac to allow proper turning of vehicles and trucks servicing the houses on that Street. He stated it is his understanding that the owner is prepared to accept a very reasonable offer from the City of Halifax. He stated he would advise the Acting City Manager of further details re the matter.

Meeting adjourned - 12:00 midnight.

HEADLINES

Minutes	155
Approval of Order of Business, Additions & Deletions ...	155

DEFERRED ITEMS:

Rezoning of Civic No. 149 and 151 Herring Cove Road from R-3 (Multiple Dwelling Zone) to C-2 (General Business Zone)	155
Rezoning of Lots Y-1, X, and a Portion of Lot B (Civic No. 61-61½) Melwood Avenue, from R-1 (Single Family Dwelling Zone) to R-2 (Two Family Dwelling Zone) ...	156
Rezoning from R-2 Two Family Dwelling Zone, to R-4 Multiple Dwelling Zone, Lands of Central Builders, Main Avenue	156

REPORT - FINANCE AND EXECUTIVE COMMITTEE:

Abbie Lane Hospital - Maintenance Payments	157
Flea Markets	157
Possible Expropriation - Oriole Street (Estate of James J. Cosgrove)	158
Brunswick Street Housing & Heritage Conservation Area ..	158
Development Agreement - Phase "A" Uniacke Square	159
Tender 77-159R - Police, Fire, and Transit Shirts	159
Quinpool Road Borrowing Resolution	160
Supplementary Report re Stipends Committee Recommendations	160
Amendment to Section 3 - City Council Resolution of January 27, 1977 Re: Exemption from Taxes	160

REPORT - COMMITTEE ON WORKS:

Private Lanes	161
Closure of Portion of Granville & Buckingham Streets ..	161
Forward Avenue - Petition	162
Vernon Street - Petition Against Asphalt Paving and Renewal	162

REPORT - SAFETY COMMITTEE:

Proposed Amendments to Ordinance #155 - Truck Routes ...	162
Demonstration Project - Connaught Ave. & Jubilee Road ..	163

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS:

Adoption of the Municipal Development Plan Pursuant to Section 14 of the Planning Act of Nova Scotia - SECOND READING	163
Adoption of the Zoning Bylaw for the City of Halifax Pursuant to Section 7 of the Planning Act of Nova Scotia - SECOND READING	163

REPORT - CITY PLANNING COMMITTEE:

Lot Consolidation at 5813-15 North Street - Case No. 3543	165
Case No. 3532 - Application for Lot Consolidation, Civic No. 6025 Livingstone Street, Lands of John M. Farrell ..	165
Case No. 3557 - Modification of Lot Area and Lot Frontage - 3850 Newbery Street	165
Case No. 3548 - Modification of Lot Frontage - 3391-95 (Lot Y) Gottingen Street	165
Third NIP Area	166
Call for Proposals - City of Halifax Lands	167
NIP II Area Permit Application #76842 - 5706 South St. ..	167
NIP II Area Permit Application #76849 - 1266 Queen St. ..	167

MOTIONS:

Motion - Alderman Lawrence re: Amendment to Ordinance Number 147, respecting the Licensing of Dogs - FIRST READING	168
Motion - Alderman Sullivan re: Introduction of New Ordinance Number 116 respecting the Transportation of Passengers for Hire in the City of Halifax - FIRST READING	168

MISCELLANEOUS BUSINESS:

Joseph Howe Festival - Trade Dollars	168
--	-----

QUESTIONS:

Question Alderman Lawrence Re: Payment of Taxes	169
Question Alderman Lawrence Re: Installation of Speed Limit Signs in School Zones	169
Question Alderman Lawrence Re: Signs Prohibiting Motor Vehicles from Playground Areas	169
Question Alderman Lawrence Re: Dog Litter in Playgrounds.	169
Question Alderman Lawrence Re: Advertising of Telephone Numbers for Dog Control Services	170
Question Alderman Lawrence Re: Painting of School Crosswalks	170
Question Alderman Wooden Re: Installation of Litter Baskets	170
Question Alderman Wooden Re: Civic No. 428 Herring Cove Road	171
Question Alderman Wooden Re: Use of Carson Street by Students at Rockingstone Heights School	171
Question Alderman Wooden Re: Extension of Pavement Around the Rockingstone Heights School	171
Question Alderman Clarke Re: Policy re Acceptance of Garbage at the Transfer Station on Holidays	171
Question Alderman Downey Re: Tiling at Centennial Pool .	172
Question Alderman Downey Re: Overnight Parking Ban	172
Question Alderman Sullivan Re: Incinerator on McCully Street	172
Question Alderman Sullivan Re: Clean up of Litter at the Approaches to the A. Murray MacKay Bridge	172

Council
March 30, 1978

Question Alderman Sullivan Re: Chip Sealing on Hennessey Place and Stairs Place	172
Question Alderman Sullivan Re: Spring Clean Up Day	173
Question Alderman Maley Re: Lighting on Tower Road South of South Street	173
Question Alderman Maley Re: Availability of Staff Reports During Meetings of Council	173
Question Deputy Mayor Shannon Re: Street Cleaning	173
Question Deputy Mayor Shannon Re: Bus Shelter outside City Hall	173
Question Deputy Mayor Shannon Re: Low Water Pressure on Vernon Street between Watt Street and Coburg Road	174
Question Deputy Mayor Shannon Re: Street Repairs at Northeast Corner of Norwood & Bloomingdale Streets ...	174
Question Alderman Meagher Re: NIP Program Replacement and Related Information	174
Question Alderman Meagher Re: Paving of Willow Street ..	174
Question Alderman Meagher Re: Fire at St. Mary's Bowling Green	175
Question Alderman Moore Re: Wanderers Grounds	175
Question Alderman Hanson Re: Installation of Sidewalks - St. Margaret's Bay Road - North Side	175

NOTICE OF MOTION:

Notice of Motion Alderman Lawrence Re: Amendments to Ordinance No. 155 - Truck Routes	175
Notice of Motion Deputy Mayor Shannon Re: Amendments to the Zoning Bylaw and Municipal Development Plan	176

ADDED ITEMS:

1050 Gallon Pumper - Diesel Powered	176
Development Agreement - Phase "A" Uniacke Square	176
Aid for the Visually Handicapped - Alderman Moore	176
Setting of Tax Rate - Alderman Moore	177
School Avenue - Alderman Moore	177

MAYOR EDMUND L. MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (Mrs.)
CITY CLERK

Date Approved by City Council: _____

PUBLIC MEETING
MINUTES

Record

St. Mary's School
Gymnasium
5614 Morris Street
Halifax, N. S.
April 4, 1978
7:50 P. M.

A Public Meeting was held on the above date.

Present: His Worship the Mayor, Chairman; Deputy Mayor Shannon, and Aldermen Maley, Wooden, Hanson, Moore, and Downey.

Also Present: City Clerk, Director of Planning, and other staff members.

The meeting was called for the purpose of discussing the:

Old South End Neighbourhood Improvement Program Concept Plan
& the Detailed Rehabilitation Development Plan

A draft document entitled "Old South End Neighbourhood Improvement Program Concept Plan and Detailed Rehabilitation Development Plan", was submitted as well as a staff report dated February 27, 1978.

His Worship advised that the purpose of the meeting is to discuss and exchange views with the public with respect to how the public feels Council should respond to the concept and detailed rehabilitation development plan submitted to Council by the NIP II Core Committee. His Worship then proceeded to introduce members of Council and City staff in attendance.

His Worship questioned how those in attendance wished the meeting to proceed and called for a show of hands in an attempt to ascertain the number of people who felt they considered themselves to be reasonably familiar with the submitted document, which revealed that approximately one-half of those present were familiar with it. His Worship then suggested that perhaps some time should be spent outlining the contents of the document.

Mr. Gordon Hebb, Chairman of the Nip II Core Committee, then addressed the meeting and briefly outlined the contents of the two parts of the document, one of which dealt with the the Neighbourhood Improvement Program and Concept Plan and the other dealing with the Detailed Rehabilitation Development Plan.

His Worship then advised that a limited number of copies of the staff report on the review of the document were available which he distributed among those present.

Public Meeting
April 4, 1978

Mrs. Renata Kartsaklis of the Planning Department then addressed the meeting and briefly outlined the staff report as it relates to the Neighbourhood Improvement Program and Concept Plan section of the document which was followed by a brief review of the staff report by Mr. Richard Matthews, Director of Planning, as it relates to the Detailed Rehabilitation Development Plan section of the document and briefly responded to questions put forth.

His Worship, at this time, suggested that both the NIP II Core Committee and Council made a slight miscalculation and suggested it was assumed there was a wider and more general knowledge about the intricacies of the subject than appear to be evident at tonight's meeting.

His Worship expressed some concern about the document being widely distributed saying it could be re-printed in about one week and suggested it be distributed in the community which would take about another two weeks following which another public meeting could be held.

His Worship and members of staff then responded to some questioning put forth and one resident of the area felt that some flooding occurs in the area of Morris and Brenton Streets during heavy rains and asked whether improvements to the sewers could be carried out under the Plan.

His Worship advised that such improvements were possible and in reply to a question, the Director of Works indicated that staff were not aware of any major problems in the area but advised that if he could be informed of the particulars, the matter would be checked. His Worship then requested that the Director of Works meet with the gentleman during the meeting on the matter. His Worship suggested that those present express views on the general concept of the NIP Core Committee Plan.

Mr. Roger Dial addressed the meeting and spoke in favour of the controls for the area as proposed by the NIP II Core Committee report and in referring to the staff review of the report, asked whether height restrictions and the elimination of lot consolidations was unfair as a land-use tool, which the Director of Planning responded to in relation to the comments contained in the staff report.

The Director of Planning responded to further questions put forth and Mr. Linden Watkins addressed the meeting on the matter and urged the people of the area to support the Plan.

A citizen of the area expressed appreciation to the Core Committee for their work and spoke with respect to the inconveniences caused by high-rise buildings.

Public Meeting
April 4, 1978

Mr. Arthur Speed, a property owner in the NIP II area, addressed the Committee and submitted and read a report entitled "NIP II Neighbourhood Improvement Program Concept Plan, and Detailed Rehabilitation Development Plan", dated April 4, 1978, a copy of which is in the official file of this meeting.

One gentleman referred to the staff comments in the staff report in relation to height restriction that small shoe-box three storey developments might be increased, and suggested that staff have a legitimate concern. He suggested that if the plan is adopted, consideration be given to a design Committee to control what goes in any new development and it be compatible with the historic nature of the block.

Mr. Alan Ruffman addressed the meeting with respect to the matter of lot consolidations and made the suggestion that lot consolidations be controlled by a Zoning Bylaw if it is not possible to deal with them from a planning point of view. He suggested that provision be included in a Bylaw to the effect that a building not be permitted on a lot which is greater than a certain size, and His Worship advised that the matter is presently being reviewed.

Another speaker also expressed concern about the loss of tax monies if building is to be restricted.

Mr. Frank Medjuck addressed the meeting on the matter and requested that whatever the results of the process are, that they be plain and easily understood.

Alderman Maley addressed the meeting and suggested that many people have missed one important point with respect to the NIP area and that is that it is about the only area left of what could be considered the Old Halifax. Alderman Maley said it is a very special area to the entire City and to the Province and is unique to North America which is partly the reason it became a NIP area.

Alderman Maley suggested the area has accepted about as much development as any area can accept socially and felt there has to be controls in order to proceed with the Neighbourhood Improvement Program.

His Worship then suggested a way to proceed would be to reprint the document and circulate it to all residents by way of a delivery from door to door and that a second public meeting held in St. Mary's School Gymnasium three weeks from tonight. His Worship advised that the matter would go to the Committee of the Whole Council meeting on May 3rd with the intention of being submitted to the Council on May 11, 1978. His Worship later noted a public hearing would have to be held in the process with respect to a D.R.D.P.

It was asked if a copy of the report containing the staff comments could be distributed as well, and His Worship indicated this could be done.

One speaker asked if it would be possible to receive information from C.M.H.C. for the next meeting in relation to a R.R.A.P. program for the area and following some discussion of the matter, His Worship indicated he could not speak for C.M.H.C. as the matter had not been discussed but advised that statistical information would be brought to the next meeting on the subject.

A short discussion ensued with respect to notifying property owners of the next meeting and Mr. Hebb of the Core Committee advised an effort was made to notify assessed owners in the NIP area of tonight's meeting and expressed the hope the same procedure would be followed for the next meeting.

His Worship then advised those present that the registered owners of properties in the NIP area would be informed of the next meeting.

10:15 P. M. - Meeting adjourned.

HEADLINES

Public Meeting - Old South End Neighbourhood Improvement Program Concept Plan & the Detailed Rehabilitation Development Plan 1 - 4

MAYOR EDMUND L. MORRIS
CHAIRMAN

/ek

Record

COMMITTEE OF THE WHOLE COUNCIL
SPECIAL MEETING - CURRENT BUDGET
M I N U T E S

Council Chamber,
City Hall,
Halifax, N. S.
April 4, 1978
9:55 p.m.

A special meeting of the Committee of the Whole Council was held on the above date.

Present: His Worship the Mayor, Chairman; Deputy Mayor Shannon, Aldermen Maley, Sullivan, Clarke, Wooden, Hanson and Moore.

Also Present: Acting City Manager, Director of Finance, City Clerk and other staff members.

The meeting was called to continue discussion of the Proposed Current Estimates - 1978.

Page III - 171 - Halifax Visitors & Convention Bureau

The proposed current estimates for the Halifax Visitors and Convention Bureau were considered at a special meeting held on March 20, 1978 at which time it was agreed that Messrs. Gillis and Chisholm meet with representatives of the Finance Department and redo the submission so that members of City Council can see with some accuracy what the financial receipts will be.

A supplementary budget summary dated March 23, 1978 was submitted.

Messrs. Robert Chisholm, Director, Halifax Visitors and Convention Bureau, and Mr. Donald Gillis, Chairman, Visitors and Convention Committee, presented the proposed current estimates for the Halifax Visitors and Convention Bureau and responded to questions from members of Council.

Alderman Meagher entered the meeting at 10:00 a.m.

Alderman Downey entered the meeting at 10:15 a.m.

Mr. Gillis, in response to a question, stated that the Rockingstone Heights area could be included in the bus tour of the City.

Special Committee,
April 4, 1978

After some discussion, it was agreed that the proposed current estimates 1978 for the Halifax Visitors and Convention Bureau be approved in the amount of \$189,000.00, subject to the Bureau seeking Council approval of funds for additional items for which grants have been approved.

Alderman Meagher retired from the meeting at 10:55 a.m.

Page III - 219 - Works Administration

Mr. Calda, Director of Engineering and Works, advised that the sum of \$35,150. for Account No. IG 019 Compensation (Non Recoverable) could be deleted as these funds are provided for in other accounts.

It was agreed that Account No. IG 019 be deleted in the amount of \$35,150.00, and that Works Administration, as amended, be approved.

Page III - 229 - 231 - Streets

It was agreed that the proposed current estimates for "Streets", as amended, be approved in the amount of \$647,630.00.

Page III - 233 - 234 - Snow and Ice Control

It was agreed that the proposed current estimates for "Snow and Ice Control" be increased by the amount of \$200,000. and approved, as amended, in the amount of \$1,248,340.00.

Page III - 236 - 237 - Equipment Maintenance

It was agreed that the proposed current estimates for "Equipment Maintenance", in the amount of \$1,455,080. be approved.

Alderman Lawrence entered the meeting at 11:30 a.m.

Special Committee,
April 4, 1978

Page III - 238 - 239 - Sidewalks, Curbs & Gutters

It was agreed that the proposed current estimates for "Sidewalks, Curbs & Gutters" in the amount of \$227,490. be approved.

Page III - 240 - 241 - Chocolate Lake Recreational Centre

It was agreed that the proposed current estimates for "Chocolate Lake Recreational Centre" in the amount of \$52,990. be approved.

Page III - 242 - 243 - Chlorination Plant

It was agreed that the proposed current estimates for "Chlorination Plant" in the amount of \$10,430.00 be approved.

Alderman Sullivan retired from the meeting at 11:30 a.m.

Page III - 244 - 245 - Sewage Pumping Stations

It was agreed that the proposed current estimates for "Sewage Pumping Stations" in the amount of \$236,210.00 be approved.

Page III - 246 - 247 - Retention Tank

It was agreed that the proposed current estimates in the amount of \$9,550.00 for the "Retention Tank" be approved.

Page III - 248 - 249 - Refuse

Mr. Calda advised that staff feel that the estimate shown for refuse disposal is an inflated figure and suggested that the amount could be reduced by \$400,000.

It was agreed that Account Number 1C 816 Refuse Disposal be reduced by \$400,000.00 and that the proposed current estimates for "Refuse", as amended, be approved in the amount of \$1,995,310.00.

Special Committee,
April 4, 1978

Mr. Calda advised that Clean-Up Week in the City of Halifax is scheduled for May 8, to May 12, 1978.

Alderman Lawrence suggested that staff investigate the possibility of levying a tax on Christmas trees sold in the City to recover the costs of disposing of same.

In response to a question, Mr. Calda advised that staff have made a commitment to City Council that preliminary work will be done at Negro Point at no cost to the City in the way of cleaning up the area with funds allocated for the City Dump and, as well, using suitable material for fill and leveling of the area in preparation for the development of the Park. He stated there are no specific funds allocated in the estimates.

Page III - 250 - 251 - Street Cleaning

It was agreed that the proposed current estimates for "Street Cleaning" in the amount of \$334,770 be approved.

His Worship stated that the City of Ottawa provides a pebbled-stone hexagonal garbage container on sidewalks which have advertising panels in them in a dull bronze color. He asked if staff were familiar with such containers and if they could be used in Halifax.

Mr. Calda stated that he would investigate their usefulness while in Ottawa in the near future.

The meeting adjourned in-camera at 12:10 p.m.

HEADLINES

Halifax Visitors & Convention Bureau	1
Works Administration	2
Streets	2
Snow and Ice Control	2
Equipment Maintenance	2
Sidewalks, Curbs & Gutters	3
Chocolate Lake Recreational Centre	3
Chlorination Plant	3
Sewage Pumping Stations	3
Retention Tank	3
Refuse	3

Special Committee,
April 4, 1978

HEADLINES (CONT'D)

Street Cleaning 4

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

MAYOR EDMUND MORRIS
CHAIRMAN

/cm

Present: The Mayor, Chairman, Deputy Mayor, Aldermen, Police, Fire, Public Works, Health, Welfare, Finance, and other staff members.

Also present: Acting City Manager, City Clerk, and other staff members.

Big Brother advised that the meeting is for the purpose of considering the ordinance for the year 1979, for setting a tax rate, for establishing a fire protection rate and other provisions.

At the request of Alderman Moore, it was unanimously agreed to do:

Appointments

MOVED by Alderman [Name] seconded by Alderman [Name] that:

- 1) The estimated net tax for the year 1979 be fixed at \$40,000,000.00
- 2) That the gross expenditures for the Board of School Commissioners for the year 1979 be set at \$37,447,337.00
- 3) That the ratio be 45:55 between residential and business
- 4) That the provisions of Section 117.10 of the Ordinance of the Assessment Act shall not apply to the City of Dallas with the result there shall be no residential occupancy tax in the City of Dallas for the taxation year 1979.

Record

SPECIAL CITY COUNCIL
MINUTES

Council Chamber,
City Hall,
Halifax, N. S.
April 10, 1978
4:25 p.m.

A special meeting of 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.

Present: His Worship the Mayor, Chairman; Deputy Mayor Shannon, Aldermen Maley, Downey, Meagher, Sullivan, Clarke, Wooden, Hanson, Moore and Lawrence.

Also Present: Acting City Manager, City Clerk, and other staff members.

His Worship advised that the meeting is convened for the purposes of considering the Estimates for the civic year 1978, for striking a tax rate, for purposes of establishing a Fire Protection rate and other related resolutions.

At the request of Alderman Moore, it was unanimously agreed to add:

Appointments

MOVED by Alderman Sullivan, seconded by Alderman Lawrence that:

- 1) the estimates for the Civic Year 1978 be fixed at \$98,074,172.00;
- 2) that the gross expenditures for the Board of School Commissioners for the Civic Year 1978 be set at \$37,447,837.00;
- 3) that the Ratio be 45.53 between Residential and Business;
- 4) that the provisions of Section 41(2) to (9) inclusive of the Assessment Act, shall not apply to the City of Halifax with the result there shall be no residential occupancy tax in the City of Halifax for the taxation year 1978;

Special Council,
April 10, 1978

Motion passed.

Meeting adjourned - 4:35 p.m.

HEADLINES

Tax Rate - 1978	181
Appointments - Halifax Housing Authority	182

MAYOR EDMUND MORRIS
CHAIRMAN

G. I. BLENNERHASSETT (MRS.)
CITY CLERK

Date Approved by City Council: _____

Special Council,
April 10, 1978

- 5) the Tax Rate for the year 1978 be set at \$5.7760 per \$100. of assessment and this rate be applied to:
- I the full assessed value of property of a business character and nature; and
 - II 45.53% of the assessed value of real property of a residential character and nature; and
 - III occupancy taxes as follows:
 - (a) the full rate applied to 50% of the assessed value of property of a business character or nature as determined by the Assessor under Section 7(1) of the Assessment Act;
 - (b) 25% of the assessed value of the properties as set out in Section 7(2) (a) of the Assessment Act as determined by the Assessor;
 - (c) 75% of the assessed value of the properties as set out in Section 7(2) (b) of the Assessment Act as determined by the Assessor

provided that the special education sharing grants provided by the Province shall apply only to property of a residential character and nature, thus producing a net residential tax rate of \$1.7550.

- 6) the Fire Protection Rate be set at \$0.104 per hundred dollars (\$100.00) of valuation for the year 1978.

His Worship advised that the foregoing taxings have been assisted by an undertaking of special assistance from a special fund of the Province of Nova Scotia in the amount of \$1,965,000.00.

The motion was put and passed.

Appointments - Alderman Moore

MOVED by Alderman Moore, seconded by Alderman Hanson that City Council approve the following appointments to the Halifax Housing Authority, terms to expire on October 31, 1978:

Gerald P. Tobin
Richard MacLean
George White
Harold Crowell
John Vincent Burke
Lawrence Hampdon
Robert Richards
Mrs. Nellie McAndrew

Record

CITY COUNCIL
M I N U T E S

Council Chamber,
City Hall,
Halifax, N. S.
April 13, 1978
8:10 p.m.

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

After the meeting was called to Order, the Atlantic Swells, the Halifax-Dartmouth Chapter of the Society for the Preservation of Barber Shop Quartet Singing in America, in honor of 'Harmony Week', sang for the members of Council attending, their rendition of "I Believe".

Present: His Worship the Mayor, Chairman; Deputy Mayor Shannon, Aldermen Maley, Downey, Meagher, Sullivan, Clarke, Wooden, Hanson, Moore and Lawrence.

Also Present: Acting City Manager, City Clerk and other staff members.

MINUTES

Minutes of City Council meetings held on March 28, March 28, March 29, March 30, and April 10, 1978, were approved on Motion of Alderman Lawrence, seconded by Alderman Sullivan.

APPROVAL OF THE ORDER OF BUSINESS, ADDITIONS & DELETIONS:

At the request of the City Clerk, it was agreed to add:

- 20(a) - Barrington Place (Durham Leaseholds Limited)
- 20(b) - Proposed Cul-de-sac - School Avenue
- 20(c) - Addendum to Local 108 Collective Agreement

At the request of Alderman Hanson, it was agreed to add:

- 20(d) - Stocking of Lakes

Council,
April 13, 1978

At the request of Alderman Sullivan, it was agreed to add:

20(e) - Sewer Odour - Barrington Street, Kencrest Avenue and Sullivan Street

At the request of Alderman Meagher, it was agreed to add:

20(f) - Letter from David Scott, 6019 St. Albans St.

At the request of Deputy Mayor Shannon, it was agreed to add:

20(g) - Detailed Area Planning Committee

At the request of the City Clerk, it was agreed to delete:

10(k) - Tender 78-67 - One Combination Steel Drum/Rubber Tire Street Roller

The Order of Business, as amended, was approved.

DEFERRED ITEMS

Rezoning of Civic No. 149 and 151 Herring Cove Road from R-3, Multiple Dwelling Zone, to C-2, General Business Zone

A public hearing re this matter was held on March 22, 1978.

A staff report dated April 13, 1978 was submitted.

MOVED by Alderman Wooden, seconded by Alderman Hanson that the application to rezone Civic Nos. 149 and 151 (Lot 44A) Herring Cove Road from R-4, Multiple Dwelling Zone, to C-2, General Business Zone, as shown on Plan No. P200/8230 of Case No. 3445, be approved subject to a legal description and plan of the property satisfactory to the City Solicitor being incorporated into the caveat signed by the applicant and attached to the staff report dated April 13, 1978.

The City Clerk advised that Alderman Meagher was not present at the public hearing re the application.

The motion was put and passed with Alderman Meagher abstaining.

Council,
April 13, 1978

Rezoning of Lots Y-1, X, and a portion of Lot B
(Civic No. 61-61½) Melwood Avenue, from R-1
(Single Family Dwelling Zone) to R-2 (Two
Family Dwelling Zone)

A public hearing re the above application was held on March 22, 1978.

Alderman Moore stated that he wished to be excused from taking part in the discussion and voting on the matter.

MOVED by Alderman Hanson, seconded by Alderman Wooden that City Council approve the rezoning of Lots Y-1, X, and a portion of B from R-1, Single-Family Dwelling Zone, to R-2, Two-Family Dwelling Zone.

The City Clerk advised that Alderman Meagher was not present at the public hearing re the application.

The motion was put and passed with Aldermen Meagher and Moore abstaining.

Case No. 3476 - Application for Lot Consolidation - Civic
No. 61-61½ Melwood Avenue

Alderman Moore stated that he wished to be excused from taking part in the discussion and voting on the matter.

MOVED by Alderman Hanson, seconded by Alderman Wooden that, as recommended by the City Planning Committee, City Council approve the consolidation of Lots Y-1, X and B to form Lot 5A (Civic No. 61 - 61½) Melwood Avenue. Motion passed with Alderman Moore abstaining.

REPORT - FINANCE AND EXECUTIVE COMMITTEE

Council considered the report of the Finance and Executive Committee from its meeting held on April 5, 1978 as follows:

Group Homes

Alderman Sullivan suggested that the recommendation of the Finance and Executive Committee that "City Council endorse the concept of group homes to the Union of Nova Scotia Municipalities" was too general. Deputy Mayor Shannon concurred with Alderman Sullivan and stated that City Council should be much more definite in what it wishes to endorse.

Council,
April 13, 1978

MOVED by Alderman Sullivan, seconded by Deputy Mayor Shannon that, as recommended by the Finance and Executive Committee:

1. The City seek clarification on what each department sees as its role or responsibility in providing alternate accommodation to imprisonment and also in treatment;
2. If the decision is reached to establish hostels or group homes within the City, that proposals be called for from various groups who might have a special interest in the operation of a particular hostel.

Motion passed.

Revenue and Expenditure Statements - TO BE TABLED

MOVED by Alderman Moore, seconded by Alderman Lawrence that, as recommended by the Finance and Executive Committee, the staff report of March 21, 1978 and attached statements of revenue and expenditure for the period ended February 28, 1978, be tabled.
Motion passed.

Possible Sale - City-owned Land - Gottingen Street and Dartmouth Avenue

MOVED by Alderman Sullivan, seconded by Alderman Clarke that, as recommended by the Finance and Executive Committee, City Council do not authorize the sale, by public tender, of the City-owned land, Gottingen Street and Dartmouth Avenue. Motion passed.

NIP I Area - Gerrish Street Project

MOVED by Alderman Downey, seconded by Alderman Hanson that, as recommended by the Finance and Executive Committee, staff be authorized to determine whether the subject properties are available for purchase and at what price, and report back to Council. Motion passed.

Tender 78-58 - One 1978 Model Stake/Dump Truck - 10,000 GWV

MOVED by Alderman Lawrence, seconded by Alderman Sullivan that, as recommended by the Finance and Executive Committee, authority be granted to award tender to the lowest bidder, Scotia Chevrolet Oldsmobile Ltd., 2477 Robie Street., Halifax, N. S., for the tendered amount of

Council,
April 13, 1978

\$8,666.59 and that necessary funds be transferred from the vehicle replacement reserve account sufficient for this purpose; such amount to be reduced by the amount realized from the sale of unit being replaced when new vehicle is placed into service. Motion passed.

Tender 78-60 - Five 1978 Model Truck Chassis with Salt/
Dump Body and One-Way Plow - 27,000 GVW

A staff report dated April 12, 1978 was submitted.

Alderman Lawrence stated that the staff report did not answer his questions at the meeting of the Finance and Executive Committee and stated that he would confer with staff directly on the matter.

MOVED by Alderman Moore, seconded by Alderman Lawrence that authority be granted to award tender to the low bidder, McDonald Chevrolet-Oldsmobile Ltd., 3681 Kempt Road, Halifax, N. S., for the tendered amount of \$174,469.00; that necessary funds for this purpose be transferred from the Vehicle Replacement Reserve Account sufficient for this purpose, such amount to be reduced by the amount realized from the sale of units being replaced when new vehicles are placed into service. Motion passed.

Tender 78-62 - One Vibratory Roller, Portable, Walk-behind
Type

MOVED by Alderman Meagher, seconded by Alderman Hanson that, as recommended by the Finance and Executive Committee, authority be granted to award tender to the lowest bidder, Coastal Rentals, Sales and Service Ltd., 200A waverley Road, Dartmouth, N. S. for the tendered amount of \$4,862.00 and that necessary funds be transferred from the Vehicle Replacement Reserve Account sufficient for this purpose; such amount to be reduced by the amount realized from the sale of the unit being replaced when new equipment is placed into service. Motion passed.

Tender 78-64 - One Trailer Mounted Portable Air Compressor

MOVED by Alderman Lawrence, seconded by Alderman Moore that, as recommended by the Finance and Executive Committee, authority be granted to award tender to the lowest bidder, Air Equipment Ltd., P.O. Box 2045, Halifax, N.S., for the tendered amount of \$6,624.00 and that necessary funds be transferred from the Vehicle Replacement Reserve

Council,
April 13, 1978

Account sufficient for this purpose; such amount to be reduced by the amount realized from the sale of the unit being replaced when new equipment is placed into service. Motion passed.

Tender 78-65 - One 1978 Model Turf Tractor with Flair Mower

MOVED by Alderman Lawrence, seconded by Alderman Moore that, as recommended by the Finance and Executive Committee, authority be granted to award tender to the lowest bidder, Paul C. Plamer Ltd., Box 457, Berwick, Kings Co., N. S., for the tendered amount of \$9,493.00 and that necessary funds be transferred from the Vehicle Replacement Reserve Account sufficient for this purpose; such amount to be reduced by the amount realized from the sale of the unit being replaced when new equipment is placed into service. Motion passed.

Tender 78-66 - Two Rubber Tired Front-end Loaders

Alderman Lawrence stated that he had information in his possession which he wished staff to review prior to a decision being made re the above subject.

MOVED by Alderman Lawrence, seconded by Alderman Moore that this matter be referred to the next regular meeting of Committee of the Whole Council. Motion passed.

Tender 78-67 - One Combination Steel Drum/Rubber Tire Street Roller

This matter was deleted from the Order of Business.

Tender 78-68 - One Skid-Steer Loader

MOVED by Alderman Meagher, seconded by Alderman Downey that, as recommended by the Finance and Executive Committee, authority be granted to award tender to the lowest bidder, Coastal Rentals, Sales & Service Ltd., 200A Waverley Road, Dartmouth, N. S., for the tendered amount of \$12,007.00 and that necessary funds be transferred from the Vehicle Replacement Reserve Account sufficient for this purpose; such amount to be reduced by the amount realized from the sale of the unit being replaced when new equipment is placed into service. Motion passed.

Council,
April 13, 1978

Tender 78-69 - One 1978 Model High Cube Van - 8200 GVW

MOVED by Alderman Hanson, seconded by Alderman Wooden that, as recommended by the Finance and Executive Committee, authority be granted to award tender to the lowest bidder, McDonald Chevrolet-Oldsmobile Ltd., 3681 Kempt Road, Halifax, N. S., for the tendered amount of \$10,403.94 and that necessary funds be transferred from the Vehicle Replacement Reserve Account sufficient for this purpose; such amount to be reduced by the amount realized from the sale of unit being replaced when new vehicle placed into service. Motion passed.

Tender 78-71 - One 1978 Model High Pressure Sewer Cleaner

MOVED by Alderman Sullivan, seconded by Alderman Meagher that, as recommended by the Finance and Executive Committee, authority be granted to award tender to the lowest bidder, Baxter Equipment Ltd., 25 Akerley Blvd., Dartmouth, N. S., for the tendered amount of \$23,834.00 and that necessary funds be transferred from the Vehicle Replacement Reserve Account sufficient for this purpose; such amount to be reduced by the amount realized from the sale of the unit being replaced when new equipment is placed into service. Motion passed.

Halifax-Dartmouth Regional Authority Report - TO BE TABLED

MOVED by Alderman Moore, seconded by Deputy Mayor Shannon that, as recommended by the Finance and Executive Committee, the draft bill of an Act respecting the Metropolitan Authority of Halifax, Dartmouth and the Municipality of the County of Halifax, be tabled. Motion passed.

Possible Acquisition - 1469 Birmingham Street

MOVED by Alderman Sullivan, seconded by Alderman Hanson that, as recommended by the Finance and Executive Committee, the property of Capital Centre Properties Limited known as Civic No. 1469 Birmingham Street, be purchased for \$44,500.00 as settlement in full; funds available from Account No. 806 449 HAB03 (Spring Garden South Redevelopment Area).

Alderman Moore stated that he wished to be excused from taking part in the discussion and voting on the matter.

The motion was put and passed with Alderman Moore abstaining.

Council,
April 13, 1978

REPORT - COMMITTEE ON WORKS

Council considered the report of the Committee on Works from its meeting held on April 5, 1978 as follows:

Encroachment - Civic No. 1685 Argyle Street

MOVED by Alderman Downey, seconded by Alderman Sullivan that, as recommended by the Committee on Works, an encroachment license be authorized to the Carleton Hotel Limited for the purpose of constructing an access well in the sidewalk to provide access to an underground service vault at their premises located at Civic No. 1685 Argyle Street, as per the sketch attached to the staff report dated March 23, 1978. Motion passed.

Tender 78-40 - Sidewalk Renewals

MOVED by Alderman Downey, seconded by Alderman Meagher that, as recommended by the Committee on Works, tender No. 78-40 for projects listed in Appendix "A" attached to the staff report of March 30, 1978, be awarded to the lowest bidder, Dineen Construction (Atlantic) Ltd. for the unit prices quoted. Motion passed.

Tender 78-12 - Sidewalk Renewals

MOVED by Alderman Meagher, seconded by Deputy Mayor Shannon that, as recommended by the Committee on Works:

1. Tender #78-12 for projects listed in Appendix "A" of the staff report dated March 30, 1978 be awarded to the lowest bidder, Standard Paving (Maritime) Ltd. for the unit prices quoted;
2. Transfers as shown in Appendix "A" of the staff report dated March 30, 1978 be approved.

Motion passed.

REPORT - COMMITTEE OF THE WHOLE COUNCIL, BOARDS & COMMISSIONS

Amendment to Ordinance Number 147, Respecting the Licensing of Dogs - SECOND READING

MOVED by Alderman Lawrence, seconded by Alderman Moore that the amendments to Ordinance Number 147 Respecting

Council,
April 13, 1978

the Licensing of Dogs, as submitted, be now read and passed a Second Time. Motion passed.

Introduction of New Ordinance Number 116, Respecting the Transportation of Passengers for Hire in the City of Halifax - SECOND READING

A staff report dated April 10, 1978 was submitted with attached thereto the proposed new Taxi Ordinance containing revisions to Sections 4(1), 4(4), 4(5), 11(1)(h), 28(1) and 28(2) as instructed at the Committee of the Whole meeting of April 5, 1978.

MOVED by Alderman Sullivan, seconded by Alderman Wooden that new Ordinance Number 116, Respecting the Transportation of Passengers for Hire in the City of Halifax, as amended, be read and passed a Second Time. Motion passed.

Council
April 13, 1978

REPORT - CITY PLANNING COMMITTEE

Council considered the report of the City Planning Committee from its meeting held on April 5, 1978, as follows:

Case No. 3476 - Application for Lot Consolidation -
Civic No. 61-61½ Melwood Avenue

The above noted item was dealt with under the Deferred Items section of the agenda.

Case No. 3004 - Application for Lot Consolidation - Buckingham Street - Durham Leaseholds Limited - Consolidation of Parcels "B", "E", and Lots 1 through 21 Inclusive to Form Block BDE and Parcel "A"

Following a short questioning of staff, it was MOVED by Alderman Maley, seconded by Deputy Mayor Shannon that, as recommended by the City Planning Committee, the application to consolidate Parcels "B", "E", and Lots 1 through 21 inclusive to create Block BDE and to create Lot A, as shown on Plan No. P200/8294 dated March 30, 1978 by Servant, Dunbrack, McKenzie and MacDonald Limited, of Case No. 3004, be approved.

Motion passed.

Council at this time agreed to deal with Added Item No. 20(a) as follows:

Barrington Place (Durham Leaseholds Limited)

The above noted item was added to the agenda at the request of the City Clerk.

A staff report dated April 11, 1978, was submitted.

MOVED by Deputy Mayor Shannon, seconded by Alderman Maley that the City agree to the procedures suggested by Durham Leaseholds Limited and its consultants for the re-construction of the Granville Street facades.

Motion passed.

Case No. 3477 - Application for Rezoning from R-2 to R-3, Consolidation of Lots and Modification of Lot Frontage for a Property Located at Civic Nos. 6038-40 (Lots 1 and 2) Cedar Street

MOVED by Deputy Mayor Shannon, seconded by Alderman Maley that, as recommended by the City Planning Committee:

1. A date be set for a public hearing to consider the rezoning of Lot 2 from R-2 to R-3 in order to permit its use for driveway and parking facilities for the proposed apartment buildings subject to a caveat ensuring conditions as set out in the staff report of March 8, 1978;