

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 15, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
 Aldermen Bird, Cowie, Harcourt, Kennedy,
 Rankin, Sweeney and Volrich (arrived
 3.p.m.)

ABSENT: Aldermen Bowers,) Leave of
 Boyce,) Absence.
 Marzari,)

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of Grade 7 students from Brock Elementary School, under the direction of their teacher, Mrs. June Williams.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Rankin
 SECONDED by Ald. Bird
 THAT the minutes of the Regular Council meeting of June 1,
 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird
 SECONDED by Ald. Sweeney
 THAT this Council resolve itself into Committee of the Whole,
 Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

Building & Planning Matters
(June 11, 1976)

Gulf Oil Canada Limited - Request
to Convert Four Gasoline Stations
to Self-Serve Operation.
(Clause 1)

In considering this clause of the Manager's report dated June 11, 1976, a delegation was heard from Gulf Oil Canada Limited, which presented a brief in support of converting the four gasoline stations described in the report to self-serve operations.

DELEGATIONS (Cont'd)

Gulf Oil Canada Limited -
Request to Convert Four Gasoline
Stations to Self-Serve Operation.
(Clause 1) (Cont'd)

MOVED by Ald. Cowie

THAT the request of Gulf Oil Canada Ltd., to convert the gasoline station at 8072 Granville Street at 65th Avenue, to self-serve be granted and the Director of Legal Services submit the necessary by-law amendment.

- LOST

(Ald. Bird, Harcourt, Kennedy, Rankin and Sweeney opposed)

MOVED by Ald. Cowie

THAT the request of Gulf Oil Canada Ltd., to convert the gasoline station at 3291 Grandview Highway at Rupert, to self-serve be granted and the Director of Legal Services submit the necessary by-law amendment.

- LOST

(Ald. Bird, Harcourt, Kennedy, Rankin and Sweeney opposed)

No further action was taken with respect to the four gasoline stations in existence.

Neighbourhood Pub -
1445 East 41st Avenue.

City Council on April 13, 1976, as the result of a plebiscite, approved an application for a neighbourhood pub at 1445 East 41st Avenue.

The Council this day heard a delegation from Mrs. Rene Monterey representing the New Horizons Club, located in Menno Court, in the area, speaking against Council's motion of April 13, 1976, and urging Council to reconsider its decision.

MOVED by Ald. Cowie

THAT the submission this day by the New Horizons Club, be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

Grant Request - Reception -
Visit of Mexican Navy Ship.

MOVED by Ald. Cowie

THAT no action be taken on the request of the Commanding Officer of H.M.C.S. Discovery, to approve an entertainment grant \$600 in connection with the forthcoming visit of a Mexican Navy ship.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Damage by Racoons to Residential Property

Council noted a letter, dated May 8, 1976, from Mr. D.S. Nielsen, in which he is requesting Council to take positive action on the problem of racoons in the City. Mr. Nielsen had contacted a number of agencies, including City and Provincial Government officials who could not assist him. Mr. Nielsen, who was in the Public Gallery, gave further explanation of his concerns.

MOVED by Ald. Cowie

THAT the S.P.C.A. be requested to report to Council on how the Association might deal with the problem of racoons, the report to include budgetary requirements as considered necessary.

- CARRIED UNANIMOUSLY

Crime Prevention Courtesy Cars.

The Council noted a letter from the Police Board, describing a proposal involving the use of eight vehicles supplied by local automobile dealers to facilitate innovative Crime Prevention programs. The letter also detailed conditions of the donation of these complimentary vehicles, their benefits and costs, and concluded with the following recommendation:

"That City Council approve this proposed program at the full cost of \$8,041.00, as outlined in the Police Board's letter; the costs to be provided in the operating budget of the Vancouver Police Department for the year 1976, and that the amount of \$8,041.00 be provided from Contingency Reserve."

MOVED by Ald. Bird

THAT the foregoing recommendation of the Vancouver Police Board, be approved.

- CARRIED UNANIMOUSLY

Moratorium on Strata Title Conversions.

Under date of June 11, 1976, Alderman Harcourt, as Chairman of the Housing and Environment Committee, submitted a letter containing a proposed resolution concerning an extension of the moratorium on strata title conversions.

Upon the suggestion of Council, Alderman Harcourt changed the resolution and it was, therefore,

MOVED by Ald. Harcourt

THAT the moratorium on strata title conversions be extended for a further year beyond the expiry date of June 26, 1976, to June 26, 1977, except in those cases where fewer than 10% of polled tenants object to the conversion; then the moratorium shall not apply.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

Permission to use sound truck
during 'Hire a Student' Week.

MOVED by Ald. Sweeney

THAT the request of the Manager, Canada Manpower Centre for Students, to broadcast by megaphone system in the downtown area, information on its 'Hire a Student' week, June 21 - 25, 1976, be granted.

- CARRIED UNANIMOUSLY

Harbour Park Development

The Council noted the following letter, dated June 14, 1976, re Harbour Park Development, submitted by the Mayor.

"We were informed today officially that Allarco Developments of Edmonton have withdrawn from the partnership planning to develop the Harbour Park site. They were the largest partner and the one with the greatest financial strength. The remaining partners are Harcourt Developments and Morris Kowall and Associates, two Alberta development companies. They cannot complete the financing at this time and are requesting an extension of time to July 31st.

A number of financial and development organizations have shied away from this project because of its controversial political history.

The economics of the city's proposition seem to be realistic and there do not appear to be any complaints about the lease arrangements or development permit requirements put forward by the city.

The development permit is ready to be issued and has been awaiting signing of the lease. The developers have invested about \$300,000 in working drawings and so on for permit applications.

There seems to be several alternative courses of action which are not mutually exclusive.

1. We can grant an extension of time to the present development group to July 31st.
2. We can contact the people that own the two blocks south of Georgia Street and ask them to purchase the development rights for the neighbourhood of \$5 million. However, our design advisors have suggested that the quantity of development that would then take place south of Georgia Street would be undesirable. In addition, one of the properties south of Georgia Street has been for sale for a long time and there are no indications that the property owners would be interested in buying the development rights.
3. We can call for proposal calls again or offer the property in some other way with a variation of conditions if necessary.

COMMUNICATIONS OR PETITIONS (Cont'd)

Harbour Park Development (Cont'd)

4. We could put a plebiscite to the public in November to authorize the spending of \$5 to \$6 million for park purposes, on the clear understanding that if the plebiscite failed to pass (it only needs 50% now) the property will be sold for development along the lines of the present proposal. This would be a clear question on which there could be no confusion and the results would be decisive one way or the other. If the plebiscite lost, I think the development proposal would take place in a politically clearer atmosphere. "

Council was advised that there were persons present in the Chamber who wished to speak on the matter, and it was

MOVED by Ald. Rankin
THAT Mr. Patrick Graham be heard as a delegation.

- CARRIED UNANIMOUSLY

Mr. Patrick Graham spoke and urged Council not to extend the time limit in respect of Harcourt Developments, the developers.

Council then considered the matter of an extension of time to the development group. However, it was

MOVED by Ald. Kennedy
THAT other members of the Public Gallery, who wished to speak on the matter, be heard.

- (amended)

MOVED by Ald. Rankin (in amendment)
THAT the following words be added to Alderman Kennedy's motion 'after Council has considered the matter of a time extension for the developers'.

- CARRIED

(Ald. Cowie, Kennedy and the Mayor opposed)

The amendment having carried, the motion as amended and reading as follows, was put and CARRIED UNANIMOUSLY

"THAT other members of the Public Gallery, who wished to speak on the matter, be heard after Council has considered the matter of a time extension for the developers."

(Underlining denotes amendment)

MOVED by Ald. Sweeney
THAT if the City does not receive the lease, duly executed by the proposed developers, by June 30th, 1976, negotiations be discontinued.

- (carried)

(Ald. Cowie and Harcourt opposed)

MOVED by Ald. Cowie (in amendment)
THAT the date in Alderman Sweeney's motion be struck, and 'July 31st, 1976' be inserted in lieu thereof.

- LOST

(Ald. Bird, Kennedy, Rankin and Sweeney opposed)

The amendment having lost, the motion by Alderman Sweeney was put and CARRIED.

COMMUNICATIONS OR PETITIONS (Cont'd)

Harbour Park Development (Cont'd)

Council then heard delegations as follows:

Mrs Clyne - suggested the City make greater efforts to obtain Federal funding.

Mr. S.G. Brown - representing West End and Downtown Ratepayers Association, urged Council to retain the area as Parkland.

Mr. B. Eriksen - Downtown Eastside Residents' Association, suggested that, if put to a plebiscite, the amount include street-widening, traffic, and policing costs.

Dr. Gibson - Park Commissioner, proposed that a plebiscite be submitted to the electors only after exploring other proposals.

Alderman Volrich joined the proceedings at this time.

MOVED by Ald. Kennedy

THAT WHEREAS the Mayor has proposed various alternatives in respect of the Harbour Park Development matter as it now stands;

AND WHEREAS one of these proposals involves discussions with the owners of the two blocks South of Georgia Street in respect of their purchase of Harbour Park Development rights;

THEREFORE BE IT RESOLVED THAT

the transfer of development rights alternative proposal for development on a residential basis be referred to the City Manager for a full investigation with staff for a feasibility report within sixty days, particularly on the following bases:

- (a) that a portion only of this Harbour Park site be involved in the discussions with the South side owners;
- (b) the entrance to the South side property, if and when developed under the alternative proposal, be predominantly from Alberni Street;
- (c) the unsold balance of the particular Harbour Park site be developed in conjunction with the site immediately to the West and NHB property to the North, to provide a comprehensive modest development on the North side from Denman Street West to the Stanley Park entrance, to include mainly park, recreational, and general water-related uses.

- LOST

(Ald. Cowie, Harcourt, Rankin and Volrich opposed)

MOVED by Ald. Volrich

THAT the foregoing motion by Alderman Kennedy be referred to the Finance and Administration Committee for consideration and report to Council.

- LOST

(Ald. Bird, Cowie, Kennedy, Rankin, Sweeney and the Mayor opposed)

COMMUNICATIONS OR PETITIONS (Cont'd)

Harbour Park Development (Cont'd)

MOVED by Ald. Bird (in amendment)

THAT the time limit of sixty days referred to in Alderman Kennedy's motion be deleted, and 'September 30th' be substituted in lieu thereof.

- LOST

(Ald. Cowie, Harcourt, Kennedy, Rankin, Sweeney, Volrich and the Mayor opposed)

The motion to refer and the amendment having lost, the motion by Alderman Kennedy was put and a tie-vote resulted; therefore the motion was declared LOST.

MOVED by Ald. Rankin

THAT, providing a lease re Harbour Park properties is not signed by June 30, 1976, the Council submit a plebiscite to the electors on November 17, 1976, to retain the Harbour Park site at a total cost of \$5,000,000.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie

THAT the Planning and Development Committee give consideration and report to Council on the principle of clause (c) as contained in Alderman Kennedy's motion.

- CARRIED

(Ald. Rankin opposed)

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The Council recessed at 4.10 p.m., and following an 'In Camera' meeting in Committee Room No. 3., reconvened in the Council Chamber at 4.35 p.m., with the same members present.

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CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT.

JUNE 11, 1976

Works and Utility Matters (June 11, 1976)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Closure of Portion of Lane South of Nelson Street, East from Bute Street - Block 22, D.L.185 - Nelson Park.
- Cl. 2. Pavement Widths on 8th Avenue from Penticton to Slocan and on 11th Avenue from St. George to Carolina.

The Council took action as follows:

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters
(June 11, 1976) (Cont'd)

Closure of Portion of Lane South
of Nelson Street, East from Bute Street
Block 22, D.L.185 - Nelson Park.
(Clause 1)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained
in this Clause, be approved.

- CARRIED UNANIMOUSLY

Pavement Widths on 8th Avenue
from Penticton to Slocan, and
on 11th Avenue from St. George
to Carolina.
(Clause 2)

MOVED by Ald. Rankin
THAT the recommendation of the City Manager, as contained
in this Clause, be approved;

FURTHER THAT projects #35 and #38 on Schedule 436 be
undertaken, as recommended by the City Engineer.

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(June 11, 1976)

Complaints re 1535 and 1517
West 64th Avenue
(Clause 1)

MOVED by Ald. Volrich
THAT this clause in the report be received for information

- CARRIED UNANIMOUSLY

Building and Planning Matters
(June 11, 1976)

The Council considered this report which contains ten
clauses, identified as follows:

- Cl. 1. Gulf Oil Canada Limited - Request to Convert
Four Gasoline Stations to Self-Serve operation.
- Cl. 2. Feasibility of Ground Survey of 3513 and 3553
Point Grey Road.
- Cl. 3. 1049 West 7th Avenue - Apartment Development.
D.P.A. #72990.
- Cl. 4. Kitsilano N.I.P. Program - Lord Tennyson
School Alterations.
- Cl. 5. Kitsilano N.I.P. - Funds for Alterations to
Carnarvon School.
- Cl. 6. Downtown Eastside N.I.P. Boundary Extension.
- Cl. 7. 290 West 49th Avenue - D.P.A. #72829.
(Family Y.M.C.A. Recreation Building).
- Cl. 8. Rezoning Application - 948-976 West 13th Avenue.
- Cl. 9. Rezoning Application - N.E. Corner of McGill
and Penticton Streets.
- Cl.10. Leases - False Creek Development - Area 6.

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Building & Planning Matters
(June 11, 1976) (Cont'd)

For Council action on Clause 1, see pages 2 & 3.

Feasibility of Ground Survey of
3513 and 3553 Point Grey Road.
(Clause 2)

In considering this clause, a letter from the Park Board was noted, requesting that arrangements be made for a special survey to establish the legal northern boundaries of Lots 7 - 16, Block 3, D.L.540.

MOVED by Ald. Volrich

THAT this clause in the report, and the letter dated June 2, 1976, from the Park Board, be received.

- CARRIED UNANIMOUSLY

Clauses 3 - 7 inclusive
and Clause 9.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager contained in Clauses, 3, 4, 5, 6, 7 and 9, be approved.

- CARRIED UNANIMOUSLY

Rezoning Application -
948-976 West 13th Avenue
(Clause 8)

Council was advised that the applicant wished to withdraw his rezoning application at 948-976 West 13th Avenue.

Leases - False Creek Development
Area 6
(Clause 10)

In considering this clause, the Council heard a delegation from the Creek Village Group, indicating that there will be hardship if lease payments and taxes have to be paid before the occupants are able to move in.

MOVED by Ald. Bird

THAT, subject to it being legally possible, the Council defer rental payments for up to six months commencing July 1, 1976 re Creek Village Co-op. (Lot 8) and University Non-profit Building Society (Lot 27) housing projects, located in area 6 - False Creek, on the understanding that these deferred monies will be recovered over the terms of the lease.

- CARRIED UNANIMOUSLY

MOVED by Ald. Cowie (in amendment)

THAT owners of market housing in False Creek also be included in these arrangements, subject to it being legally possible.

- LOST

(Ald. Bird, Harcourt, Kennedy, Rankin, Sweeney
and Volrich opposed)

(The Mayor was excused from voting on the foregoing
amendment)

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Licenses and Claims Matters
(June 11, 1976)

Request by the "Scotch Shop" for a
Pro-rated 1976 Business License Fee.
(Clause 1)

MOVED by Ald. Bird

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters
(June 11, 1976)

The Council considered this report which contains three clauses, identified as follows:

- Cl. 1. Street Closure - Broadway from MacDonald Street to Waterloo Street.
- Cl. 2. Kitsilano Apartment Area - Proposed Arterial Street Plan.
- Cl. 3. Cedar Cottage N.I.P. Appropriation: Pedestrian-Activated Traffic Signal on Victoria Drive at East 22nd Avenue.

The Council took action as follows:

Street Closure - Broadway -
from Macdonald to Waterloo Streets.
(Clause 1)

MOVED by Ald. Volrich

THAT the request of the Hellenic Community of Vancouver to close Broadway from MacDonald to Waterloo Streets to vehicular traffic on June 27, 1976, from 12 Noon to 12 Midnight, be approved subject to the conditions detailed in the report;

FURTHER THAT a grant of \$500 be approved to cover the cost of temporary signing, barricading and extra street-cleaning.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Clauses 2 and 3.

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in clauses 2 and 3 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(June 11, 1976)

The Council considered this report which contains seven clauses, identified as follows:

- Cl. 1. Central Oliver Multi-Use Centre - United Housing Foundation.
- Cl. 2. Request for Grant - Re: 823 Jackson Avenue.
- Cl. 3. Request for Grant Equal to Property Taxes: Children's Hospital - 1975 and 1976.
- Cl. 4. Use of Queen Elizabeth Theatre - Canadian Association of Fire Chiefs Conference.
- Cl. 5. Municipal Incentive Grant Programs - B.C., re Housing.
- Cl. 6. 73rd Annual Convention of U.B.C.M., September 15th, 16th and 17th, 1976.
- Cl. 7. Park Board Staffing.

The Council took action as follows:

Central Oliver Multi-Use Centre -
United Housing Foundation
(Clause 1)

MOVED by Ald. Sweeney

THAT recommendation 1 as contained in this clause, be approved, and recommendation 2 be approved, after amendment as follows:

'The Director of Legal Services take the necessary action to discharge the mortgage upon such terms as will protect the City's financial and social investment to the satisfaction of the Director of Finance and the Director of Social Planning.'

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY.

Underlining denotes amendment.

Request for Grant - re
823 Jackson Avenue
(Clause 2)

MOVED by Ald. Bird

THAT this clause be received and no further action taken.

- CARRIED UNANIMOUSLY

Request for Grant Equal to
Property Taxes - Children's
Hospital - 1975 and 1976.
(Clause 3)

MOVED by Ald. Rankin

THAT a grant equal to Property Taxes for 1975 and 1976, to the Children's Hospital, in the amount of \$10,437.11, be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Finance Matters
(June 15, 1976) (Cont'd)

Use of Queen Elizabeth Theatre -
Canadian Association of Fire Chiefs Conference
(Clause 4)

MOVED by Ald. Bird

THAT the request of the Fire Chief for the use of the Queen Elizabeth Theatre by the Department on August 22nd, 1976, to conduct Opening Ceremonies and a Memorial Service in connection with the Canadian Association of Fire Chiefs Conference, be granted.

- CARRIED UNANIMOUSLY

Clauses 5 - 7 inclusive

MOVED by Ald. Bird

THAT the recommendations of the City Manager, as contained in Clauses 5 and 7 be approved, and Clause 6 be received for information.

- CARRIED UNANIMOUSLY

Personnel Matters
(June 11, 1976)

Compensation for Hours of Work -
3 Positions of Trades Foremen I,
Equipment Branch, Engineering Dept.
(Clause 1)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Property Matters
(June 11, 1976)

The Council considered this report which contains eight clauses, identified as follows:

- Cl. 1. Lease of City Owned Property at 333 Powell Street To St. James Social Service Society.
- Cl. 2. Option to Repurchase Agreement - Extension Request Provincial Department of Housing. Lot 1, Section 27 THSL, Plan 15955. Situated: East Side Cassiar between Adanac and Napier Street.
- Cl. 3. Establishment for Road Purposes - The West 7' of Lots 5, 7 & 8, Block 158,D.L.37; Situated East Side of Joyce, South of Vanness.
- Cl. 4. Acquisition For Clark Park Extension, Lot 17, Sub. D., Block 171, D.L.264A, 3029 Woodland Drive.
- Cl. 5. Acquisition for Park Site #9 (Kitsilano) Parcel "B" (Reference Plan 318) of Lots 7 & 8, Block 265, D.l. 526; Plan 590 - 2032 West 5th Avenue.
- Cl. 6. West Coast Salvage & Contracting Co., Ltd., Claim by City for Demolition Costs - False Creek.
- Cl. 7. Consolidation of Arbutus-Burrard Connector Lands - Site 28, South Side 1800 Block West 5th Avenue.
- Cl. 8. Operating Concept and Staffing - Cordova Lodge.

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters
(June 11, 1976) (Cont'd)

Lease of City Owned Property at
333 Powell Street to St. James
Social Service Society.
(Clause 1)

MOVED by Ald. Harcourt

THAT the existing lease of the City-owned property at 333 Powell Street be extended on the same terms, conditions and nominal rental of \$1 per annum, and the Director of Legal Services be instructed to prepare the necessary lease and the City make application for a grant under the R.R.A.P. on behalf of the St. James Social Service Society.

- CARRIED UNANIMOUSLY

Clauses 2 - 5 inclusive
and Clause 7.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in Clauses 2, 3, 4, 5, and 7, be approved.

- CARRIED UNANIMOUSLY

West Coast Salvage & Contracting Co., Ltd.,
Claim by City for Demolition Costs -
False Creek.
(Clause 6)

MOVED by Ald. Harcourt

THAT consideration of this Clause be deferred, pending the hearing of a delegation from Mr. P. Ballam, Solicitor for West Coast Salvage & Contracting Co., Ltd., as requested.

- CARRIED UNANIMOUSLY

Operating Concept and Staffing -
Cordova Lodge.
(Clause 8)

MOVED by Ald. Harcourt

THAT this clause in the report, be received for information.

- CARRIED UNANIMOUSLY

B. Capital Borrowing
Versus Pay-As-You-Go.

In considering this subject, the Council noted a report of the City Manager, dated June 1, 1976, in which the Director of Finance submitted comments on CAPITAL BORROWING versus PAY-AS-YOU-GO.

A report of the City Manager dated May 7, 1976, in which the City Engineer reported on PAY-AS-YOU-GO versus FIVE YEAR CAPITAL PLANS, and a letter from the Park Board, dated May 11, 1976, were also considered.

Cont'd...

CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Capital Borrowing
Versus Pay-As-You-Go. (Cont'd)

In its letter, the Park Board recommended a Parks and Recreation Capital Plan of a minimum three-year duration be presented during the 1977/78 Civic Election.

Council also noted a report from the Finance and Administration Committee, dated April 8, 1976, in which it was recommended that no Capital Plan be submitted in 1976, but the matter be reconsidered in the Spring of 1977.

MOVED by Ald. Harcourt

THAT a Five-Year Capital Borrowing Program be submitted to the electors on November 17, 1976, and the Finance and Administration Committee report back to Council on an appropriate program.

- (carried)

MOVED by Ald. Kennedy (in amendment)

THAT the words 'Five-Year' in Alderman Harcourt's motion be struck and 'Three or Five-Year' inserted in lieu thereof.

- LOST

(Ald. Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

MOVED by Ald. Kennedy (in amendment)

THAT 'Five-Year' in Alderman Harcourt's motion be struck and 'Three-Year' be inserted in lieu thereof.

- LOST

(Ald. Cowie, Harcourt, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendments having lost, the motion by Ald. Harcourt was put and CARRIED.

(Ald. Volrich opposed)

MOVED by Ald. Rankin

THAT the Finance and Administration Committee submit a recommendation by the end of July, as to the number of ballots that should be submitted to the electors on the Five-Year Plan.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

I. Part Report of Standing Committee
on Planning and Development,
May 27, 1976

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Suggested Mini-Motorbike Park Site
- Cl. 2: Progress Report - Waterfront Planning Study

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 2 be received for information.

- CARRIED UNANIMOUSLY

(Aldermen Cowie and Sweeney were opposed to Clause 1)

II. Report of Standing Committee
on Housing and Environment,
June 3, 1976

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Condition of Nine Vacant Buildings: Downtown Eastside - Standards of Maintenance By-law.
- Cl. 2: Animal Control - Dogs
- Cl. 3: Chairman's Progress Report

The Council took action as follows:

Clauses 1 and 3

MOVED by Ald. Harcourt,
THAT the recommendations of the Committee contained in Clause 1 be approved and Clause 3 be received for information.

- CARRIED UNANIMOUSLY

Animal Control - Dogs
(Clause 2)

Mr. S.G.N. Presley, President, Western Federation of Individuals and Dog Organizations (FIDO), addressed Council and submitted a brief opposing the proposed Leash By-law, as the organization considers it would impose a hardship on many dog owners who do not own or have access to private property on which their pet can be exercised. He also claimed that such a By-law would cause unnecessary diversion of scarce dog By-law enforcement resources away from the real problem which is the dog running-at-large.

Mr. Presley's brief also addressed the matter of the By-law to require clean-up of faecal material by dog owners and recommended that the consideration of this By-law be rejected as impractical and unproven.

MOVED by Ald. Harcourt,
THAT recommendation A of the Committee contained in this Clause be referred back to the Standing Committee on Housing and Environment for further consideration in conjunction with representatives of the Western Federation of Individuals and Dog Organizations.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Housing and Environment,
June 3, 1976 (cont'd)

Animal Control - Dogs
(Clause 2) (cont'd)

MOVED by Ald. Harcourt,
THAT recommendation B of the Committee contained in this
Clause be approved.

- LOST

(Aldermen Bird, Kennedy, Rankin, Sweeney and the
Mayor opposed)

III. Report of Standing Committee
on Finance & Administration,
June 3, 1976

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: Theatre in the Park - Insurance Fund
- Cl. 2: Civic Theatre Revenue Increase
- Cl. 3: Capital Budget and Financing - Champlain Heights

The Council took action as follows:

Theatre in the Park - Insurance
Fund (Clause 1)

MOVED by Ald. Sweeney,
THAT the recommendation of the Committee contained in
this Clause be approved.

- CARRIED

(Aldermen Cowie, Kennedy and the Mayor opposed)

MOVED by Ald. Cowie,
THAT the Theatre in the Park be advised to explore with
the Park Board the use of Hangar #5 at Jericho.

- CARRIED

(Aldermen Kennedy and Sweeney opposed)

Civic Theatre Revenue
Increase (Clause 2)

Also before Council for consideration was a report of the
City Manager dated June 8, 1976, in which the Theatre Manager
submitted for approval, a revised schedule of rental rates for
the Queen Elizabeth Theatre, the Orpheum Theatre and the Queen
Elizabeth Playhouse from September 1, 1976, to August 31, 1977.

MOVED by Ald. Sweeney,
THAT the recommendations of the Committee contained in this
Clause be approved;

FURTHER THAT the recommendation of the City Manager
contained in his report dated June 8, 1976, be approved.

- CARRIED UNANIMOUSLY

Capital Budget and Financing -
Champlain Heights (Clause 3)

MOVED by Ald. Sweeney,
THAT the recommendations of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

IV. Report of Standing Committee
on Community Services,
June 3, 1976

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Hours of Operation for Neighbourhood Pubs
- Cl. 2: Y.M.C.A. Youth Employment Service - Grant Application
- Cl. 3: Downtown Eastside Residents' Association - Grant Application
- Cl. 4: Grant for Native Daughters of B.C. - Hastings Mill Museum

The Council took action as follows:

Hours of Operation for Neighbourhood Pubs (Clause 1)

The Clerk advised Council that Mr. Peter Uram had submitted a request to appear as a delegation on the matter of a later closing hour for neighbourhood pubs.

MOVED by Ald. Cowie,
THAT consideration of this Clause be deferred pending the hearing of a delegation from Mr. Peter Uram as requested.

- CARRIED

(Alderman Bird opposed)

Clauses 2 and 4

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in Clauses 2 and 4 be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

Downtown Eastside Residents' Association - Grant Application (Clause 3)

Council noted a delegation request from the Downtown Eastside Residents' Association to appear this day with respect to their grant request.

MOVED by Ald. Cowie,
THAT the delegation be heard.

- LOST

(Aldermen Bird, Kennedy, Sweeney and Volrich opposed)

Alderman Rankin advised that the amount of the grant to DERA recommended by the Committee should be amended from \$22,176 to \$15,136 (net cost to the City \$7,578).

MOVED by Ald. Rankin,
THAT a grant of \$15,136 to the Downtown Eastside Residents' Association be approved.

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bird, Kennedy, Sweeney, Volrich and the Mayor opposed)

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Community Services,
June 3, 1976 (cont'd)

Downtown Eastside Residents'
Association - Grant Application
(Clause 3) (cont'd)

MOVED by Ald. Sweeney,
THAT the resolution of the Committee contained in this
Clause be referred to the Standing Committee on Finance and
Administration for consideration.

- CARRIED

(Aldermen Harcourt and Rankin opposed)

Alderman Rankin referred to a memo he had received from
the Department of Social Planning dated June 15, 1976, recommending
that Council approve a grant of \$2,700 to the Mount Pleasant
Summer Fun Program.

MOVED by Ald. Rankin,
THAT this grant request be deferred for one week and
referred back for report to Council in the usual manner.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Planning and Development,
June 9, 1976

Future Use of Habitat Pavilion
(Clause 1)

MOVED by Ald. Kennedy,
THAT the resolutions of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bird,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bird,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4837,
BEING THE HERITAGE BY-LAW

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

cont'd....

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 4837,
BEING THE HERITAGE BY-LAW (cont'd)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

MOTIONS

A. Closing, Stopping Up & Conveyancing
Portion of Oak Street, South of
S.W. Marine Drive

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,
THAT WHEREAS

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. City Council on May 4th, 1976, approved the closure of a portion of Oak Street, South of S.W. Marine Drive, adjacent to Subdivisions "B" and "C" of Lot 18 of Lots 18 to 30, Block "C" and of Lots 24 to 33, Block "D" and of Blocks "Y" and "Z", District Lots 319, 324 and part of 323, Plan 3408;
3. The abutting owner of said Subdivisions "B" and "C" has made application for the purchase of the seven foot strip;

THEREFORE BE IT RESOLVED THAT the West 7 feet of Subdivisions "B" and "C" of Lot 18 of Lots 18 to 30, Block "C" and of Lots 24 to 33, Block "D" and of Blocks "Y" and "Z", District Lots 319, 324 and part of 323, Plan 3408 be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the closed road be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

B. Establishment of Land for Road
Purposes (Portion of Joyce Road
S/S of Vanness)

MOVED by Ald. Kennedy,
SECONDED by Ald. Bird,

THAT WHEREAS the City of Vancouver is the registered owner of Lots 5, 7 and 8, Block 158, D.L. 37, Plan 2750;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands as road;

THEREFORE BE IT RESOLVED THAT the West seven feet of Lots 5, 7 and 8, Block 158, D.L. 37, Plan 2750 be and the same are hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

C.F.M.M. Conference -
Per Diem

MOVED by Ald. Volrich,
SECONDED by Ald. Bird,

THAT Council members attending sessions at the 1976 C.F.M.M. Conference, be paid the usual per diem allowance.

- CARRIED

(Aldermen Harcourt, Rankin and the Mayor opposed)

Alderman Bird -
Attendance of Council
Members at Public
Functions

requested that when an organization has asked for an Alderman other than the appointed Deputy Mayor for that particular month to represent the City at a function, that the Deputy Mayor be so advised.

The Mayor agreed that when his staff is aware of any such invitations to individual Aldermen, they will advise the current Deputy Mayor of this fact.

- - - - -

The Council adjourned at approximately 6:15 p.m.

* * * * *

The foregoing are Minutes of the Regular Council Meeting of June 15, 1976, adopted on June 22, 1976.

A. Phillips
MAYOR

B. A. L. L. H.
CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Lane South of Nelson Street, East from Bute Street - Block 22, D.L. 185 - Nelson Park

The City Engineer reports as follows:

"On September 23, 1975, Council concurred with a motion of the Board of School Trustees dealing with an exchange of lands in Block 22, D.L. 185, bounded by Nelson, Bute, Comox and Thurlow Streets. The School Board presently owns and has a school on the property (Parcel G) in the southwest corner of this block. Parcel G plus 50% of the abutting lane is to be exchanged for an equivalent area of land in the northwest corner of the block.

To complete this exchange, it will be necessary to close a portion of the lane south of Nelson Street, easterly from Bute Street. The portion of closed lane is to be subdivided with the abutting lands.

The utilities that exist in this lane must remain in their present location as they are required to provide servicing to Minaki Lodge and the existing school. An easement will be required through the new school site to contain these utilities.

I RECOMMEND that all that portion of lane outlined red on plan marginally numbered LF 7650 be closed and stopped up subject to the following conditions:

- (a) The closed lane be subdivided with the abutting lands in a manner satisfactory to the Approving Officer.
- (b) The portion of lane so closed within the new school site be conveyed to the School Board and the City take title to the balance.
- (c) A public utility right-of-way be retained by the City over the entire portion of closed lane included in the parcel to be conveyed to the School Board.
- (d) All costs to relocate existing utilities required for the school development to be borne by the School Board.
- (e) Any agreement to be to the satisfaction of the City Engineer and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Pavement Widths on 8th Avenue from Penticton to Slocan and on 11th Avenue from St. George to Carolina

The City Engineer reports as follows:

"City Council, on May 13, 1976, subsequent to the Court of Revision of the same date, referred the matter of pavement widths on the above noted streets back to the City Engineer for review.

The recommended pavement widths have been reviewed and are reaffirmed as follows:

- (a) 8th Avenue - Penticton to Slocan
27 feet is recommended because adjacent blocks have pavements of this width. The use of this area for driver training and testing does not warrant a wider pavement. Such use should be discouraged not encouraged by installation of a wider pavement.
- (b) 11th Avenue - St. George to Carolina
27 feet is recommended because the use of the street by Biltmore patrons should decrease when some parking is relocated to the old Beaver Lumber site north of the Biltmore Hotel. Review of on-street parking density shows no need for a wider pavement. Furthermore the street width should not be such that use of 11th Avenue by non-local through-traffic all the way to Fraser Street is encouraged.

Clause 2 Cont'd

As part of the Mount Pleasant Neighbourhood Improvement Program, the Traffic Division has been asked to review traffic conditions in general in the area with particular attention to the area adjacent the Biltmore. Such a review could result in steps being taken to minimize or eliminate the impact of hotel traffic on the adjacent residential area. Hence a wider pavement is not appropriate.

The City Engineer recommends that:

- (a) the pavement width on 8th avenue from Penticton to Slocan be 27 feet.
- (b) the pavement width on 11th avenue from St. George to Carolina be 27 feet."

The City Manager RECOMMENDS that the above report of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 307-8

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Complaints re 1535 West 64th Avenue and 1517 West 64th Avenue

Vancouver City Council on April 13, 1976 when considering a City Manager's Report in which the Director of Permits and Licenses reported on the above topic, passed a motion that the report be received for information and that the Director of Permits and Licenses and the Chief Constable report on this matter in due course.

The Director of Permits and Licenses reports:

"Reinspections have been carried out at 1535 and 1517 West 64th Avenue and considerable improvement has taken place regarding general maintenance, however, the following matters require further action:

1517 West 64th Avenue

The site has been cleaned up but a drainage problem outside the garage to prevent flooding has not been corrected. Prosecution notices are now being prepared.

1535 West 64th Avenue

Rechecks of this building show that it is still occupied in contravention of the Zoning and Development By-law. Prosecution notice is being prepared. It should be noted that the tenant in the illegal basement suite may qualify under City Council's Hardship Policy. If a Hardship Application is received during the notice period, the matter will be dealt with by the Committee and will be brought before City Council."

The Chief Constable reports that it appears the matter has been resolved. Attached, as Appendix "A", are Police officers' reports to the Chief Constable on this matter.

The City Manager submits the reports of the Director of Permits and Licenses and the Chief Constable for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 308

BUILDING & PLANNING

CONSIDERATION

1. Gulf Oil Canada Limited - Request to Convert Four Gasoline Stations to Self-Serve Operation.

The Director of Planning reports as follows:

"The City Clerk has received a letter from Mr. D.J. Sharp (see Appendix I), requesting that four gasoline stations, located at 8072 Granville Street, 3100 East 54th Avenue, 2808 West Broadway and 3291 Grandview Highway, be permitted to convert to self-service.

Gulf Oil Canada Limited currently has 9 of the 57 or 15.8% of their gasoline service stations in the City as self-service. It is now proposed to convert the gasoline stations at:

- 8072 Granville Street at 65th Avenue
- 3100 East 54th Avenue at Kerr
- 2808 West Broadway at MacDonald
- 3291 Grandview Highway at Rupert

to self-service.

The Development Permits referred to in the Gulf Oil Canada Limited's submission (see Appendix II), were processed as follows:

1. 8072 Granville Street at 65th Avenue - DP #72430

Approved by the Director of Planning March 1, 1976, thereby permitting:

'an additional service bay to, and alterations of the interior of this existing gasoline service station.'

The approved drawings showed 4 service bays and 2 pump islands.

2. 3100 East 54th Avenue at Kerr Street - DP #72433

Request to 'alter to self-serve and erect kiosk'.

Refused by the Director of Planning on February 2, 1976 for the following reason:

'It is considered an unsuitable form of development to alter the use of the existing gasoline service station to self-service as it forms an integral part of the existing shopping complex under the CD-1 (Comprehensive District) Zoning.'

1. 3100 East 54th Avenue - DP #73067

Approved by the Director of Planning March 8, 1976 thereby permitting:

'the reconstruction of a 6' x 15' kiosk at the existing gasoline service station on this site.'

The approved drawings showed 4 service bays and 3 pump islands.

Clause No. 1 Continued.

3. 2808 West Broadway at MacDonald Street - DP #72434

Approved by the Director of Planning on March 8, 1976 thereby permitting:

'the addition of a 25' x 30' extension to existing service station on this site.'

The approved drawings showed 4 service bays and 2 pump islands.

4. 3291 Grandview Highway at Rupert Street - DP #72435

Approved by the Director of Planning on March 11, 1976 thereby permitting:

'the reconstruction of a gasoline service station and ancillary kiosk on the site.'

The approved drawings showed 2 pump islands.

If the conversion of these 4 gasoline service stations were permitted, it would mean that 13 of the 57 or 22.8% of the Gulf Oil Canada Ltd. gasoline stations in the City would be self-service, exceeding City Council's limitation of 15%.

If these conversions are allowed:

- 8072 Granville Street at 65th Avenue
- 3100 East 54th Avenue at Kerr
- 2808 West Broadway at MacDonald
- 3291 Grandview Highway at Rupert

should be added to the list of permitted self-serve gasoline station locations in Schedule B of the License By-law controlling self-serve gasoline stations."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION: Mr. D. Sharp, Gulf Oil Canada Limited.

INFORMATION2. Feasibility of Ground Survey of 3513 & 3553 Point Grey Road.

The City Engineer and Director of Legal Services report as follows:

"On March 9, 1976, City Council requested the Director of Legal Services to prepare a draft By-law amendment to establish a building line on the properties on the north side of Point Grey Road. At the same time Council requested that the City Manager report back on the feasibility of the City conducting a ground survey of 3513 and 3553 Point Grey Road.

The matter of the building line was dealt with at a Public Hearing on May 27. The matter of the northerly limit of the properties in the 3500 Block has been researched extensively and there is no simple solution to clarify the northerly property line of these properties.

The titles of these properties are based on Plan 229 (dated 1887) in the Land Registry Office which has no dimensions and is drawn at a scale of 1 inch equals 300 feet. Consequently, the depth of the lots can only be an approximate scale distance.

In 1929, the City made a detailed survey of this area and by instrumentation determined, as accurately as possible, the location of the High Water Mark. A plan was prepared (the Fountain Plan) showing the approximate relationship between the north side of Point Grey Road and the High Water Mark. The distances on the Plan are shown with a plus or minus tolerance since it is impossible to precisely determine the High Water Mark.

A ground survey could determine the front line and side lines of the properties but could only show the approximate distance northerly to High Water Mark or the approximate depth scaled from Plan 229. It could not define the northerly limit of these properties.

In view of the foregoing, at the present time it appears the only determination of the northerly limit of these lots would be that set by the Courts on an individual basis. However, with the building line providing the means to control the extent of buildings, the only use for the north property line from a City standpoint would be to determine site area and floor space ratio with respect to By-law requirements. Accordingly, the Director of Legal Services is examining, with the Director of Planning, the feasibility of special Zoning By-law amendments as alternate means of dealing with these requirements."

The City Manager submits the matter to Council for INFORMATION.

RECOMMENDATION3. 1049 West 7th Avenue - Apartment Development - Development Permit Application #72990.

The Director of Planning reports as follows:

"Development Permit Application #72990 has been filed by H. Hawthorne, Architect, to construct a three storey plus basement apartment building containing three dwelling units on this site.

The site is located on the north side of West 7th Avenue between Oak Street and Spruce Street in Fairview Slopes.

The proposed development would be at variance to Section 1 of the CRM-2 District Schedule with respect to floor space ratio, height, setbacks and off-street parking requirements (for detailed analysis, see Appendix I).

Clause No. 3 Continued.

Section 3 of the CRM-2 District Schedule gives City Council the discretion to permit a building at variance to the regulations of Section 1, with Council to have due regard to the following:

- (a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.
- (b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
 - (i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.G of the CRM-2 Multiple Dwelling District Schedule
 - (ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

The proposed development would comply with the Interim Control Guidelines for Fairview Slopes adopted by City Council on July 22, 1975.

The Urban Design Panel, on February 18, 1976, recommended that the design of the proposed development be approved.

The Fairview Area Planner, in memoranda dated February 26, 1976 and May 3, 1976 has recommended that the proposed development be approved.

The Director of Planning recommends that this Development Permit Application be approved in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the construction of an apartment building containing three dwelling units, subject to the following conditions:

A. Prior to the issuance of the Development Permit:

- i. A written undertaking is to be submitted by the owners to the satisfaction of the Director of Planning regarding the provision of one additional off-street parking space at the rear, upon provision of lane access.
- ii. The north 10' of the site is to be dedicated to the City for future lane widening access.
- iii. Crossings are to be first approved by the City Engineer.
- iv. Revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:
 - details of all landscaping on the site, including the type, location, quantity, and size of all planting materials and ground cover
 - details of fences and screening
 - details of surfacing and curbing of the off-street parking
 - the blank easterly wall of the garage be omitted for a distance of 5' from the property line adjoining 7th Avenue, with the exception of a corner column.

Clause No. 3 Continued.

- B. The 2 off-street parking spaces are to be provided in accordance with the approved drawings within sixty (60) days from the date of any use or occupancy of the proposed development, and thereafter permanently maintained.
- C. A third off-street parking space is to be provided at the northerly end of the site within sixty (60) days from the date of development of lane access.
- D. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter permanently maintained in good condition. "

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

RECOMMENDATION

4. Kitsilano NIP Program - Lord Tennyson School Alterations.

The Director of Planning reports as follows:

"On July 22, 1975 City Council approved the expenditure of up to \$21,000 from Kitsilano Neighbourhood Improvement Program funds for the purpose of contributing to the alteration of a portion of Lord Tennyson School to create a space suitable for an after-school child-care program and for use by the community in the evening. The alterations are now completed and equipment has been purchased for the after-school care program.

In order to make this space more usable and independent from the main services of the school, additional expenditures are required. Details of the alterations and costs are as follows:

(a) Alterations

This room is presently heated from the central heating system used for the whole school. It is presently too costly and inefficient to heat the whole school simply to ensure that this room remains warm enough. It is therefore proposed that a separate heating system be installed in this room.

This room is entirely constructed of concrete, and the heat loss through the floor is quite severe. It is proposed therefore, that a wood sub-floor be installed to help insulate the room and to provide a more suitable surface for the intended users of this space.

It was discovered that the water is turned off in the school during certain holidays during which the after-school program has to operate. Day-care licencing regulations state that running water must be supplied at all times. Therefore, a separate water system should be installed.

It was also felt that the walls should be painted as the existing walls are in very bad condition.

It should be noted that these additional alterations to this room make it possible to seal the room off from the school and thereby use it at all times. It will not be necessary to hire School maintenance and heating staff at overtime rates during the evenings and weekends to use this room.

Clause No. 4. Continued.

(b) Costs

There will be some extra operating cost incurred by the installation of the additional heating unit (estimated by the School Board to be around \$400 per year). The Tennyson Parents Group has agreed to assume responsibility for this cost. This Group will be responsible for programming the use of the rooms after regular school hours, and will collect a fee from those groups able to pay in order to meet the operating costs of the additional heating unit.

The School Board has supplied an estimate of \$18,500 for the proposed alterations. They said they would honour this estimate until May 15, 1976 (see Appendix A). Since it is now past that date, the School Board has suggested that an additional 15% be added to cover the possibility of the costs rising over the summer months. Therefore the total estimated cost is now \$21,275.

Included in the \$21,000 approved by City Council on July 22, 1975 was an amount of \$1938.00 to be used to purchase equipment for the after-school day-care program. This equipment has been purchased and the total cost was approximately \$100.00 over budget. Requests for NIP funds submitted last year did not include an inflation factor (all requests now contain this extra amount) and the cost of the equipment rose by approximately \$100.00 since last July.

Therefore, the total cost required at this time for the proposed additional alternative and funds to cover the added costs of the original alterations comes to \$21,375.

The Kitsilano Citizens Planning Committee and the Kitsilano Planning Office Staff reviewed this project on March 17, 1976 and recommended approval of the necessary funds to complete the alterations to this room.

Central Mortgage and Housing Corporation has been informed of and concurs with this recommendation.

It is therefore RECOMMENDED, that:

City Council approve the expenditure of up to \$21,375 (twenty-one thousand, three hundred and seventy five dollars) from the Kitsilano Neighbourhood Improvement Program budget (\$5343.75 City, \$5343.75 Provincial, \$10,687.50 Federal) to complete the alterations to Lord Tennyson School as noted in Appendix A. This amount is to be changed to the Social Facilities budget."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

5. Kitsilano NIP - Funds for Alterations to Carnarvon School.

The Director of Planning reports as follows:

"On April 18, 1976 the Kitsilano Citizens Planning Committee received a request for NIP funds from the Carnarvon Out-of-School Care Society to make some alterations to Carnarvon School.

The Carnarvon Out-of-School Care Program presently operates out of the "primary activity" room in the school. This room is used by the school during the day, by the after-school program from 3:00 p.m. to 6:00 p.m., and by the community in the evening. Carnarvon School is designated as a "Community School" so there is no problem with supervision, heating, etc. of the room during the normal school year. However, during the summer, the After-School Care Program has to operate all day until 6:00 p.m., and the custodial staff leave the building at 4:00 p.m. Unless there is some way of sealing off this room from the rest of the school and providing direct access outside, the After-School Program will have to be terminated. Isolating this room can be done by installing a fire door and making some other minor changes. The School Board has agreed to do this work for \$1350.00.

Clause No. 5 Continued.

CMHC regulations state that "Where the facility is designed for use by a larger population than in the NIP neighbourhood, the eligible cost will be proportionate to the extent to which the facility is used by NIP residents." (NIP Operators Handbook, Revised Jan. 15, 1976). Since the catchment area for Carnarvon School extends beyond the boundaries of Kitsilano, it was felt that the cost of this project should be prorated to reflect the place of residence of the users. The After-School Care Society checked their records and found that approximately 75% of the children using their service live in Kitsilano. Since this figure is close to the amount of the total school population of Carnarvon living in Kitsilano, it is unlikely it will change drastically in the near future. It is therefore proposed that NIP funds be used to pay for 75% of the total project cost. The After-School Care Society has stated they have sufficient funds to pay the balance.

The Kitsilano Citizens Planning Committee and Kitsilano Planning Office staff reviewed this proposal and recommended approval.

Central Mortgage and Housing Corporation has also reviewed and concurred with this request.

It is therefore recommended that:

City Council approve the expenditure of up to \$1010.00 (one thousand and ten dollars) from the Kitsilano Neighbourhood Improvement Program budget (\$252.50 City, \$252.50 Provincial, \$505.00 Federal) for the purpose of making renovations to Carnarvon School. This amount represents approximately 75% of the total project cost, and will be paid when the remaining 25% is provided by the Carnarvon Out-of-School Care Society. This allocation is to be charged to the Social Facilities budget.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

6. Downtown Eastside N.I.P. Boundary Extension

The Director of Planning reports as follows:

"On May 20, 1975 at the first meeting of the Oppenheimer Area Planning Committee, it was unanimously approved that a request be made to extend the N.I.P. area boundary to include the Japanese Canadian Citizens' Association at 475 Alexander Street so that this organization may be included as a possible recipient of N.I.P. funding when the priority list is drawn up. (Appendix I shows locational map)

This matter has already been discussed with C.M.H.C. officials who state that boundary extensions are permissible as long as no dwelling units are involved and the intent is simply to spread the available N.I.P. funding a little further. This describes the above situation.

It should also be noted that the Committee voted unanimously not to extend the boundaries to include Carnegie Library on the grounds that the available N.I.P. funding was insufficient to be used effectively on Carnegie and they felt the rehabilitation of Carnegie Library should be the responsibility of the City.

It is therefore recommended:

THAT Council approve the extension of the Downtown Eastside N.I.P. boundary, as outlined, and forward the recommendation to the senior levels of government for their ratification."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

- 7. 290 West 49th Avenue - D.P.A. # 72829. (Family Y.M.C.A. Recreation Building.)

The Director of Planning reports as follows:

"Development Permit Application #72829 has been filed by Ronald Howard, Architect, for the Y.M.C.A., to construct a two storey with basement, 45,612 square foot Y.M.C.A. recreation building on this site, including surface off-street parking and loading facilities for 69 vehicles.

The site is located on West 49th Avenue east of the Langara Campus.

City Council, on April 15, 1975, approved the rezoning of this site from RS-1 Single Family Dwelling District to CD-1 Comprehensive Development District permitting (in part) recreational facilities, subject to several conditions, some of which were approved by By-law and some by resolution of Council.

The development as proposed can meet all the conditions with the exception of site coverage. One of the conditions approved by resolution of Council restricts site coverage as follows:

"Y.M.C.A. site - Maximum Site Coverage

Coverage of the site by surface parking, accessory building, manoeuvring aisles, driveways, carports, other vehicular facilities and the principal buildings shall not exceed 45%."

The site coverage proposed would be:

Buildings	27,691 sq. ft.	-	32%
Vehicular facilities (including surface off-street parking and loading spaces and manoeuvring aisles)	22,795 sq. ft.	-	26%
Total Site Coverage	50,486 sq. ft.	-	58%

Because of the form of development and the treatment of the open spaces of the site, it is considered that the form of development as proposed with a site coverage of 58% would be acceptable.

The Director of Planning, after receiving advice from the Development Permit Staff Committee and Urban Design Panel, has approved this development permit application for the construction of a Y.M.C.A. recreation building, subject to several conditions, including that prior to the issuance of the development permit, a report be submitted to Council to amend the maximum site coverage to permit 58% in lieu of the previously approved 45%.

It is recommended that the maximum site coverage of this site be 58%.

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

RECOMMENDATION

8. Rezoning Application - 948 - 976 West 13th Avenue.

The Director of Planning reports as follows:

"An application has been received from Mr. Graham MacLean on behalf of Daon Development Corporation requesting an amendment to the Zoning and Development Bylaw No. 3575 whereby Lots 3 - 6, Block 436, D.L. 526 be rezoned from (RT-2) Two Family Dwelling District to (RM-3) Multiple Dwelling District for the purpose of:

'developing a three storey wood frame apartment.'

A letter from Mr. Graham W. MacLean dated March 3, 1976 was also submitted and is attached as Appendix A.

No plans were submitted with the application.

SITE DESCRIPTION

The site is composed of four lots each 50 feet by 125 feet located on the south side of West 13th Avenue between Oak and Laurel Streets in the center of the block. The site has a total frontage of 200 feet, a depth of 125 feet for a total site area of 25,000 square feet. The site is zoned (RT-2) Two Family Dwelling District and according to our records the lots are developed with a one family dwelling on lot 3; a multiple conversion dwelling containing six dwelling units on lot 4; a two family dwelling on lot 5, and a multiple conversion dwelling containing two housekeeping and two sleeping units on lot 6. See Appendix B.

The lands to the east and south are zoned (RT-2) Two Family Dwelling District and are developed with older residential dwellings, some of which are converted to two or more units. Immediately to the east on lots 7-10 is a two storey plus cellar townhouse (conditional use) developed to (RM-1) Multiple Dwelling District standards, not exceeding a floor space ratio of 0.75. The lands to the west and north are zoned (RM-3) Multiple Dwelling District and are developed mostly with specifically designed apartment buildings and some older residential dwellings. In the letter submitted by Mr. Graham MacLean dated March 3, 1976, he states:

'the site is surrounded by three storey structures.....'

This is not a fact.

HISTORY

Since 1958 there have been six applications to rezone portions of the south side of West 13th Avenue between Oak and Laurel Streets from (RT-2) Two-Family Dwelling District to (RM-3) Multiple Dwell-

Clause No. 8 Continued.

ing District. None of these applications were approved and are listed below.

- 1958 Lot 3; Block 436; D.L. 526
from RT-2 to RM-3
- 1963 Lots 7 - 8; Block 436; D.L. 526
from RT-2 to RM-3
- 1965 Lots 7 - 8; Block 436; D.L. 526
from RT-2 to RM-3
- 1965 Lots 5 - 10; Block 436; D.L. 526
from RT-2 to RM-3
- 1971 Lots 3 - 10; Block 436; D.L. 526
from RT-2 to RM-3
- 1972 Lots 3 - 10; Block 436; D.L. 526
from RT-2 to RM-3
(NOTE: The Planning Department could not support
and applicant eventually withdrew the application)

The Planning Department cannot support an extension of the (RM-3) Multiple Dwelling District as it would allow a development of a higher bulk and intensity of use in an area presently zoned and developed as an (RT-2) Two Family Dwelling District. Any rezoning should await the outcome of the study requested by Council on August 26, 1975 to review the present (RT-2) Two Family Dwelling District zoning in the general area between Oak, Main, West 16th and Broadway. This application is located within that area.

The Vancouver City Planning Commission at its meeting on May 5, 1976 when considering this application concurred with the recommendations of the Director of Planning.

RECOMMENDATION: That the application be not approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

9. Rezoning Application - N.E. Corner of McGill and Penticton Streets.

The Director of Planning reports as follows:

"When reporting to Council in November, 1975 on an application to rezone the northeast corner of Pandora and Penticton Streets from (RS-1) One-Family Dwelling District to (C-1) Commercial District, which the Planning Department recommended be not approved and which Council refused, the following resolution was recommended and approved by Council on November 4, 1976:

'FURTHER that the Director of Planning be directed to make an application to rezone the northeast corner of McGill and Penticton Streets from (C-1) Commercial District to (RS-1) One-Family Dwelling District.'

Clause No. 9 Continued.

SITE DESCRIPTION

The site has a frontage of 66 feet on McGill Street and a depth of 123 feet for a total site area of 8,118 square feet. The site is zoned (C-1) Commercial District and is developed with two one-family dwellings, one being one storey and the other one storey plus basement. The one storey dwelling in the past has been converted from a grocery store to a one family dwelling. The lands surrounding the site are zoned (RS-1) One-Family Dwelling District and are developed with single family dwellings of various sizes and heights (See Appendix A).

ANALYSIS

In 1960 when certain (C-1) Commercial zoned lands on Penticton Street between the lane north of McGill Street and the lane south of Eton Street were rezoned from (C-1) Commercial District to (RS-1) One-Family Dwelling District, two lots were left as (C-1) Commercial District (including the subject property) which were developed with grocery stores. Of these sites, only the southwest corner of Penticton and Eton Streets is still developed with a grocery store.

In the area bounded by Renfrew Street, Hastings Street, Nanaimo Street and Wall Street local grocery stores are located at the northeast corner of Penticton and Eton Streets; southwest corner of Renfrew and Eton Streets; west side of Renfrew Street between Oxford and Dundas Streets--there are also three non-conforming grocery stores. In addition there are three grocery stores on the north side of Hastings Street between Kamloops and Penticton Streets which are zoned (C-2) Commercial District. (See Appendix A).

On May 14, 1976 in a discussion with the owners of the subject property, Mr. & Mrs. Otto indicated that they had stopped the local grocery store as a business several years ago and have used the building for residential purposes since. They stated that they have no objection to proposed rezoning to (RS-1) One Family Dwelling District, as they have no intention of developing the site with a commercial use. It was brought to their attention that if the property were rezoned to (RS-1) One Family Dwelling District, the Approving Officer would give favourable consideration upon application to the subdivision of their property.

The Vancouver City Planning Commission when considering this application at its meeting of April 7, 1976 concurred with the recommendation of the Director of Planning.

RECOMMENDATION: That the application be referred to a Public Hearing. "

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

RECOMMENDATION

10. Leases - False Creek Development - Area 6.

The Director of Finance and the Project Manager, False Creek report as follows:

" Introduction

Council has received a letter from the various lessees of City-owned lands in Area 6 - False Creek requesting relief from the obligation to pay rent either for a period of up to one month after date of occupancy or for a period of six months from July 1 to December 31, 1976. The leases stipulate that rent and taxes will commence on July 1, 1976. (Appendix I).

Cost of Request

It is difficult to accurately measure the cost of this request of the lessees because the estimated date of occupancies range from July for some properties to March, 1977 for others, without allowing for a work stoppage. On the low side, it is estimated that this request would cost the City \$200,000.00 and the six months forgiveness will cost \$300,000.00

The Director of Legal Services advises that the request from the lessees for deferral of commencement of rent would be considered a grant request, and would require a two-thirds majority of Council.

Background on Financial Arrangements

Early in the course of development of False Creek, it was recognized that the City faced high costs of development of the land and accordingly, there was a need to charge the sponsors/developers, in total, a commensurate amount for the land. As was reported to Council previously, the City's costs for the residential/commercial development is forecasted to be \$8.0 million. This compares with a full market value of \$12.0 million, but only 26% of the residential development could afford full market value. It was recognized that, even if the City only sought to recover its costs of \$8.0 million, it would still create problems for the non-market housing which could not support this land cost.

Accordingly, a rather complex financial solution was worked out whereby the City leased out the land at rates which varied from full market to non-market values, and were in total initially less than cost but, with escalation over time, eventually will fully recover City costs. One aspect of this financial arrangement was that the City financed three-quarters of the costs through an 8% interest loan from CMHC.

Another aspect of the financial arrangement was that the rent on the land was deferred past the date when the lessee first started construction, to a date which was estimated to be the completion date (i.e. July 1, 1976). Under normal real estate transactions for leased land, the rent on the land would normally commence prior to the lessee entering on the land to commence construction. For normal real estate transactions where the property is sold, the purchaser would normally have to pay the purchase price in full prior to entering on the land and further, would have holding or interest costs on the land for the period of construction.

The purpose of deferring the rent commencement was to reduce the initial costs and the attendant financing problems it might create. It was recognized that the deferment of the rent would add to the City's front end costs and this was taken into account in determining the rent. By the same token, any further deferment of the rent commencement will further add to the City's front-end costs, but it is not possible to adjust the rents to recover this additional cost because the leases have been signed and other commitments have been made (unless all of the parties involved agree to an adjustment of the leases).

Financing of Rent Payments

Clause No. 10 Continued.

The majority of the developments in Area 6 are non-market housing and are being financed by CMHC. The impact for those projects which must commence rental payments prior to completion of the buildings is that CMHC will have to pay for the rent by increasing the first mortgage funds. This, in turn, will mean that the tenants may have to ultimately pay a slightly higher rent because of the higher mortgage, but the actual impact will be difficult to measure due to the variety of operating subsidies which will be available in the initial years to the tenants. Most of the CMHC financed projects should be completed easily within 6 months (unless there is a long construction strike) but even if they had to pay rent for 6 months prior to occupancy, it would only add 0.8% to the construction costs and affect the total economics by a lesser amount. The important point to note, though, is that CMHC recognizes the City's need for rental payments to commence on July 1, 1976, and have agreed to advance additional mortgage funds to pay for it.

For the controlled leasehold condominium developments (Creek Village Cooperative and University Non-Profit Building Society), the rent payments prior to occupancy will have to be paid for from large down-payments by the purchasers. Although these projects are slated for completion in the fall, for comparison, the payment of six months of rent would raise their construction costs by slightly over 1%.

For the market housing, the issue of commencing rent on July 1 is more significant because much of this housing will not be completed until Spring, 1977. These additional costs will add to the developer's costs and his risks and will reduce his profits. The developer will have to finance these additional costs through his normal form of financing.

Approach to CMHC

The lessees note in their request to Council that they have requested CMHC to forgive interest on the CMHC loan to the City (\$6 million loan for front-end costs) for a period equivalent to the requested deferment of rent. The first point to note is that CMHC is financing \$6 million of the costs and the City is financing \$2 million of the costs, and the City would have to forego its return on the \$2 million also. The second point is that CMHC have been made aware by the City of the option to forego the interest on the loan, but they have opted for the alternative course of action as noted above of advancing additional mortgage funds.

Reasons for Delay

Two years ago it was estimated that construction of the residential units would be completed by Spring/Summer 1976, and hence the date of July 1976 for commencement of rent was decided upon.

There have been delays in getting construction started, the principal reasons being:

- a. Delay in confirmation of CMHC mortgage funds - on July 25, 1975, we were advised that funds would not be confirmed until 1976. After considerable discussion, funds were confirmed in time for the sod-turning on September 29, 1975.
- b. Delay in arranging private mortgage financing - the sponsors of the market and controlled leasehold residential projects did not receive assurances of funding by spring/early summer as expected. After a feasibility study by A.E. Ames and considerable discussions with financial institutions, the Bank of Montreal, in September 1975, pledged the

Clause No. 10 Continued.

required mortgage funds.

c. Delay by Architects - some of whom slowed down their work because of uncertainty of funding, and others of whom did not work as effectively as anticipated.

d. Delay in coordination of the architects designs, as compared to expectations.

e. Delay in completion and deposit of the subdivision plan. It proved to be more complicated and took much longer than expected, finally being deposited in October 1975.

f. Delay in signing the Ground Leases. Although the principal terms of the leases were approved by Council in July, 1975, the ground leases were not formally signed until 1976. Some of these were the first leases under the amended Strata Titles Act, and were complicated by such things as shared facilities, and required more time by the city's and sponsor's lawyers than anticipated.

g. Delay in processing of the Development Permit applications, as compared to expectations.

The result was that while we expected to start construction in the Spring, 1975, it was actually October, 1975 before we were in the ground for the first projects, and later for others. Furthermore the bad weather slowed construction down, compared to the anticipated rate of construction if construction started in spring/summer 1975.

The delays were not cumulative, since we attempted to solve problems simultaneously rather than sequentially. However, in total, we have probably lost some 4 to 5 months, but are still within budget.

Other

It will be noted that one of the signatories of the petition is the Greater Vancouver Floating Homes Co-op. At present, this Co-op does not have a lease from the City because the City must first lease the water area from the Provincial Government. The issue of commencement of rent for this Co-op will be dependent upon the requirements of the Provincial Government.

Recommendation

In light of the cost of the request of the lessees, and the approach being taken by CMHC for the non-market housing, and the relatively minor impact on the market and controlled leasehold housing projects, it is recommended that the request of the lessees in False Creek - Area 6 not be acceded to."

The City Manager RECOMMENDS approval of the recommendation of the Director of Finance and Project Manager - False Creek.

DELEGATION REQUEST THIS DAY: Ms. Mary Bird.

FOR COUNCIL ACTION SEE PAGE(S) 301; 308-9

LICENSES & CLAIMS MATTERS

INFORMATION:

- 1. Request by the "Scotch Shop" for a Pro-Rated 1976 Business License Fee

The Director of Permits and Licenses reports as follows:

"Attached is a letter from the Scotch Shop requesting that their 1976 Business License fee be pro-rated from the date their business commenced (May 1, 1976).

The Business License By-Law 4450 does not contain provisions to pro-rate Business License fees. The reason for this is that the cost of a Business License represents the cost of providing the licensing service. This service includes the annual billing process, receipt and processing applications and issuing the license, when necessary, police clearances and License Inspectors' field surveys are also involved.

The cost of a Business License is based on the cost to the City of the service. The major cost of the license is generated at the application-issuance stage, thus it is unreasonable to consider pro-rating license fees on a monthly basis.

It should be noted that there are approximately 29,000 Business License applications dealt with annually and the additional cost of pro-rating business "starts" and "terminations" during the license year would be considerable, resulting in a higher Business License fee charge."

The City Manager submits the foregoing report of the Director of Permits and Licenses for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 310

FIRE AND TRAFFIC MATTERS

CONSIDERATION

1. Street Closure - Broadway from MacDonald Street to Waterloo Street

The City Engineer reports as follows:

"Mr. N. Zapantis of the Hellenic Community of Vancouver, 4500 Arbutus Street, requests that Broadway from Macdonald Street to Waterloo Street be closed to vehicular traffic on Sunday, June 27, 1976 from 12:00 noon to 12:00 midnight. This proposal is similar to what was approved and carried out in 1974 and 1975.

The purpose of the closure is to provide an area where street dancing and stage performances may be held. It is also proposed to set up outdoor cafes and to display handicrafts within the closed area.

Transit service will be affected by the street closure, however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint and the Police will have personnel in attendance.

Should Council approve the applicant's request to close to vehicular traffic Broadway from Macdonald Street to Waterloo Street on Sunday, June 27, 1976 from 12:00 noon to 12:00 midnight, such approval should be subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims or damages arising directly or indirectly from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. That any food concessions be approved by the City Health Department.
3. That all relevant licences be obtained by the applicant prior to the events.
4. That any structures to be erected on the street or any attachments to street furniture be approved, before installation, by the City Engineer.
5. That unrestricted access be provided for emergency vehicles.
6. Any electrical fittings on the street be approved by the City Engineer.
7. Costs of temporary traffic controls be borne by the applicant.
8. Costs of any additional street cleaning over and above normal street cleaning be borne by the applicant.
9. That all structures, etc. be dismantled and removed from the street immediately following the event.

In connection with items (7) and (8), the applicant requests a grant to cover the cost of temporary signing and barricading as well as extra street cleaning. It is estimated that the cost of this work will be \$600.

Should Council decide in favour of the applicant's request to defray costs, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided from Contingency Reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

RECOMMENDATION

2. Kitsilano Apartment Area - Proposed Arterial Street Plan

The City Engineer reports as follows:

"On May 6, 1975, Council approved a motion that 'the Burrard-Arbutus Connector not be proceeded with', instead approving the Kitsilano Plan Policy #17, that 'traffic problems in the apartment area be dealt with by the improvement of existing arterial streets, and the discouragement or slowing of non-local vehicles on residential streets'. The Director of Planning's Policy #17 contained the following elements:

- (a) turning bays be constructed at arterial street intersections.
- (b) Burrard be widened to 4th Avenue in order to facilitate turning and movement.
- (c) a 32' paving width be used on local streets.
- (d) the use of stop signs and other traffic control signs be increased in the residential area.

This policy also required that the City Engineer report back on the implementation of the necessary street improvements.

The purpose of this report is to outline a long-range traffic plan for the area, and recommend a plan of implementation.

TRAFFIC OBJECTIVES

The traffic plan incorporates the Kitsilano goals of discouraging non-local traffic on residential streets, and directing this traffic to arterial streets. At present, because of congestion, much of the traffic from the Burrard Bridge is cutting through on local streets in Kitsilano, False Creek, and Shaughnessy, resulting in high accident rates and numerous complaints from residents of the area about noise and high speeds. As much as possible of this traffic should be directed back to arterial streets.

The plan does not contemplate an increase in overall peak traffic volumes. This area is well served by public transit now, and this service could be improved by the proposed rerouting of the Arbutus-Hastings Express bus onto Burrard Street. In the longer term, development of light rail transit on the Arbutus rail line will serve the corridor. Therefore it is assumed that all increase in peak travel will be accommodated on transit, in accordance with the Downtown Plan. (This is an optimistic assumption.)

ULTIMATE TRAFFIC PLAN

The ultimate plan for the area incorporates only those arterial street improvements needed in order to accommodate traffic diverted from local streets, along with an increase in stop signs and other protective measures on local streets. The proposed arterial improvements consist of two parts; first a portion of Burrard Street would be widened to six lanes, in order to handle traffic now using local north-south streets and better serve the proposed transit route; second, turning bays and improved signals would be added at key intersections. Additional stop signs are proposed for a number of high conflict locations on local streets; certain streets would be designated as local collectors. As a result of these combined measures, much of the non-local traffic hopefully can be diverted from residential to arterial streets.

Clause No. 2 Continued

ARTERIAL STREETS - IMPLEMENTATION

(1) Widen Burrard to full six lanes from 1st to 5th avenues with turning bay at 4th Avenue: this will require use of the 7 foot building setback on each side of the street, plus an additional ten to twenty feet on the west side. The City already owns three major properties on the west side, and has previously negotiated with owners of the remaining seven properties, in relation to the Connector. This improvement will relieve congestion on both Burrard Street and 4th Avenue, and will provide sufficient additional capacity that little or no through traffic need use local streets north of 4th Avenue. The left turn bay at 4th Avenue will also reduce through traffic in the area east of Burrard Street, thus easing access into Area 10 of False Creek. Properties now owned by the City are leased until December 31, 1976, and acquisition of the remainder would require 9 - 12 months, so that the widening could be carried out in 1977.

However, this improvement alone would result in very heavy traffic volumes using Arbutus Street from 4th Avenue to Broadway. Therefore, it is proposed that the widening of Burrard to six lanes be extended from 5th Avenue to Broadway without turning bays. This can be accomplished with minimum disruption and cost through acquisition of the 7 foot building setback strip on each side of the street. Approximately one-half of the required frontage is now in City ownership, and the balance is vacant with the exception of one small storefront adjacent to the railway line.

(2) Add left turn bays on Broadway at Burrard and at Arbutus: These bays will greatly increase the capacity to carry traffic from Burrard across to Arbutus, and can be built without property acquisition by narrowing boulevard widths from the present 18.5' to approximately 11'. This work could be done in 1976 subject to funding.

(3) Add minor widenings not to exceed 4 feet, on Burrard at 16th and on 12th at Arbutus. This work will not require property acquisition nor increase the number of traffic lanes, but will improve traffic flow characteristics at these important intersections and thereby reduce the pressures for traffic to use local streets.

(4) Turning bays on 4th Avenue, 12th Avenue and 16th Avenue: these have been investigated, but are not included in the current plan because the cost of property acquisition and construction would be high, and numerous trees would be lost. However, these bays could be built in the future, should conditions become serious enough.

LOCAL STREETS

Certain streets in the area should be designated as collectors to provide for neighbourhood circulation, as shown in Figure 2. In accordance with the Apartment Area plan, Arbutus Street should be designated as a collector from Broadway to 4th Avenue, with an ultimate 32' pavement width; the signal at 4th and Arbutus would be upgraded from a pedestrian signal to a full vehicular signal. This section of street would continue to carry some through traffic; curb modifications similar to those installed in the West Broadway beautification will be considered at Arbutus at Broadway and at 4th Avenue, the latter to be funded under the Kitsilano N.I.P., in order to limit the penetration of through traffic.

North of 4th Avenue, Yew Street would be designated as the collector, to prevent Arbutus Street developing as a major through route north of Broadway, and Cypress Street from 4th Avenue to Greer Street would also be designated, in recognition of its current use serving as access to the Kitsilano Point residential and recreational area. The implementation of these collectors can be carried out in 1976 or when local improvements are completed.

Clause No. 2 Continued

All intersections on collector routes will be protected by stop signs. Other appropriate locations for stop signs are Cypress at 5th and 7th, Maple at York, Arbutus at 2nd and 3rd, Yew at 6th, and Vine at 1st and 3rd. The installation of these signs can precede completion of the local improvements.

ALTERNATIVES

The alternative of the Burrard-Arbutus Connector has already been eliminated. The only other alternative is to not proceed with the proposed arterial improvements. Burrard Bridge is already the most heavily-travelled bridge serving the downtown peninsula, and the volumes attempting to use Burrard Street exceed those on any other four-lane street in the City; in fact, they exceed most six-lane streets. Therefore, without new facilities, major traffic volumes would continue to use local streets throughout the area. Transit operations (when implemented) would be adversely affected by the congestion along Burrard Street. Even an extensive system of barriers, diverters, and stop signs would not be effective in removing this through traffic, and, in two surveys associated with the Local Area Planning Process, residents of the area have placed a high priority on reducing traffic on local streets. Therefore, the proposed improvements are considered essential in order to accommodate existing traffic volumes on arterial streets.

COST AND FINANCING

The 1971 - 75 Capital Plan included funds for acquiring the right-of-way for the Burrard-Arbutus Connector. A considerable amount of property has been acquired and some of the money is left. Of the property acquired, some is still needed for the alternative scheme, some is not. In addition, certain further acquisitions are needed for the alternative scheme. Putting all of these elements together, the alternative scheme can be fully financed from the available funds and the resale of properties purchased. The estimated cost of the alternative scheme is as follows:

(1) The elements of expenditure to be made are:	
(a) Acquisition of properties to complete Burrard widening	\$1,260,000
(b) Construction (note ii)	995,000
	<u>\$2,255,000</u>
(2) The sources of funds are:	
(Figure 3 identifies the properties in b., c., and d. below)	
(a) Unexpended balance of 1971-75 provision for connector	\$ 642,000
(b) Sale of McLaren Electric Property (note iii)	700,000
(c) Sale of other properties acquired for connector in block 267 (Burrard-Cypress) (note iv)	549,000
(d) Sale of properties acquired for connector in block 266 (Cypress-Maple) (note iv)	279,000
(e) Sale of residual portions of properties already acquired and to be acquired for Burrard widening	443,000
	<u>\$ 2,613,000</u>
	LESS expenditure '1'
	<u>2,255,000</u>
	<u>\$ 358,000</u>
	SURPLUS (notes i & v)

Clause No. 2 Continued

- Note i - These figures are estimates. The final figures will depend on the prices at which properties are sold and on the timing of construction (and consequent inflation of costs).
- Note ii - Construction not dependent on property acquisition is estimated in 1976 dollars, balance in 1977 dollars.
- Note iii- The Director of Finance proposes the McLaren Electric property as an appropriate investment for the Property Endowment Fund. The P.E.F. Management Board has agreed.
- Note iv - The Standing Committee on Housing and Environment is considering the possible inclusion of these properties in Housing Project Sites. Figures given are estimated market values.
- Note v - The Director of Finance proposed that the final surplus be assigned to the Property Endowment Fund (noting that this could be reviewed when the final amount is known, perhaps two years hence).

RECOMMENDATIONS

We RECOMMEND that:

- (A) The traffic plan (in accordance with Kitsilano Apartment Area Plan Policy No. 17) be approved, consisting of the widening of Burrard Street from 1st Avenue to Broadway, addition of turning bays on Broadway, minor improvements at 16th Avenue and 12th Avenue, traffic signal changes, designation of portions of Arbutus, Cypress and Yew Streets as collectors, and additional stop signs on local streets;
- (B) That the balance of the 1971-75 funds for the Connector, \$642,000, be applied to the Alternative Scheme;
- (C) That the McLaren Electric property be sold to the Property Endowment Fund for \$700,000 and these funds be applied to the Alternative Scheme;
- (D) That the Supervisor of Property and Insurance be instructed to negotiate for the other properties needed for Burrard Street widening (at an estimated cost of \$1,260,000) using the funds available from recommendations B and C;
- (E) That the Supervisor of Property and Insurance be authorized to negotiate the sale of residual portions of properties acquired for Burrard Street widening (both those already purchased and those purchased under recommendation (D), funds from these sales to be applied to the Alternative Scheme (subject to recommendation (H));
- (F) That, when the Housing Committee and Council have dealt with the matter of connector lands and Housing Project Sites:
 1. The Supervisor of Property and Insurance be authorized to negotiate the sale of any such properties not required for Housing Project Sites, proceeds to be applied to the alternative scheme (subject to recommendation (H)).
 2. The proceeds (proportional share) of the sale of any such properties incorporated into Housing Project Sites be applied to the alternative scheme (subject to recommendation (H)).

Clause No. 2 Continued

- (G) That construction of the Alternative Scheme proceed in stages as funds become available under recommendation B, C, E and F, the City Engineer to obtain specific authorization of the City Manager (based on availability of funds) before undertaking any part or stage of the work. The total authorized by the City Manager under this recommendation not to exceed the present estimate of \$995,000 (adjusted for inflation if the work is delayed);
- (H) That any surplus funds eventually realized be placed in the Property Endowment Fund."

The City Manager RECOMMENDS approval of the foregoing report of the City Engineer.

RECOMMENDATION

3. Cedar Cottage N.I.P. Appropriation: Pedestrian-Activated Traffic Signal on Victoria Drive at East 22nd Avenue

The City Engineer and the Director of Planning report as follows:

"City Council, on May 4, 1976 approved the installation of a pedestrian-activated traffic signal on Victoria Drive at E. 22nd Avenue to be funded out of the Cedar Cottage Neighbourhood Improvement Program.

The City Engineer estimates the cost of installation at \$9,300 and this amount has been recommended for approval by the Cedar Cottage N.I.P. committee. Since the traffic signal is a utility, the costs would be shared under N.I.P. as follows: C.M.H.C. 25% (\$2325.00), Province 12% (\$1,162.50), City 62% (\$5,812.50). The funding of the Cedar Cottage utilities account has been expended and it is therefore recommended that the costs of this traffic signal be funded through the 'Land Non-Conforming Use' account of the Cedar Cottage N.I.P. program. This category will receive minimal draw down through the remainder of the Cedar Cottage program and since the funding formula is similar to that of utilities (ie. C.M.H.C. 25%, Province 12%, City 62%) there will be no change to the total City contribution to the program.

C.M.H.C. has concurred with this proposal."

It is recommended:

- i) that Council approve the appropriation of \$9,300 from the Land Non-Conforming Use account of the Cedar Cottage N.I.P. for installation of a pedestrian operated traffic signal at Victoria Drive/East 22nd Ave.

Under N.I.P. the costs would be shared as follows:

C.M.H.C.	\$2325.00
Province	1162.50
City	5812.50

The City Manager RECOMMENDS approval of the foregoing report of the City Engineer and the Director of Planning.

Manager's Report, June 11, 1976 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATIONS:

1. Central Oliver Multi-Use Centre - United Housing Foundation

The following report has been received from the Director of Finance.

"Council, at its meeting on September 16, 1975, agreed to join with the Provincial Government in advancing \$390,000, by way of mortgage, to the United Housing Foundation in order to finance the above scheme. The City provided \$174,200 of this loan. This loan was not on the basis of the cost sharing arrangement, but was based on available funds. The costs of amortizing the loan were to be borne by the City and Province, in accordance with the previously agreed sharing arrangements.

The Provincial Government has now agreed to bear its total costs at this time, by means of making a grant based on the sharing arrangements. If the City also agrees, this would eliminate the City and Province having to amortize the loan over a ten to fifteen year period, and would save us the interest costs and administrative nuisance. The Province would contribute \$360,480 of the required \$390,000, leaving \$29,520 to be financed by the City. The loan will then be retired. This sharing is properly in accordance with the cost sharing agreement. It will result in approximately \$140,000 being returned to the capital account for health and welfare buildings.

In view of this development, I recommend that -

1. Council approve the payment of \$29,520 by way of grant with source of funding coming from health and welfare buildings 1971-75 Five Year Plan funds (the same source as the loan was made from), and that the proposal of financing the scheme by way of mortgage loan be discontinued.
2. the Director of Legal Services take the necessary action to discharge the mortgage."

The City Manager RECOMMENDS approval of the above report of the Director of Finance.

CONSIDERATION:

2. Request for Grant - Re: 823 Jackson Avenue

The following report has been received from the Director of Finance.

"Pastor A. Girard sent the following letter to City Council.

'In February 1974, ownership of the property located at 823 Jackson Ave., was transferred to me and registered under my name.

This property, which consists of a Church and the land upon which it stands was originally owned by the African Methodist Episcopal Church.

This change of ownership resulted in the property being placed on tax rolls and the cancellation of the previous exemption.

I applied to the Assessment Dept. for a restoration of the exemption, but was refused as the property is registered in my name.

I therefore wish to apply for a Grant because of need to pay all taxes on this building. I, the present owner, the Pastor of the Church concerned, and President of the Cry in the Wilderness Society, which is a registered non-profit religious organization No: (II289). This Church is set apart and is used for the public worship of God, it is not and has not at any time been used for any commercial or industrial purpose.

Cont'd . . .

Clause 2 Cont'd

Any further information required I shall be glad to supply upon request.

Thank you for your immediate attention.'

Pastor Annie L. Girard had previously applied for a grant and/or exemption with respect to the 1975 taxes on the property at 823 Jackson Avenue. Since the property was not registered in the name of a religious organization, exemption could not be granted, and the grant is now on the basis of need, for Council's consideration. The outstanding 1975 taxes plus penalty equal \$664.77 to which would have to be added interest from January 1, 1976 to the date of payment.

We do not have any financial statements for the organization.

The above request is submitted to Council for its consideration."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION,

3. Request for Grant Equal to Property Taxes:
Children's Hospital - 1975 & 1976

The Director of Finance reports as follows:

"A request was received from Children's Hospital dated June 18, 1975 for consideration of a grant of \$5,217.25 which is the amount levied for 1975 taxes on two properties at 901 West 10th Ave. and 925 West 10th Ave. Children's Hospital submitted the following information in support of their request:

'This is an application on behalf of Children's Hospital Foundation Capital Fund for a money grant to that Fund in the sum of \$5,217.25, being the exact amount of the 1975 City of Vancouver taxes levied on the two properties at 901 West 10th Avenue and 925 West 10th Avenue, in the City of Vancouver.

Some years ago, Children's Hospital purchased these properties. These properties have been and still are being used as the Children's Hospital Diagnostic Centre. The Centre is a vital part of the many services provided by Children's Hospital.

Under Section 206(a) of the Vancouver Charter, Children's Hospital and Children's Hospital Foundation Capital Fund are charitable institutions and are deemed so under the Income Tax Act of Canada.

Under Section 206(f), Children's Hospital is a hospital providing similar services to that of the Vancouver General Hospital.

Under Section 206(j), Children's Hospital had made a great and continuing contribution to the health of the City of Vancouver over the past fifty years.

In 1974, these two properties were transferred by Children's Hospital to the present registered owner, National Trust Company, Limited, in trust for Children's Hospital Foundation Capital Fund. By reason of this conveyance, the taxes on these properties have now been assessed through a technicality.

The object of Children's Hospital Foundation Capital Fund is to hold capital assets, such as bequests under Wills and other donations by the public, both corporate and individual.

Both the capital and income from the Children's Hospital Foundation Capital Fund are used solely for the benefit of the patients of Children's Hospital.'

Clause 3 Cont'd

Director of Finance

The following is submitted for Council information, when considering this request for a grant:

- a) These two properties were previously exempt from taxes under provisions of Section 396-C of the Vancouver Charter as being owned by a Charitable Organization and occupied and in use for charitable and hospital purposes.
- b) In March, 1975, ownership was transferred from Children's Hospital to National Trust Co. Ltd. and since the properties were no longer registered to a charitable organization, exemption was cancelled and they were made taxable.
- c) Under provisions of Sec. 396-C(iii) of the Charter a property is made exempt if "a hospital is the registered owner or owner under agreement either directly or through trustees therefore, and which is in actual occupation by such hospital".
- d) A search of the Land Registry Office records did not indicate the existence of a trust agreement with National Trust Company Ltd. who are now the registered owners of these two properties.
- e) The request for a grant equal to taxes includes local improvement charges that were not included in the exemption under 396-C(iii) and were payable by the Hospital when the properties were exempt.

The following table shows the 1975 and 1976 tax breakdown between the amounts that would have been exempt and the local improvement charges that are not exempt.

	<u>Previously Exempt</u>	<u>Local Improvements</u>	<u>Total</u>
<u>1975</u>			
925 West 10th Avenue	\$1,391.79	\$ 94.10	\$1,485.89
901 West 10th Avenue	3,503.19	228.17	3,731.36
	<u>\$4,894.98</u>	<u>\$322.27</u>	<u>\$5,217.25</u>
<u>1976</u>			
925 West 10th Avenue	\$1,575.80	\$103.35	\$1,679.15
901 West 10th Avenue	3,966.33	228.17	4,194.50
	<u>\$5,542.13</u>	<u>\$331.52</u>	<u>\$5,873.65</u>
TOTAL	<u>\$10,437.11 *</u>	<u>\$653.79</u>	<u>\$11,090.90</u>

* The loss of the exemption for 1975 and 1976 is \$10,437.11.

The request of the Children's Hospital for a grant equal to 1975 property taxes is submitted for Council consideration. Due to the timing of this report, we have included the 1976 tax figures as they are now available and the status of the property is the same. The Children's Hospital have been contacted and advised of this action."

The City Manager submits the foregoing grant request for Council's CONSIDERATION.

4. Use of Queen Elizabeth Theatre - Canadian Association of Fire Chiefs Conference

The Fire Chief reports as follows:

"City Council is aware the Vancouver Fire Department is host to the Canadian Association of Fire Chiefs Conference, August 22-26 of this year. Anticipated attendance is 400 delegates and their wives.

Inherent in these conferences are the Opening Ceremonies followed directly by a Memorial Service. These ceremonies will take place from approximately 2:00 p.m. until 5:00 p.m. on August 22nd.

The convention hotel is the Hyatt Regency and while this hotel will nicely accommodate all other activities throughout the week, it cannot be considered adequate or appropriate for the above mentioned ceremonies.

Mr. Dobbin, manager of the Queen Elizabeth Theatre advises me the theatre is not booked on that date and that no booking is likely at that time of year. Accordingly, I ask for Council's consideration to approve the use of the Queen Elizabeth Theatre by this Department on August 22nd to conduct the Opening Ceremonies and Memorial Service of our Conference."

The City Manager submits the above report of the Fire Chief for Council's CONSIDERATION.

RECOMMENDATION:

5. Municipal Incentive Grant Programs - B.C., re Housing

The following report has been received from the Director of Finance.

"The Provincial Minister of Housing, Mr. Hugh Curtis, has announced a Provincial program called the Municipal Incentive Grant Program which, together with a Federal program, can provide grants of \$1,500 per housing unit (which meets certain requirements) payable to the municipalities.

Description of the Programs

Municipal Incentive Grant Program

This program provides a Federal contribution of \$1,000 per unit, plus a Provincial contribution of \$500 per housing unit, for housing units built under the program and meeting the specified guidelines with respect to density, price, and time. In summary, the units must have a building permit, or its equivalent, dated between November 1, 1975 and December 31, 1978. The units must be constructed for permanent residency, be self-contained, and be connected to municipal piped water, and sanitary sewers, and served with roads having at least a gravel surface. Further, the units must be in the density range of 10-45 units per net acre for lands that have been serviced for at least five years, otherwise 10-30 units per net acre. It also appears that for the \$500 grant from the Province, the units can also fall in the density range of 31-60 units per net acre in core areas of larger urban centres. There are also certain size requirements and, with respect to value, it cannot exceed \$47,000 at this time within Vancouver. This reflects the AHOP price limits set for Vancouver at this time.

In order to be eligible for the grants, the municipality must also pass a resolution of Council undertaking "to use the funds to encourage and facilitate the production of housing."

Interim Revenue Sharing Program

For those units not qualifying for the \$1,500 grant, a \$100 grant from the Department of Municipal Affairs will be paid to the municipalities under the Interim Revenue Sharing Program.

Clause 5 Cont'd

1976 Revenue Budget

In developing the 1976 Revenue Budget for the City, Provincial Government Grants category, it was estimated that the City would receive \$250,000 by means of \$100 grants under the Interim Revenue Sharing Program. As the details regarding the Municipal Incentive Grant Program were not available and, further, because of the \$47,000 limit, it was assumed that the City might or might not qualify for the \$1,500 grants. It can now probably be assumed that the City will qualify for some unknown number of the \$1,500 grants.

The City's Revenue Budget certainly contains expenditure categories that can be considered to qualify under the "encourage and facilitate the production of housing" criteria, as presently given. Further, City Council may wish to initiate additional activities, using the grant funds, to encourage and facilitate the production of housing.

At this time, it is impossible to try to predict with any degree of confidence how much revenue the City will receive under the two grant programs. Towards the end of the year, when the picture clarifies, a further report will be submitted to Council.

Implementation

Staff are setting up the necessary system to review permits and housing developments to determine which category of grant program they fit, and to make the appropriate applications to the Federal and Provincial Governments.

Recommendation

It is recommended that Council pass a resolution stating that the City of Vancouver will use the proceeds from the \$1,000 Federal grant and \$500 Provincial grant, under the Municipal Incentive Grant Program, to encourage and facilitate the production of housing in the City of Vancouver."

The City Manager RECOMMENDS that Council approve the recommendation of the Director of Finance.

INFORMATION:

- 6. 73rd Annual Convention of U.B.C.M.
September 15th, 16th and 17th, 1976

The City Clerk reports as follows:

"Official notification has been received of the 73rd Annual Convention of the U.B.C.M. which will be held in Vancouver on September 15, 16 and 17, 1976. The Convention Host is the Greater Vancouver Regional District and Convention headquarters is the Hotel Vancouver.

Registration fees are \$55.00 for delegates if received by September 3, 1976, and \$66.00 if received after September 3rd. Spouse registration fees are \$30.00 if received by September 3rd, and \$36.00 if received after September 3rd. Fifty percent of these registration fees will be retained for any cancellations subsequent to that date.

All delegates who are elected representatives are entitled to vote.

I have advised Department Heads to submit draft resolutions for Council consideration prior to June 29, 1976."

The City Manager submits the foregoing report of the City Clerk for the INFORMATION of Council.

RECOMMENDATIONS:

7. Park Board Staffing

The City Manager has received the following report from the Superintendent of Parks and Recreation:

"In December, 1975, City Council approved a Manager's Report entitled "Park Board Re-organization and Staffing". Recommendation number 4 in this report recommended the establishment of 2 additional Area Managers within the Recreation Division bringing the total complement of Area Managers to 4. In addition, recommendation number 6 recommended:

'that the budget and requirements for additional stenographic staff be the subject of a future report.'

This report contains information and recommendations pertaining to the establishment of two clerical positions to support the work of the 4 Area Managers.

During the past fourteen months, the two Acting Area Managers have utilized space, communication facilities and clerical services of Renfrew and Kerrisdale Community Centres. This arrangement has placed additional demands upon already overextended services in these two facilities. A result of this has been:

1. Inappropriate amount of time spent by Area Managers on routine administrative details. The clerical service that is available to the Area Managers seldom exceeds four hours per day, and often less.
2. Inefficiency in communication and reporting procedures.
3. Lack of confidentiality in regards to records and personnel matters.
4. Lack of physical area to do planning work and related information storage and retrieval. The working areas presently being used by the Area Managers at Renfrew and Kerrisdale Community Centres are very small with little room for the storage of information.

I have determined that the following arrangements would solve the above problems and provide the necessary clerical and administrative support to the four Area Managers:

1. The establishment of two area offices at the following locations:
 - (a) Grandview Community Centre for Area Managers East and North. The live-in caretakers' suite has been vacated and will provide suitable office accommodation for two Area Managers.
 - (b) Aberthau Cultural Centre for Area Managers West and Central. A.C.S.O.H. is presently using a large area on the second floor which they will be vacating in early July. This area will provide suitable office accommodation for two Area Managers.
2. The establishment of two clerical positions, one to be assigned to each double area office."

A list of the furniture required is on file in the City Clerk's Office. Much of the required furniture will be available from Surplus Stores.

The estimated cost of establishing the two clerical positions is as follows:

	<u>1976 Costs</u>		<u>Annual Cost</u>
	<u>Recurring</u>	<u>Non-Recurring</u>	<u>(1976 Rates)</u>
Salaries			
- Two Clerk Typist II's *	\$10,200.		\$20,400.
Telephone	900.	150.	1,800.
Furniture & Equipment		2,700.	
Stationery	300.		600.
	<u>\$11,400.</u>	<u>\$2,850.</u>	
<u>TOTAL:</u>		<u>\$14,250.</u>	<u>\$22,800</u>

* Staff Costs at mid-step, 1976 Rates, including fringe benefits and subject to classification by the Director of Personnel Services

Manager's Report, June 11, 1976 (FINANCE - 7)

Clause 7 Cont'd

The Park Board's Director of Financial Services has reviewed the Departmental Budget and reports that funds are not available for this purpose, and requests that funds be provided from Contingency Reserve.

The Comptroller of Budgets reports that if this report is approved, the source for the funds will be Contingency Reserve. "

The City Manager RECOMMENDS:

- A. That two additional clerical positions be established in accordance with the foregoing report; funding in the amount of \$10,200 to cover 1976 costs be allocated from Contingency Reserve.
- B. That an additional amount of \$2,700 be allocated from Contingency Reserve for the purchase of additional furniture and equipment to accommodate the Area Managers and the two clerical positions.

FOR COUNCIL ACTION SEE PAGE(S) 31-12

PERSONNEL MATTERSRECOMMENDATION

1. Compensation for Hours of Work - 3 Positions of Trades Foremen I, Equipment Branch, Engineering Department

The Director of Personnel Services reports as follows:

"As a result of the 1974 negotiations with the Foremen's Association, all foremen were granted one additional pay grade for working on the average up to 15 minutes in excess of their normal working day (Category 'A'). In addition, six of these positions were awarded one further pay grade since the duties involved working on the average up to 30 minutes in excess of their normal working day (Category 'B'). It was agreed with the Foremen's Association at the time that if any other positions were to fall into Category 'B' in future, their compensation would be adjusted accordingly.

It has now come to light that there were three positions of Trades Foreman I in the Equipment Branch of the Engineering Department which should have been included in Category 'B', but which were overlooked by both parties at the time of the negotiations. These positions are occupied by M. Fulkerson, A. Slatford and F. Lalau.

On May 5, 1976, the City Manager authorized the inclusion of these 3 positions in Category 'B' retroactive to May 5, 1975, the limit of his authority under Personnel Regulation 195-1(f) which states that "in no case shall retroactive payment extend beyond a period of twelve (12) months".

The Foremen's Association has requested that consideration be given to extending the additional compensation retroactive to January 1, 1974, the date on which it would have commenced had the oversight not occurred. This request is supported by the City Engineer, the Assistant Director, Legal Services, both of whom were involved in the negotiations, and by myself.

I, therefore, RECOMMEND that:

- A. Council authorize that the three positions of Trades Foreman I occupied by M. Fulkerson, A. Slatford and F. Lalau be granted one additional Pay Grade from January 1, 1974 to May 4, 1975 inclusive.
- B. The funds required in the amount of \$3,460. be provided from the departmental budget.

The City Manager RECOMMENDS that the above recommendations of the Director of Personnel Services be approved.

FOR COUNCIL ACTION SEE PAGE(S) 312

PROPERTY MATTERS

CONSIDERATION & RECOMMENDATION

- 1. Lease of City Owned Property at 333 Powell Street to St. James Social Service Society

The Supervisor of Property & Insurance reports as follows:

"On March 18, 1975, Council (In Camera) authorized the Supervisor of Property & Insurance to acquire Lot 25, Block 40, D.L. 196 known as 333 Powell Street on the following conditions:

- 1. That St. James Social Service Society undertake to pay all costs of renovations to the building.
- 2. That the City lease the building to St. James Social Service Society for the five years at \$1.00 per annum.
- 3. That the City discontinue the annual operating grants to St. James Social Service for five years to help defray the costs of acquiring 333 Powell Street.

The property was acquired on April 30, 1975 and a five year lease entered into between the City and St. James Social Service Society.

The Society has investigated the possibility of obtaining the benefits offered under the Residential Rehabilitation Assistance Programme to assist them in meeting the requirements under item one above and have been given to understand that they may qualify if they have a fifteen year lease.

The Director of the Society has advised that they have received help in the amount of \$22,000.00 towards the repairs and renovation of the building, however, additional costs relative to fire by-laws and inflation require further assistance in the form of a R.R.A.P. grant. Assistance is made up of a loan and grant. They have advised that they wish to / apply only for the grant portion being an amount of \$9,750.00 which must be secured by a mortgage of the leased property.

As owner of the property, the City of Vancouver will be required to make application for the grant and therefore the City will also be responsible for repayment of any R.R.A.P. funds if St. James Society defaults on their obligations. In view of the expenditures already provided for by the Society, it is not likely that the City will suffer any loss in the event of default.

Council may wish to give consideration to extending the existing lease on the same terms, conditions and nominal rental of \$1.00 for a term sufficient to make the property eligible for R.R.A.P. funding.

If Council approves such action, then it is recommended that the Director of Legal Services be authorized to prepare the necessary lease and arrange for its registration in the Land Registry Office to the account of the Lessee. And further, that the City make application for a grant under the Residential Rehabilitation Assistance Program as requested by the St. James Social Service Society."

The City Manager submits the matter of the extension of the existing lease to Council for CONSIDERATION and if approved, RECOMMENDS THAT the Director of Legal Services be instructed to prepare the necessary lease and the City make application for a grant under the R.R.A.P. on behalf of the St. James Social Service Society.

PROPERTY MATTERS

RECOMMENDATIONS

- 2. Option to Repurchase Agreement - Extension Request Provincial Department of Housing. Lot 1, Section 27 THSL, Plan 15955. Situated: East Side Cassiar Between Adanac and Napier Streets

The Supervisor of Property & Insurance reports as follows:

"On December 17, 1975, City Council approved exchanging nine government owned lots plus \$815,700.00 for the above 10.2 acres of land. Title was transferred to the government on July 30, 1975 and the City retained an option to repurchase in the event construction for low-density housing did not commence by July 30, 1976.

A request from the Provincial Department of Housing has been received for an extension to the option from July 30, 1976 to September 1, 1976. The government advises that this land is to be used by the Adanac Cooperative Housing Society and they are in the final stages of arranging the necessary financing from the federal and provincial governments and should be in a position to commence operations quite soon.

RECOMMENDED THAT the Provincial Government be granted an extension of time in which to commence construction from July 30 - September 1, 1976; the City to have three months from that date in which to exercise its option; this extension to be subject to any documentation deemed necessary by the Director of Legal Services."

The City Manager recommends that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

- 3. Establishment for Road Purposes - The West 7' of Lots 5, 7 & 8, Block 158, D. L. 37; Situated East Side of Joyce, South of Vanness

The Supervisor of Property & Insurance reports as follows:-

"Lots 5, 7 & 8, Block 158, D.L. 37, Plan 2750; situated E/S Joyce Street, South of Vanness Avenue lie within an established building line for the future widening of Joyce Street.

The City Engineer has requested that the 7-foot strips be established for road purposes prior to any sale of these lots to avoid the necessity of having to re-acquire them at a future date.

It is therefore,

Recommended that the west 7 feet of Lots 5, 7 & 8, Block 158, D.L. 37; Plan 2750, be established for road purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

PROPERTY MATTERS

- 4. Acquisition For Clark Park Extension Lot 17, Sub. D, Block 171, D.L. 264A 3029 Woodland Drive

The Supervisor of Property & Insurance reports as follows:-

"Lot 17, Sub. D, Block 171, D.L. 264A, (3029 Woodland Drive), has been offered for sale to the City by the owners. This is one of three privately-owned properties located on the West side of Woodland Drive, south of 14th Avenue, which are required for Clark Park Extension. The acquisition of this property will permit the closure of most of Woodland Drive between 14th and 15th Avenues. Also, it is proposed to develop park facilities on this portion of Clark Park with Cedar Cottage Neighbourhood Improvement Program funds.

These premises comprise a single-storey frame dwelling plus a full basement with a main floor area of approximately 1100 square feet, erected in 1923 on a lot 33 feet by 111 feet, zoned R.T.-2. The dwelling contains 5 rooms on the main floor, plus 3 rooms in the basement, 8 plumbing fixtures, has a patent shingle roof, stucco and siding exterior, and heat is supplied by an automatic, gas-fired furnace. The dwelling has been well maintained and is in good condition. There is a garage at the rear of the property.

Following negotiations with the owners, they are prepared to sell for the sum of \$62,500.00 as of May 31, 1976, subject to retaining rent-free possession to August 15, 1976. It is considered that this price is fair and equitable and represents market value in the area. The Superintendent of the Board of Parks and Recreation concurs in the acquisition of this property. It is proposed to demolish the dwelling thereon when vacant in order that development of this portion of the park may proceed.

Recommended that the Supervisor of Property & Insurance be authorized to acquire Lot 17, Sub. D, Block 171, D.L. 264A, known as 3029 Woodland Drive for the sum of \$62,500.00 on the foregoing basis, chargeable to Code No. 4189/- Parks Board Clearing Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

- 5. Acquisition for Park Site #9 (Kitsilano) Parcel "B" (Reference Plan 318) of Lots 7 & 8, Block 265, D.L. 526; Plan 590 - 2032 West 5th Avenue

The Supervisor of Property & Insurance reports as follows:-

"Parcel "B" (Reference Plan 318) of Lots 7 & 8, Block 265, D.L. 526; Plan 590, known as 2032 West 5th Avenue has been offered for sale to the City. Park Site #9 is listed under Table II of Park Sites Purchase Program 1971-1975, confirmed by Council on December 15th, 1970. This property represents one of three remaining properties to be acquired to complete the Park Site.

These premises comprise a 2 2/3-storey and full basement frame dwelling with a main floor area of 845 square feet, erected in 1910 on a site 30' X 120', zoned RM-3"B". This dwelling contains 9 rooms which have been converted into 3 housekeeping, 1 sleeping and 1 dwelling unit. There are 11 plumbing fixtures in this improvement, a patent shingle roof, siding & shingles on exterior walls, a concrete foundation and an automatic gas furnace. Condition of this dwelling is average for age and type.

PROPERTY MATTERS

Clause #5 (Cont'd)

At present, the owner occupies the dwelling unit on the main floor and the other units are rented. It is proposed to continue these rentals until required for the project and then to demolish when required for park purposes.

Following negotiations with the owner, she is prepared to sell for the sum of \$64,000.00 as of July 1st, 1976. Commencing July 1st, 1976, this owner will rent back these premises at a monthly rental of \$400.00. This purchase price is considered to be fair and equitable and representative of market value in the area. The Superintendent of Parks concurs in the purchase of this property.

Recommended that the Supervisor of Property & Insurance be authorized to acquire Parcel "B" (Reference Plan 318) of Lots 7 & 8, Block 265, D.L. 526; Plan 590, known as 2032 West 5th Avenue for the sum of \$64,000.00, on the foregoing basis, chargeable to Code No. 4189/- Park Board Clearing Account."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

INFORMATION

- 6. West Coast Salvage & Contracting Co. Ltd.
Claim by City For Demolition Costs - False Creek

The Director of Legal Services and the Supervisor of Property & Insurance report as follows:-

"On April 29th, 1974, West Coast Salvage & Contracting were given notice to vacate and deliver up possession by October 31st, 1974. In a letter dated May 17th, 1974, West Coast Salvage requested an extension on the Notice to Vacate, due to the construction strike.

A report was submitted to Council and on June 25th, 1974, Council approved the following motion:-

- (b) 'That the Property Department, the City Engineer and the Development Consultant be authorized to meet with West Coast Salvage and Contracting as soon as the construction trades strike is terminated to determine the earliest possible date for vacant possession of the property, the objective being to hold to the 31st October, 1974 date but if that is not possible, the earliest date consistent with the 1974-75 Winter Works Program.'

The construction strike was settled around the 1st of July and in early July West Coast Salvage expressed the view that they may be able to vacate by October 31st, 1974.

They did not vacate by October 31st, 1974, and the City Engineer was very concerned with a possible hold-up of construction on the False Creek sea wall in front of the building occupied by West Coast Salvage. This wall was being constructed under the Winter Works Program under a very tight time schedule.

PROPERTY MATTERS

Clause #6 (Cont'd)

On November 12th, 1974, a meeting was held in the City Hall between Mr. F.J. Whitcroft, President of West Coast Salvage and the City officials concerned. As a result of this meeting, it was agreed that the City would demolish the North 60 feet of the main building used by West Coast Salvage, thereby allowing the Engineer to proceed with construction of the sea wall and West Coast Salvage could remain in occupancy of the balance of the site until January 15th, 1975, rent-free from October 31st, 1974. West Coast Salvage was to pay the additional costs of demolition, which occurred by reason of the job being undertaken in two parts and the extra safeguards required to demolish the North 60 feet while normal work proceeded in the balance. A copy of this agreement is attached for Information.

The low bidder on the demolition contract was asked for an estimate of the additional costs incurred due to the split in demolition. Verbally, a figure of \$9,000.00 was given which was related to Mr. Whitcroft. When the written estimate was received by the City, the figures quoted were \$8,000.00 to \$10,000.00 and the letter listed 9 points contributing to the increased costs of dividing the contract into two segments.

On January 16th, 1975, the Property & Insurance Office wrote a letter to West Coast Salvage requesting the payment of \$9,000.00 for the additional demolition costs. On January 17th, 1975, there was a fire which damaged a portion of the West Coast Salvage Building. Mr. Whitcroft felt this should have lowered the demolition costs and his liability should be less than \$9,000.00. The contractor stated the costs were actually higher because there was less salvage and more debris to be hauled to the dump.

The total cost of demolition for the West Coast Salvage site was \$44,670.00. The buildings were vacated by the Company on January 31st, 1975, and the rent-free possession was worth slightly in excess of \$4,000.00

There were numerous exchanges of correspondence and telephone conversations without tangible results. The matter was then placed in the hands of the Law Department for further action on September 12th, 1975.

A Specially Endorsed Writ was issued April 15, 1976 claiming \$9,000.00 for demolition costs. West Coast Salvage & Contracting Co. Limited failed to file an Appearance. Default Judgment was entered in the amount of \$9,075.00 (including costs) on May 5, 1976.

Before any execution proceedings were commenced on the Judgment Mr. Ballam, Counsel for the Defendant, contacted the Law Department and indicated that through inadvertence his firm had failed to file an Appearance on behalf of the Defendant. He indicated he would apply to have the Judgment set aside. On May 25th Mr. Ballam again contacted the Law Department and indicated he wished to appear before Council to make certain proposals to them concerning the alleged debt owing to the City by his client. The Law Department undertook not to execute on the Judgment until Mr. Ballam was able to appear before Council.

The City Manager submits the above report of the Director of Legal Services and Supervisor of Property and Insurance to Council for INFORMATION.

Delegation Request: Mr. P. Ballam, Solicitor for West Coast Salvage & Contracting Co. Ltd.

PROPERTY MATTERS

RECOMMENDATION

- 7. Consolidation of Arbutus-Burrard Connector Lands - Site 28, South Side 1800 Block West 5th Avenue

The Supervisor of Property & Insurance reports as follows:-

"City Council, "In Camera", on May 18th, 1976, in considering a report of the Standing Committee on Housing and Environment dated May 6th, 1976, approved the following recommendations:

- 'A. The Supervisor of Property & Insurance investigate the possibility of excluding Lot 15, Block 267, D.L. 526 from the present lease at no cost to the City, for inclusion in the housing site.
- B. The Supervisor of Property & Insurance report back on consolidation of Lot 15 into Site 28 in Block 267, to be included in the housing site (excluding the commercial lease).'

Lot 15, as shown on the attached plan is part of the commercial development (McLaren Electric Building) purchased by the City in July, 1973, for the Arbutus-Burrard Connector. The building is situated on commercially-zoned land with parking being provided on lands zoned RM-3B. Development Permits obtained by the owner in 1964 to construct this building, stipulated that 33 parking stalls and 3 loading bays be provided. Lot 15 provides 12 of the required parking stalls.

A review of the parking situation, in conjunction with the Kitsilano Planning Office, has concluded that an alternate alignment of lot lines or parking facilities would not provide the required parking and loading facilities without the retention of Lot 15 in the commercial development. The leases on the property set out the number of stalls assigned to each lessee but there are constant requests to provide more parking for customers and staff.

Therefore, it is recommended that the consolidation of City-owned lands in Site 28 be proceeded with, without the inclusion of Lot 15."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

INFORMATION

8. Operating Concept and Staffing Cordova Lodge

The Acting Deputy Supervisor of Property & Insurance reports as follows:

"On June 9, 1976, a meeting was held with representatives of the City, C.M.H.C., the Provincial Minister of Housing, B.C. Housing Management Commission, Vancouver Resources Board and G.V.R.D. The purpose of the meeting was to attempt to resolve the areas of responsibility for funding Cordova Lodge as a "Hard to House" facility.

General agreement was reached in all areas except the level of staffing. Neither C.M.H.C. or Vancouver Resources Board will approve the funding required to provide the additional staff necessary to cover the social needs of the "Hard to House" tenant.

In view of this impasse, it is proposed to open Cordova Lodge as a board residence similar to the Continental Hotel with similar criteria for occupancy but with all tenants on full board and room.

A minimum staff of seven will be required for the 24-hour, 7-day week schedule as approved by Council on May 18, 1976, plus one person on part time for laundry.

"Hard to House" tenants can be accommodated, but it will be necessary for the Administrator to be selective in acceptance for occupancy.

It is intended to continue to explore other sources for funding for a fully staffed "Hard to House" facility."

The City Manager submits the foregoing report of the Acting Deputy Supervisor of Property & Insurance for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 312-313

B 360
360

MANAGER'S REPORT

June 1, 1976

TO: Vancouver City Council

SUBJECT: Capital Borrowing Versus Pay-As-You-Go

CLASSIFICATION: CONSIDERATION

The Director of Finance has submitted the following report.

"Several matters regarding the above subject have been referred back to the Finance and Administration Committee, by Council, for further consideration at the time this report of the Director of Finance on pay-as-you-go financing is before the Committee. The referred matters were the question of:

- 1) whether or not a capital plan should be submitted to the electors in 1976 or be reconsidered in 1977,
- 2) the report of the City Engineer dated May 7, 1976,
- 3) the submission of the Park Board regarding Civic Capital funding, dated May 11, 1976.

Introduction

In view of the voters turning down the 1976 to 1980 borrowing programs on November 20, 1974 and October 8, 1975, Council approved a pay-as-you-go program to partially cover the City's basic capital (as distinct from supplementary capital) needs for 1976 and recognized that the program might well have to be expanded into 1977 or even later. Sewer and water borrowing, because it does not require voter authority, is excluded from the above consideration.

It should be clearly understood that the pay-as-you-go program in effect for 1976 does not by any means provide the level of funds for capital program felt to be necessary by some Departments and Boards or that would have been available had the borrowing programs been approved by the voters. Funds were made available by:

- 1) Reducing the supplementary capital program funds to approximately half their previous level and using the funds made available by this action for the basic capital budget. These funds (including the supplementary capital program funds) are derived from the mill rate levy of 1.85 mills included in the general tax levy.
- 2) Transferring \$2,000,000 from the Debt Charges Equalization Fund and applying these funds to the basic capital budget. This necessitated the policy change allowing debt charges included in the revenue budget to rise by 10% rather than the previous 6%, thus reducing the support demands on the Debt Charges Equalization Fund.

In total, these two actions provided \$6,250,000 for a 1976 basic capital program, excluding sewer and water, plus approximately \$4,500,000 for the 1976 supplementary capital program. If pay-as-you-go was adopted as an on-going policy then the funds available for the program would presumably have to be expanded over the level available in 1976 if Council felt that the requested projects, exceeding available funds, were necessary. Possible funds available for an on-going pay-as-you-go program are dealt with in greater detail later in this report.

Limits to Capital Spending

Capital projects considered by Council are a mixture of those projects which are necessary in order to maintain an existing level of service to the community, including providing for growth, plus those projects which provide an increased level of service. In setting a capital budget for one particular year, or for a five year period, the procedure used normally is to rank projects by priority, and cut off those lower rated projects after a certain dollar maximum is reached. This dollar maximum may be determined on the basis of the funds available for capital purposes in the one year, or the estimated level of borrowed funds that taxpayers can support the repayment of over a period of years.

The limit to the capital expenditure program from revenue sources is determined by a fixed mill rate or a percentage of total budget (1976 - 1.85 mills). The limit for capital expenditures from borrowed funds tends to be set in terms of a fixed percentage that projected debt charges will form of future revenue budgets. The criteria established with respect to this is very tentative and requires some heroic assumptions regarding future costs of borrowing, rates of inflation, and economic growth in the City.

An issue to be faced is the amount of control which Council wishes to have over future tax increases and the degree of certainty which Council would have that future taxpayers would not be excessively burdened if there was an economic recession. It is uncertainty of the future, and the various impacts of this uncertainty that is one of the prime motivations for reducing the City's level of debt and creating a reliance on revenue funds for capital projects.

If the City converted wholly to a pay-as-you-go capital financing program, the City would reduce uncertainty, and the level of capital expenditures would be set in terms of currently available revenue and projections of revenue available within the next several years. This would set an easily determinable level to increases in services to that level which could be justified in terms of tax increases.

From another perspective, it can be argued that the City should not be paralyzed by this uncertainty and should continue to make some decisions which will include future responsibilities, i.e. borrowing. However, it should be remembered that Five Year Plan Plebiscites also create an uncertainty, i.e. will the voters approve a borrowing program?

Pros and Cons of Pay-As-You-Go Versus Capital Borrowing

Both types of programs have their advantages and disadvantages. The disadvantages of the pay-as-you-go program tend to concentrate on the period of some years required to make it fully operational (if excessive financial burden to the taxpayers is to be avoided) and the programs' advantages tend to be financial and the avoidance of problems related to future economic uncertainty. The advantages of capital borrowing tend to be easier planning and operational management and the avoidance of uncertainty related to short term availability of funds.

Capital Borrowing - Arguments for

Pay-as-you-go arguments for and counter arguments to borrowing

1. Provides a more adequate level of funds to meet the capital facility requirements of the City. If the shortfall of funds is serious enough, then the City may be forced into uneconomic maintenance of capital assets.

1. Only true until fully switched over to pay-as-you-go program.
1.1 Difficulty in determining what constitutes true capital facility needs of the City. If funds are relatively easy to obtain then definition of capital facility needs tends to change. Initial period of pay-as-you-go forces a more stringent examination of priorities.

1.2 Bond market conditions may make it impractical and even impossible to borrow funds approved by voters.

Capital Borrowing -
Arguments for

Pay-as-you-go arguments for
and counter arguments to borrowing

- 2. Certainty of approved borrowing authority over a period of years allows greater continuity in the planning, design (both of which can be quite lengthy) and operational implementation processes.

- 3. Even if pay-as-you-go fully implemented it would be the program first attacked in a stringent budget year, thus disturbing the capital program continuity.

- 4. Certain projects are too large to be properly funded in one year under a pay-as-you-go program, and yet total funds need to be assured to prevent development and design costs being wasted and provide the ability to award contracts.

- 2. Assumes availability of capital funds in the market place, presumably at a 'reasonable' cost. This is not necessarily always true and could equally destroy the program continuity. If lenders fear run-away inflation, a situation that came close to existing in the last few years, then lenders will be unwilling to lend money for long periods at any fixed rate.
 - 2.1 Under a fully operational pay-as-you-go plan, planning continuity should be assumed because funds availability is just as likely to be assured as is by dependance on external bond markets.
 - 2.2 The last year or two of a five year capital borrowing program does not allow an adequate planning or design horizon because it is not known if the voters will approve a new plan.
 - 2.3 We should not use a financial problem (funds availability), which can develop under either method of financing, as an excuse not to do proper longer range planning.
 - 2.4 Under an inflationary environment the latter years of a 5 year plan may provide a completely inadequate level of funding, thus damaging the planning process or requiring a further request to the voters or infusion of funds from the Supplementary Capital Budget.

- 3. City of Vancouver Council's have a history of not attacking or reducing the capital funds made available in the general tax levy, even in a stringent budget year.

- 4. Under a fully implemented pay-as-you-go plan this problem could probably be solved by one or more of the following means:
 - a) obtain authority for Council to commit revenue budget funds for longer than the current year. This could be subject to voter control.

Capital Borrowing - Arguments for

Pay-as-you-go arguments for and counter arguments to borrowing

- 4. (cont'd) b) stagger larger projects so that they do not bunch up (e.g. one per year).
- c) build a reserve fund specifically to handle this problem.
- 5. Pay-as-you-go forces the existing taxpayers to pay for long life projects that also benefit future taxpayers. Until existing debt disappears, existing taxpayers are also paying for earlier projects.
 - 5.1 If implementation of pay-as-you-go can be properly staged, the additional burden on the taxpayers would not be onerous, but could result in fewer capital facilities for the taxpayers in the initial years. The taxpayers of each future year will also be paying for a new set of capital projects. You never reach a point where taxpayers of a particular year receive a free ride at the expense of earlier taxpayers.
 - 5.2 The pro argument is probably appropriate for a young and rapidly growing city but not for a mature and relatively static city.
- 6. Few people or businesses manage to get by without borrowing, home mortgages being a prime example. Deferring capital works in a highly inflationary economy, as would be required in the initial years of a switch to pay-as-you-go, results in a higher cost for the capital projects if they are eventually acquired, as well as the taxpayers doing without the capital assets for some period.
 - 6.1 While few manage to, most people would like to. The obvious problem with borrowing is of course the fact that the debt must be repaid. In a constantly expanding, problem free economy this does not present any particular problem, if the level of debt is properly related to repayment ability. If the economy goes sour the problems can be extremely serious. There is no guarantee that the Canadian economy is going to continue ever onward and upward.
 - 6.2 Borrowing creates the need to pay interest to the lender, interest being in effect the 'rent' paid to the owner for the use of his assets i.e. money. In a non-inflationary environment where true economic interest rates of 3-4% apply, this is reasonable. In an inflationary environment, where the lender must add enough to his interest rate to recover the loss of his capital caused by inflation, interest rates can become a severe burden. If inflation continued at a high but stable level, and disregarding the other

Capital Borrowing -
Arguments for

Pay-as-you-go arguments for
and counter arguments to borrowing

severe damaging effects of inflation, the inflated interest rate would be no more troublesome than paying true interest rate of 3-4%. In fact, inflation does not stay stable and either tends to get out of hand to the point where lenders will not lend under any reasonable circumstances, or inflation is driven down by government control. When the inflationary battle is won by government, or by going through a depression (with its attendant problems of trying to repay debt from a lower economic position), then interest rates drop. However, the borrowings incurred during the inflationary period, say to be repaid over twenty years, continue to bear the high inflationary interest rates. One could quite easily be in the position of paying 11% interest on existing debt when current interest rates are 5-6%. This results in reimbursing the lender for an inflationary loss of capital that he is not in effect suffering.

Range of Options Available

There are obviously a number of options available to the City or combinations of options, each of which can be explored if the Council expresses a specific interest.

Some of the options are as follows:

- 1) Convert completely to a pay-as-you-go capital program on a long term basis,
- 2) At the appropriate time, resubmit a borrowing program to the voters,
- 3) A combination of the two that envisages an expansion of the funds available on a pay-as-you-go basis with a gradually reducing borrowing program,
- 4) Borrowing for projects that are essential to maintaining the current level of service combined with financing from revenue sources (pay-as-you-go) those projects which represent an increase in the level of service and are therefore at least theoretically discretionary. This would force discretionary projects to face the test of the current economics of the City at the time they are to be undertaken.
- 5) Borrowing only for those major projects that present a multi-year financing problem.

Example of Possible Transfer to Pay-As-You-Go

Appendix I attached illustrates the possibilities of transferring to pay-as-you-go program, describes the assumptions made, and the implications of the short fall of funds between the possible pay-as-you-go and estimated capital program based on the level of the plebiscite turned down by the voters in the fall of 1975.

Consideration

The above factors concerning borrowing programs versus pay-as-you-go programs is submitted to the Council for its consideration. The Council may also wish to develop and have us review the effect of other combinations of options.

Part of the overall consideration is whether or not to proceed with a borrowing plebiscite in 1976 or 1977."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 313

MANAGER'S REPORT

B (i) 366²⁶⁶

May 7, 1976

TO: Vancouver City Council
SUBJECT: PAY-AS-YOU-GO vs. FIVE-YEAR CAPITAL PLANS
CLASSIFICATION: CONSIDERATION and RECOMMENDATION

The City Engineer reports as follows:-

"Coming before Council is a recommendation of the Standing Committee on Finance and Administration with respect to the possibility of a Capital Plebiscite in the fall of this year. The purpose of our report is to bring to Council's attention certain aspects of the pay-as-you-go system as it affects Engineering programs.

Pay-as-you-go Capital financing:

1. Cannot meet the essential needs of the City;
2. Does not permit proper and economical planning and scheduling of work, or efficient use of staff and plant;
3. Cannot absorb major fluctuations in spending or in available funds.

1. SIZE OF PROGRAMS

The programs which we submitted for the 1976-80 Capital Plan were frugal. By the time of the 1974 vote, they had been reduced by nearly half and were skimpy - perhaps necessarily so in the balance of needs with ability-to-pay, but still skimpy. They were reduced by a further 10% for the 1975 vote and have suffered a further 16% cut in the 1976 pay-as-you go program. We are now at 39% of what we, in all honesty, submitted as frugal programs.

Consider the Local Improvement petitions, for example. Even by reducing and deferring other types of work such as the Burlington Northern Bridges and other street works, we will not be able to honour all of the petitions submitted - some must be held over. There is no reason to expect a more generous pay-as-you-go program next year, so we must expect to build up an increasing backlog of petitions and an increasing body of unhappy petitioners.

Consider the local streets in the West End. Their riding quality is poor. Their appearance is worse than poor. More important, a severe winter could be disastrous, with some of these streets literally impassible in the spring break-up and a major repair expense. Yet the 1976 pay-as-you-go capital will pave only three blocks - a rate of progress which would have the West End waiting until the year 2000 or later for completion of adequate roadways. These works just can't wait that long. Rather than cutting back, we should be undertaking a real program to make these streets adequate for the intense property development which they must serve.

The same is true, in scarcely less degree, of many streets serving properties throughout the city.

A further consideration, especially with respect to sidewalks, is the trend to an increased liability of Municipalities for maintenance of their works. In many cases, the only economic maintenance is a capital replacement. Until they are replaced, increasing amounts will be spent on damage claims, and on maintenance - and still leave us with an old walk which should be replaced. Claims are increasing in recent years. Money spent on these is wasted and, in addition, unnecessary injury results to the public. In 2 or 3 years we can spend more on maintenance than it would have cost to replace a sidewalk which could last 40 years. And this wasteful situation is worsening -- an attached bar-chart, 'A', shows that we are falling further and further behind in the condition of the sidewalks.

The argument is advanced that borrowing involves interest, and interest rates are high at this time. Pay-as-you-go financing would avoid interest, thereby making interest funds available for improvements. However, there is a transition period of several years when substantial interest from previous plans must continue to be paid. During this period there would have to be severe restrictions to an already over-restricted program. Further, the additional and wasted maintenance, as well as rising claims and also inflating costs under the pay-as-you-go system could prove to be more expensive than the interest, even at present high rates.

Analyses have been made to show that eventually, the pay-as-you-go system could provide funds out of the revenue budget equivalent to capital funds formerly provided under the Five-Year Plans. While this could be so, we find it extremely doubtful that it would be so, particularly during the transition period, but even after that. The revenue budget is subject to extreme pressures every year, and decisions tend to be made on a short-term basis. The previous record for the last 15 years shows that when cuts are necessary (which is almost always) these tend to be made from the physical improvement programs because these can always be put off for one more year. The result has been a continuing decline in the condition of our sidewalks, curbs and pavements. This is illustrated by the attached Chart 'A'. In addition, Graph 'B' shows that Public Works have consistently been getting a lessening share of the tax dollar compared to other City functions - this in the face of increasing defects.

This year's record is a good example. In 1976, there is an anti-inflation move in this country and a decision was made that the revenue budget should be kept at 10%. Under the conditions wherein capital replacement works were reduced to 39% of those requested, one would expect additional funds for maintenance, because more maintenance is needed when you have inadequate re-building. Instead, our maintenance revenue budget will not even, in some areas, cover inflation, and in effect has been reduced below previous years. If this sort of provision of funds for physical works occurs in the first year of our pay-as-you-go system, future years are likely to be worse. In summary, we feel that an adequate renewal of our physical plant not only cannot be financed directly from the revenue budget because this is incapable of sustaining an acceptable level economically, but also that even if it were possible to provide sufficient funds from the revenue budget each year it is almost certain that it would be politically unachievable.

2. WORK PLANNING AND SCHEDULING

Consider again the local improvement petitions. It is already noted that the limited funds will not permit us to honour all the petitions and yet we are concerned that the reduced program will not be completed because we have lost the early part of the year. Normally, the first group of petitions would be taken before a Court of Revision in the fall and work would commence as soon as weather permitted in the new year. Even though the Director of Finance and Standing Committee recognized the problem and the 1976 pay-as-you-go program was approved by Council in mid-January, the Court of Revision will not be until May 13th. We will do all we can to complete the program but with such a late start, any bad weather will prevent us from completing the works.

Looking ahead to 1977, we wonder what the policy on capital programs will be. Some changes in Council membership are already announced. There is an election this fall. We wonder if we can hope for a decision in January again. Perhaps the new Council will not wish to allocate funds to capital until it knows about Provincial revenue-sharing and about wage settlements, and until it has considered the operating budget, and the other needs, and the mill rate. The prospect of a pay-as-you-go capital program which is not determined until May or later is frightening.

A second point in this area is the matter of efficient use of staff and plant. The Department has a stable and well balanced staff, both 'inside' and 'outside'. Effective use of this staff depends on our being able to plan our

work program well ahead. This means more than just a uniform budget - it requires a meshing of contract and City-force work, of simple and complex designs, of seasonal and all-year work. This is just impossible under a pay-as-you-go program which cannot be determined until part way into the year in which the money should be spent.

3. FLUCTUATIONS

Replacement of the Hastings Viaduct is essential. We feel sure the Council understands this and will find the money -- but at which cost to other programs? The total cost will be about \$2.5 million, of which \$1.5 or \$2 million will be spent in one year. Under pay-as-you-go, and thinking of 1976's total street basic capital of \$3.5 million, we foresee the paving and sidewalk program being drastically restricted that year to provide funds for the viaduct.

Fluctuations can also occur in the amount available for pay-as-you-go capital. Provincial policies can change suddenly. Special needs can arise in the operating budget. Under a Five-Year Plan, the impact of these on the capital programs is cushioned. Under pay-as-you-go, they must be met that year -- and experience suggests that they will be met by deferring needed capital works 'just one more year'.

The level of salaried staff, the size of the yards, plants, garages, shops and other central facilities, the truck and equipment fleets -- these things cannot be adjusted up and down on a short-term basis. The pay-as-you-go system cannot absorb fluctuations - it must balance them with fluctuations in the on-going capital programs -- and this will create inefficiencies in the use of staff and plant.

CLOSING

We are not pressing specifically for a vote this fall. There are many factors besides our difficulties which will govern that decision. We are pressing for a return to Five-Year Capital Plans with borrowing authority. This would allow programs which at least approach the needs of the City, it would allow proper and efficient scheduling of capital works, and it could absorb major fluctuations without an adverse effect on other programs. The pay-as-you-go system cannot. Long-term capital plans supported by borrowing are the policy of many cities in North America. In our opinion, this is because no other efficient means exists to carry out the required works. Vancouver is no different.

There are some things people must finance through borrowing; almost all businesses are financed this way. If it were not for mortgages, almost no Canadian would own a home. Similarly, no city can provide adequate streets, walks, boulevards and lighting without Five Year Plan borrowing.

The term 'pay-as-you-go' has a nice ring, and 'debt' suggests improvidence. When speaking of hard capital works which will last thirty, forty or more years, we wonder if a better picture isn't created by referring to the two concepts as 'pay-as-you-build' and 'pay-as-you-use'.

We ask that Council consider the above points when it is dealing with the matter of capital plans and capital financing."

DIRECTOR OF FINANCE'S COMMENT

"The City Engineer's concern over the ability to plan for proper and efficient scheduling of capital works on a pay-as-you-go basis appears to be valid in the short term. Other points included in the Engineer's report have not been reviewed in sufficient depth by the Finance Department to allow comment.

- Page 4 -

DIRECTOR OF FINANCE'S COMMENT (Continued)

The Board of Parks and Recreation has indicated a similar concern regarding future planning.

As a result of the foregoing, the Chairman of the Finance and Administration Committee has requested a report from the City Manager regarding pay-as-you-go as it relates to the above concern and other matters. It is anticipated that this report will be submitted to the Finance and Administration Committee in the latter part of May 1976."

CITY MANAGER

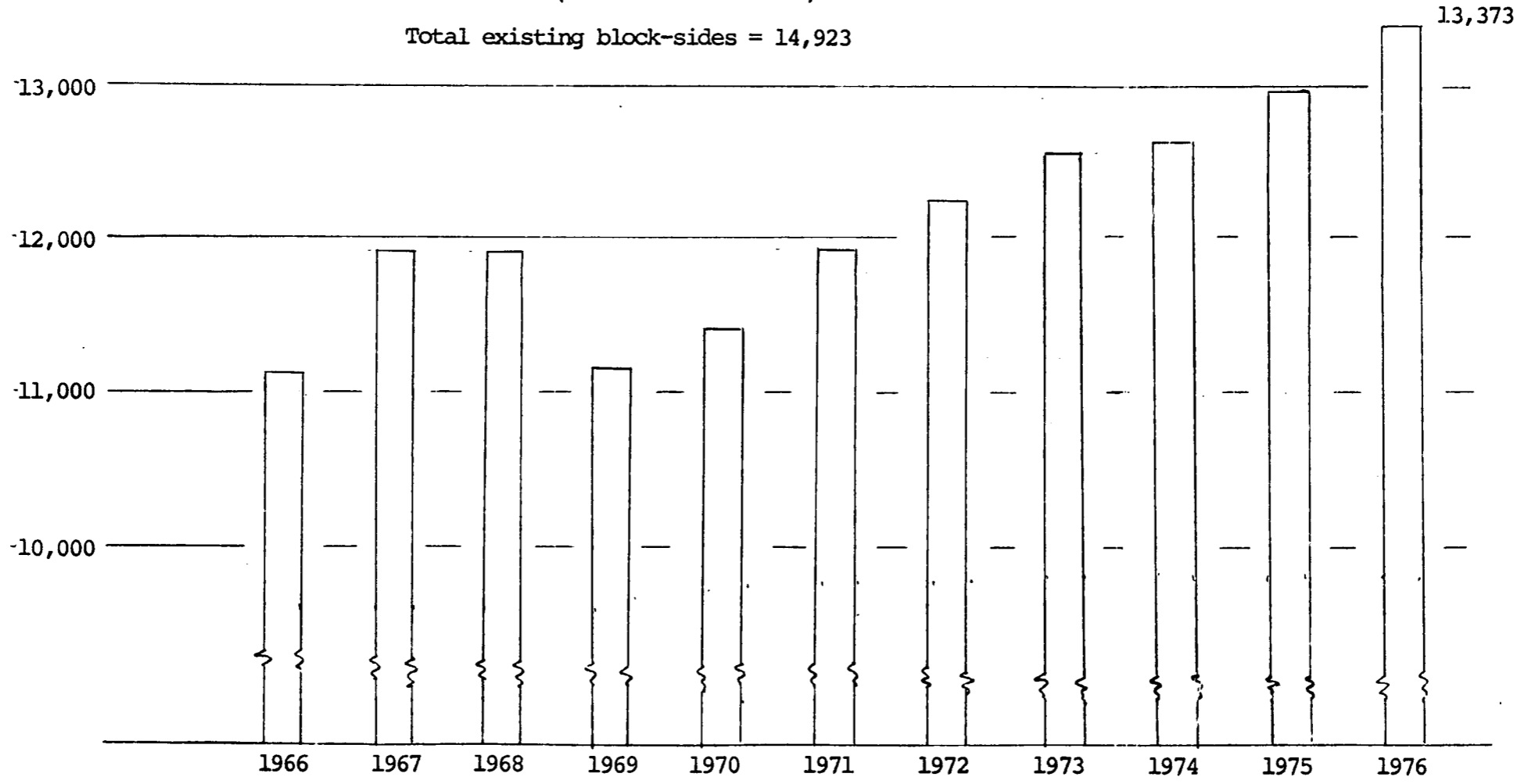
The City Manager submits the foregoing report of the City Engineer for CONSIDERATION and, noting that the Director of Finance will be reporting to the Finance and Administration Committee on this subject later this month, RECOMMENDS that the Engineer's report be RECONSIDERED by Council with that report of the Finance and Administration Committee."

FOR COUNCIL ACTION SEE PAGE(S) 3/3

NUMBER OF DEFECTIVE SIDEWALKS

(Block - sides)

Total existing block-sides = 14,923



— YEAR —

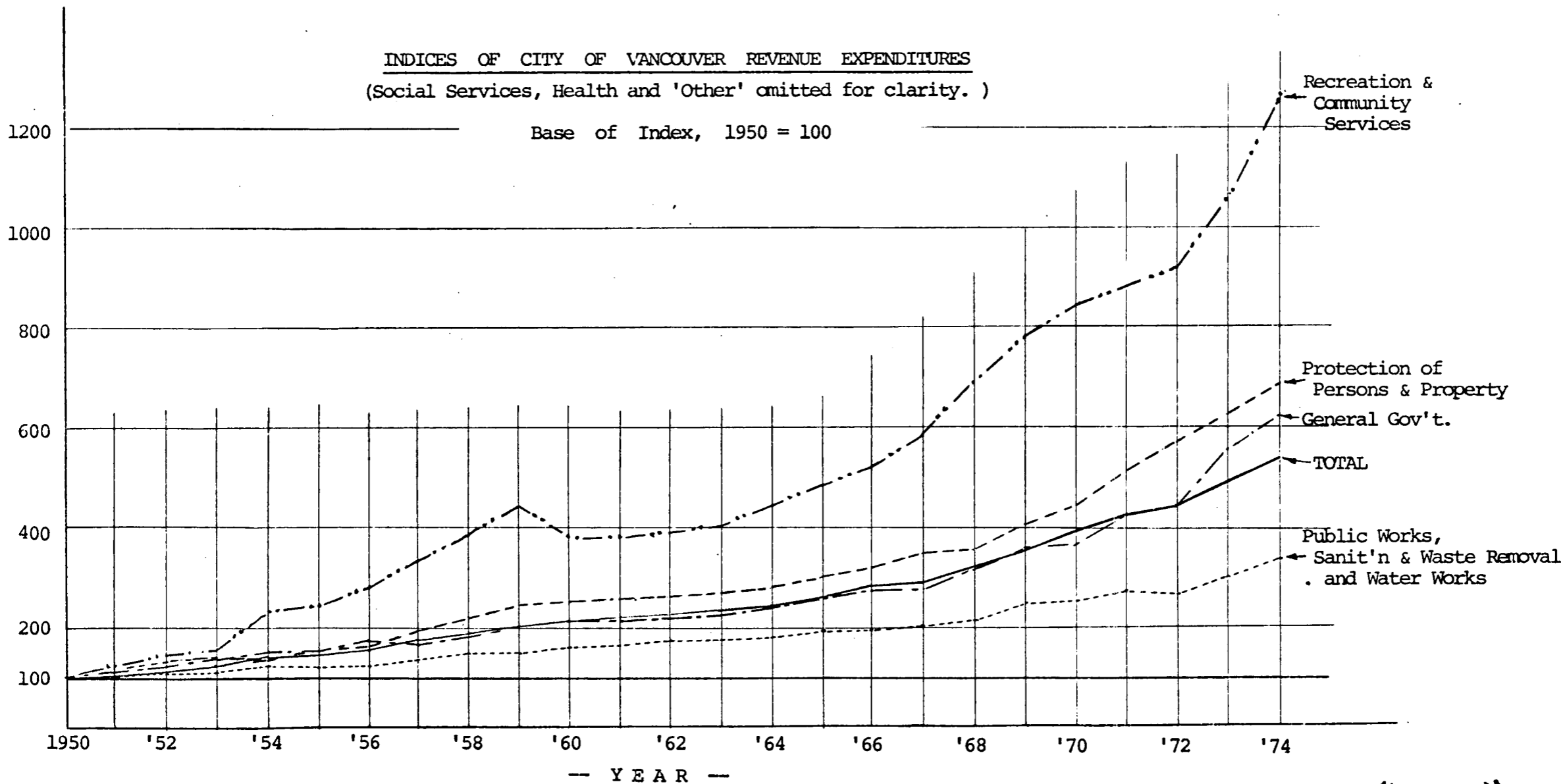
(Survey of preceding winter)

"A"

370
1976

INDICES OF CITY OF VANCOUVER REVENUE EXPENDITURES
 (Social Services, Health and 'Other' omitted for clarity.)

Base of Index, 1950 = 100



"B"

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

MAY 27, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 27, 1976 at approximately 1.00 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt)
Alderman Kennedy) Item 2 only

CLERK TO THE
COMMITTEE: M. L. Cross

RECOMMENDATION

1. Suggested Mini-Motorbike Park Site.

The Committee considered a report of the City Manager dated May 10, 1976 (copy circulated) in which the Director of Planning reports on the possible use of the 6.0 acre site south of relocated Marine Drive abutting North Kent Avenue west of Boundary Road as a mini motorbike park for children under fourteen. Also reported was the environmental impact on the surrounding neighbourhood, legal complications and insurance matters as well as estimated project costs.

The Director of Planning feels the site would be an inappropriate long term use and difficult to justify as a short term measure in view of the costs that would be incurred and the fact that any interim use could delay the development and sale of the industrial property. The City Manager recommended that the proposed site not be developed as a mini-motorbike park and the investigations regarding marketing the land be proceeded with.

RECOMMENDED:

- A. THAT the proposed site not be developed as a mini-motorbike park and City officials be instructed to proceed with investigations regarding marketing the industrial land.
- B. THAT the Mayor be requested to report on behalf of the Police Commission on the difficulties of enforcement of the ban on the use of the Kerr Road dump site for motorcycles.

(Ald. Cowie wished to be recorded as opposed to Recommendation A.)

INFORMATION

2. Progress Report - Waterfront Planning Study.

Mr. D. Hickley, Assistant Director, Central Area Division, reported that some difficulties have arisen in preparing the Official Development Plan and By-law for the Burrard Inlet Waterfront. Area Development Plans are not being prepared as is the case in the False Creek zoning.

One of the issues to be resolved is population projections. The Consultant for the Burrard Inlet waterfront study, Mr. R. C. Mann, projected 30,000 i.e. 10,000 residential and 20,000 employment. The G.V.R.D. Livable Region study has projected 17,500 residential and 12,500 employment. There has also been some difficulty determining exactly how much land is developable due to view corridors and height limits.

Mr. J. Coates, Central Area Division, the planner now responsible for the Study indicated a written progress report would be before the Committee on June 10, 1976 and a Draft By-law should be presented July 8, 1976.

The Chairman enquired as to whether the current timetable for the study would still result in rezoning this year.

Mr. R. Spaxman, Director of Planning advised that the G.V.R.D. had been working with the Committee but tended to withdraw. If the content of the By-law to which the G.V.R.D. has given two readings, is altered drastically, the City may have to go back to the beginning for all three readings. In answer to a query as to what would happen to the timing if this proved to be the case, Mr. Spaxman stated he would check into the matter.

RESOLVED:

THAT the verbal report on the Waterfront Planning Study be received.

The Meeting adjourned at 2.05 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 315

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON
HOUSING AND ENVIRONMENT

June 3, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, June 3, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

- PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce
Alderman Rankin
- ABSENT: Alderman Cowie
- CLERK: J. Thomas

The Minutes of the meeting of May 20, 1976, were adopted.

RECOMMENDATIONS:

1. Condition of Nine Vacant Buildings: Downtown Eastside - Standards of Maintenance By-law

At its meeting on April 8, 1976, after hearing representations from the Downtown Eastside Residents Association, the Committee instructed the Fire Chief, Director of Permits and Licenses, and Medical Health Officer to investigate and report on the condition of nine vacant properties in the Downtown Eastside.

Before the Committee for consideration was a Manager's Report dated May 27, 1976, (circulated) in which the above officials reported on the following premises:

- | | |
|--------------------------|------------------------------|
| 420 East Hastings Street | 420 East Cordova Street |
| 522 Richards Street | 445 Gore Avenue |
| 24 Water Street | 172 East Cordova Street |
| 30½ East Hastings Street | 51 - 53 West Hastings Street |
| 207 Union Street | |

The Committee reviewed the reports with the Director of Permits and Licenses; Captain Davis, Acting Chief Fire Warden; and the Director of Environmental Health, and concern was expressed that vacant buildings in the core area were, in some instances, being converted to commercial use, thus eliminating valuable residential space.

The Committee discussed the application of the Standards of Maintenance By-law and reference was made to a Manager's Report of February 19, 1976, in which the Director of Legal Services advised in order to apply the By-law a building must be a dwelling; if there had been total abandonment by the owner with a view to redevelopment to something else it was doubtful the By-law would apply. The Director of Legal Services concluded in the end result the only way to find out what the section covered would be to have a test case.

The Committee discussed the desirability of establishing the full power of the By-law by a test case, and after considering the premises listed above, it was

RECOMMENDED,

- A. THAT Council approve the issuance of an Order requiring the owner of 420 East Hastings Street to renovate his premises within sixty days under the provisions of the Standards of Maintenance By-law.
- B. THAT the Manager's Report dated May 27, 1976, be received.

Report to Council
Standing Committee of Council on
Housing and Environment
June 3, 1976 2

RECOMMENDATION AND CONSIDERATION:

2. Animal Control: Dogs

The Chairman advised following receipt of a large number of letters of complaint from citizens he had requested a staff report on a leash by-law and on the recently introduced dog clean-up section of the West Vancouver Dog Tax, Kennel and Pound By-law No. 2591. Before the Committee for consideration was a City Manager's Report dated May 18, 1976, in which the Director of Permits and Licenses reported as follows:

"The Chairman of the Standing Committee on Housing and Environment requested information on the Bylaw recently passed in West Vancouver which requires an owner to clean-up his dog's faecal material if deposited in other than the owners yard. The Bylaw was passed on April 26, 1976, and reads as follows:

19. 'It shall be an offense under this Bylaw:

- (o) For any owner to allow or suffer any dog to leave or deposit manure or dung on any public place or private property other than the property of the owner unless the owner shall immediately take steps to remove such manure or dung, and to dispose of the same in a sanitary manner.'

The Director of Legal Services is of the opinion that The Vancouver Charter gives Council power to pass a similar Bylaw for the City. The enforcement of such a bylaw by the Pound Officers may be somewhat limited as they would have to witness the bylaw infraction to be able to give evidence in court. However, it would afford a citizen the opportunity to lay an information against the owner of a dog which is habitually fouling his property.

The Chairman of the Standing Committee also asked for information on a "Leash Bylaw". We have only been able to obtain information from the Municipality of Burnaby who have such a Bylaw and which states:

'Every owner of a dog shall keep it on a leash while upon a highway or public place.'

We are advised by Burnaby Officials that this Bylaw requirement has assisted greatly to improving the control of dogs in their municipality.

Although strict enforcement of a leash and clean-up Bylaw could not be expected without a substantial staff increase, it would assist in controlling the problem of dogs fouling private and public property and dogs running-at-large. Under existing regulations a dog is running at large if it is off the owners property and not under the immediate care of a competent person. With a leash law, the dog would be running at large if off the owners property and not on a leash and could then be impounded without unnecessary discussion or misunderstanding."

The Committee reviewed the report with the Director of Permits and Licenses who advised the leash control presently applied to dogs in public places could be extended to become a general leash by-law.

In respect of the clean-up by-law it was suggested it was a comparatively new regulation and therefore it might be desirable to deter a decision until the effectiveness of the West Vancouver By-law became apparent; however, members of the Committee referred to the large number of citizen complaints for which there was, at present, no remedy and expressed the opinion there was a need for the introduction of an appropriate regulation.

Report to Council
Standing Committee of Council on
Housing and Environment
June 3, 1976 3

Clause 2 Cont'd

Following discussion it was,

RECOMMENDED,

- A. THAT approval be given to the introduction of a Leash By-law and the Director of Legal Services be instructed to bring forward the appropriate amending By-law.

The following motion was put and resulted in a tie vote, and therefore is submitted to Council for CONSIDERATION:

- B. THAT approval be given to the introduction of a By-law based on the following by-law recently passed by the District of West Vancouver:

'It shall be an offense under this By-law:

For any owner to allow or suffer any dog to leave or deposit manure or dung on any public place or private property other than the property of the owner unless the owner shall immediately take steps to remove such manure or dung, and to dispose of the same in a sanitary manner.'

FURTHER THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-law.

INFORMATION:

3. Chairman's Progress Report

The Chairman distributed copies of his report dated June 3, 1976, (on file in the City Clerk's Office) updating progress on six issues outlined in his March 11, 1976, report, i.e.:

- a) Housing policy
- b) Housing production
- c) Inner-city housing problems
- d) Downtown Eastside housing
- e) By-law enforcement
- f) Environmental matters

The meeting adjourned at approximately 2:00 p.m.

* * *

FOR COUNCIL ACTION SEE PAGE(S) 315-6

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

June 3, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, June 3, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Sweeney, Acting Chairman
Alderman Bowers
Alderman Kennedy

ABSENT: Alderman Marzari
Alderman Volrich

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Theatre in the Park - Insurance Fund

The Committee had for consideration a Manager's report dated May 26, 1976, (copies circulated) wherein the Director of Social Planning and the Director of Finance recommended against the principle of establishing and implementing an insurance fund as requested by the Theatre in the Park.

Mr. R. Kassell, president and Mr. M. Warren, vice president, Theatre in the Park, requested that the Committee recommend to Council a financial commitment or underwriting that would allow them to offset any financial losses caused by a disastrous season due to inclement weather.

It was suggested that the best procedure would be for the Theatre in the Park to appeal to Council for a supplementary grant if they experienced a disastrous season because of weather. It was felt that Council would be very sympathetic as the group is recognized for its significant entertainment contribution to the community.

Following discussion, it was

RECOMMENDED

THAT Council not approve the principle of establishing and implementing an insurance fund as requested by the Theatre in the Park, on the understanding that the Theatre in the Park is free to appeal to Council for a supplementary grant in the event of a disastrous season due to inclement weather.

2. Civic Theatre Revenue Increase

The Committee had for consideration a Manager's report dated May 26, 1976, (copies circulated) wherein the Director of Finance recommended a 20% increase in theatre rental rates effective September 1, 1976. The Civic Auditorium Board favours only a 10% increase in rental rates at the present time for the following reasons:

- "1. The deficit is the lowest with comparable theatres in Canada.
- 2. The rental charges are in line with or above other Civic theatres in the Pacific North West.
- 3. The deficit could be reduced if the parking fees for the garage were included in the theatre revenue, or the fact that the garage was not required to pay civic taxes."

Clause #2 Continued:

The Director of Finance reported that the Civic Theatre complex has been operating at a deficit since 1958/59 when it came into operation. The complex is now some 20 years old and maintenance costs are increasing each year due to major repairs to equipment and facilities and a 10% increase will not be sufficient to maintain the deficit at past year levels. Schedule I attached to the Manager's report outlines increases in rental rates of 10%, 20% and 30% effective September 1, 1976, and shows the effect each would have on the deficit.

It was noted that the Auditorium Board has been discussing an increase in bar prices and Alderman Bowers reported that the Auditorium Board would prefer not to raise their bar prices, but would if necessary.

Following further discussion, it was

RECOMMENDED

- (a) THAT the Civic Auditorium Board be requested to submit for City Council approval, a new schedule of theatre rental rates based on a 15% increase effective September 1, 1976;
- (b) THAT the Civic Auditorium Board be requested to review the present bar prices and submit through the City Manager a report for submission to Council on recommended increases;
- (c) THAT the following increase in grants be made and the necessary funds be provided from Contingency Reserve:

Vancouver Opera Association	\$ 3,247
Vancouver Symphony Society	10,995
Playhouse Theatre	7,350
	<u>\$ 21,592</u>

It was suggested that the Auditorium Board be informed of the Committee's recommendations to Council and be encouraged to submit their report at the same time.

3. Capital Budget and Financing - Champlain Heights

The Committee had for consideration a Manager's report dated May 26, 1976, (copies circulated) wherein the Director of Finance and the City Engineer reported on proposed development expenditures for Champlain Heights, schedule of development, cash flow, source of financing, local improvements and the implications of marketing efforts.

The Committee outlined three options for development of the area as follows:

- " 1. The City can postpone any development in the area until a better climate for marketing the land is evident. Under this option -
 - a) the present plan becomes more out of date, loses its community support, and becomes subject to major revision.
 - b) the costs of servicing escalate with inflation.
 - c) the market value of land may escalate.
 - d) we risk facing the same factors which deterred developer interest in the recent tendering of Enclave 1. We must also bear in mind that there is a six to eight month lag involved in preparing unserviced land for market, and that economic conditions can change greatly during that time period. If we wait for ideal market conditions before we begin to service, we may find that our market has evaporated when the land is offered for sale.

Clause #3 Continued:

- 2. The City could begin servicing the area to the extent that present funds allow, but without borrowing funds and incurring debt charges. There is presently \$2,180,000 available. With these funds, the basic servicing could be provided to most of the enclaves in the first phase, but not including street paving, lighting, or park development. This amount of work could allow the property to be marketed, but the proceeds of the sales would have to be immediately applied to finish the servicing of streets and street lighting.

This procedure would delay the development somewhat and the problems highlighted in 1 above could also apply. In addition, by financing sewer and water works from internal sources, we forego the opportunity to borrow funds for these purposes. This will restrict the funds available to finance the front-end expenditures and may delay later work by a year or more.

- 3. The City can proceed with the schedule of development as set out in Table 1. This would mean that funds would be borrowed as per Table 2 to finance the work. The implication of this action would be that the City would have to adopt a more aggressive marketing policy or some form of different approach in an attempt to ensure that certain sale proceeds are received by 1977. This action would be subject to review at the end of 1976 to assess whether any sales will have to take place in 1977, and whether work would cease at the end of 1976. This approach could mean that development costs could be lower than in options 1 and 2, but there is the risk that debt would be incurred without sales proceeds being available to pay the debt charges. If this occurred, it would be necessary for the Property Endowment Fund to temporarily finance the debt charges, as it is not reasonable to load them onto the City's general operating budget. "

The Committee favoured option #3 and following discussion, it was

RECOMMENDED

- (a) THAT sidewalks, street paving and street lighting and the capital cost of the internal walkway system be entirely paid for from land sale proceeds;
- (b) THAT the 1976 Champlain Heights Capital Budget of \$3,279,900, as set out on Table 1, be approved with the detailed appropriations of the Project management budget of \$50,000 subject to the approval of the City Manager;
- (c) THAT borrowing authority for sewer and water works purposes totalling \$4,243,800 (sewer \$3,534,800 and water \$709,000) be approved and the Director of Finance be directed to borrow funds under this authority as funds are required for sewer and water expenditures. This sewer and water borrowing authority would be in addition to already approved programs;
- (d) HAT the 1976 Water Basic Capital Budget be reduced by \$185,000.
- (e) THAT the projected expenditures for 1977-78 as reported on Table 1, and the projected revenues as reported on Table 2 be received.

The meeting adjourned at approximately 2:05 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

IV

JUNE 3, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 3, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Sweeney

ABSENT: Alderman Marzari
Alderman Volrich

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meetings of May 12, 13, 20 and 21, 1976 were adopted.

RECOMMENDATION

1. Hours of Operation for Neighbourhood Pubs

The Committee had before it for consideration a letter dated May 10, 1976 from Mr. Peter Uram, operator of Bimini Neighbourhood Pub, requesting a review of the hours of neighbourhood pubs.

The Committee had, on three previous occasions - July 10, 1975, September 25, 1975 and January 29, 1976, considered the extension of the Liquor Administration Branch regulation which requires pubs to close at 11:00 p.m. and on each occasion made no recommendation for an extension of the hours.

Mr. Uram told the Committee he is seeking the same hours as other licensed premises in the area, pointing out that some licensed restaurants are open until 2:00 a.m. to serve liquor and in some cases these establishments are serving alcoholic beverages without food and they do not provide any entertainment. It was Mr. Uram's contention that some restaurants, by "bending the rules slightly" are in fact operating as neighbourhood pubs and that the real neighbourhood pubs, which must close at 11:00 p.m., feel they are treated as "second class citizens".

Mr. Uram suggested he be allowed to open until midnight on weekdays and 1:00 a.m. on weekends if only on an experimental basis.

The Committee responded by pointing out that neighbourhood pubs were to be an alternative style of licensed premises and that if one pub were allowed to remain open later than 11:00 p.m., other pubs would have to be afforded the same privilege and this would raise a further problem in that persons in the neighbourhoods surrounding such pubs voted on whether or not they wanted a pub in their neighbourhood on the basis that such pubs would close at 11:00 p.m.

The Committee told Mr. Uram that he should take his appeal for longer hours directly to Council, and following consideration, it was

RECOMMENDED

THAT there be no extension in the 11:00 p.m. closing time for neighbourhood pubs.

2. Y.M.C.A. Youth Employment Service - Grant Application

The Committee had before it for consideration a Manager's Report dated May 21, 1976 (copy circulated) in which the Director of Social Planning recommended that a terminal grant of \$4200.00 be approved for the Y.M.C.A. Youth Employment Service for operational expenses for the two Vancouver Y.E.S. offices.

A representative of the Y.M.C.A. Youth Employment Service appeared before the Committee and explained that in 1974 the service was able to find jobs for 1700 of 1900 student job applicants; that in 1975, due to a general increase in the unemployment level, the service was able to find jobs for 1200 of 3000 applicants. During discussion, it was noted that some of these jobs may have been for short periods of time such as one or two days.

The Y.M.C.A. representative told the Committee they expect to receive close to 5000 job applications from students this summer. A representative of the Social Planning Department pointed out the Department recommended a terminal grant because this is the third and final year the City will fund this program and it is the feeling of the Social Planning Department that this service should be funded from senior levels of government.

Following discussion, it was

RECOMMENDED

THAT Council give a terminal grant of \$4200.00 to the Y.M.C.A. Youth Employment Service for operational expenses for the two Vancouver Y.E.S. offices.

RECOMMENDATION AND CONSIDERATION

3. Downtown Eastside Residents' Association - Grant Application

The Committee had before it for consideration a Manager's Report dated May 14, 1976 (copy circulated) in which the Director of Social Planning reported that despite the fact that City Council earlier this year turned down a grant request from the Downtown Eastside Residents' Association, the Association has re-applied for a grant in the amount of \$22,176.00 for two community workers. The request is the same as that turned down by Council on February 3, 1976 and refused in appeal on March 9, 1976.

Mr. Bruce Eriksen, President of D.E.R.A., appeared before the Committee and pointed out that the Association did receive \$108,000.00 in Federal funds but that this money is used to hire eleven persons for a job retraining program.

Mr. Eriksen stated that without the \$22,176.00 grant from the City, there will be no one to direct those eleven persons on the job retraining program; that the City could therefore lose the \$108,000.00 Federal grant as well as the Community Information Centre and the Day Care Centre operated by D.E.R.A.

Mr. Eriksen reminded the Committee that the Association has been instrumental in a great number of issues which it has brought to the attention of City officials, such as the standards of maintenance by-law, enforcement of regulations in licensed premises, fire by-laws, etc.

The Committee felt that the Association does provide a useful service but the suggestion was made the Association could be more diplomatic in its approach to City problems.

Clause No. 3 Continued

The Committee also noted that in addition to the matter of the grant application, the Manager's Report contains another factor which requires a policy decision from Council - that being establishment of a policy respecting the resubmission of a grant request by an organization in the same year in which an application has been given due process and refused by City Council.

Following discussion, it was

RECOMMENDED

THAT Council grant \$22,176.00 to the Downtown Eastside Residents' Association. (Net cost to the City would be \$11,088.00 if C.A.P. cost sharing is approved.)

and it was

RESOLVED

THAT the matter of Council establishing a policy respecting resubmission of a grant request by an organization whose grant application had been refused by City Council in the same year be forwarded to Council for consideration.

RECOMMENDATION

4. Grant for Native Daughters of B.C. - Hastings Mill Museum

The Committee had before it for consideration a Manager's Report dated May 31, 1976 (copy circulated) in which the Director of Social Planning recommended a capital grant of \$1500.00 be given the Native Daughters of B.C. for renovating and painting the old Hastings Mill Museum store.

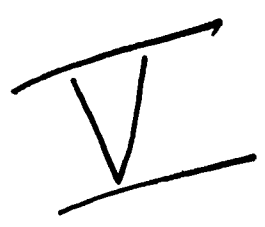
This City grant would match a \$1500.00 grant which has been pledged by the Provincial Secretary and the two grants, together, will provide \$3000.00 towards the \$5200.00 cost of the repairs necessary for this 110-year old building. (The Native Daughters of B.C. have provided \$2200.00 from their own resources.)

Following brief discussion with a representative of the Native Daughters of B.C., it was

RECOMMENDED

THAT Council approve a capital grant of \$1500.00 to the Native Daughters of B.C. to be used for renovating and painting the old Hastings Mill Museum store.

The meeting adjourned at approximately 4:15 p.m.



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

June 9, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No.3 Committee Room, Third Floor, City Hall, on Wednesday, June 9, 1976 at approximately 11.00 a.m.

PRESENT: Ald. Bowers, Chairman
Mayor Phillips
Ald. Bird
Ald. Kennedy

ABSENT: Ald. Cowie
Ald. Harcourt

CLERK TO THE COMMITTEE: M. L. Cross

INFORMATION

1. Future Use of Habitat Pavilion.

Council, on June 1, 1976 passed the following motion:

"THAT no action be taken with respect to Habitat Forum, but that the matter of retention of the Habitat Pavilion in front of the Court House be referred to the Planning and Development Committee for consideration."

The following were present for the discussion:

- Mr. C. Douglas, Director General, Host Programming
- Mr. C. Pedersen, Deputy Director General
- Mr. P. Pilon, Host Programming
- Mr. R. Christoffer, Prov. Department of Public Works
- Mr. G. Craik, Assistant Mgr., Vancouver Safety Council
- Mr. G. Valde representing the Greater Vancouver Convention and Visitors' Bureau

The Chairman advised that in view of Council's above recommendation, the Committee meeting had been called on short notice as the Federal Government had advised that the Pavilion would be dismantled Monday morning June 14, 1976.

Mr. P. Pilon advised that he had discussed with the Contractor, Frank Stanzl Construction, as to whether he would agree to dismantling the Pavilion in September if the City wished to retain the structure for the summer months. The Contractor will agree to this at no additional charge to Habitat or the City. If the City wishes the flagpoles to remain there would be no charges as long as they were turned to the Federal Government when the structure is dismantled.

The City would have to be responsible for security as the RCMP security ends at 6.00 p.m. Friday, June 11, 1976 and Uniguard security ends when the Contractor starts dismantling. Also involved would be costs for insurance and maintenance. Mr. Pilon advised that in discussion with the present suppliers of electricity to the Pavilion, this service could be continued.

Clause No. 1 Continued.

A cost to be borne by the City is the continuation of parking relocation charges for 10 judges i.e. ten stalls at \$65.00 per month (total cost \$1300.00).

Mr. Pilon stated that if the City does not wish to use the Pavilion for the summer months, the Contractor would arrange to store the decking and roof panels for possible future use. At the moment the Vancouver Safety Council has requested the building be retained for use in their proposed Safety Village.

Mr. Craik advised, that the Safety Council has made a submission to the Federal Government for the use of the structure in the proposed Safety Village in the China Creek area. The Safety Council would re-erect the structure at its own expense. The original thought was to have the building pavilion enclosed. Tests will be carried out to see if the roof panels could be fibreglassed.

Mr. R. Hebert, Assistant Director - Inspection and Enforcement Division, stated that the structure, if retained, would have to comply to the Building Code and would need to be reinforced to make it structurally safe.

Mr. Christoffer advised that the Provincial Government would not agree to any use such as a coffee garden. He also stated there should be a decision as to whether or not the Pavilion is to be retained as it affects the replacement of the landscaping.

Mr. E. Fladell, Social Planning Department, suggested the Pavilion could be used as a festival centre for the series of summer festivals. The Director of the Art Gallery would like to set up an art exhibit at the Courthouse. The Committee agreed that the costs involved for insurance and security would be too great.

Mr. G. Valde, stated that the Bureau could only utilize a portion of the Pavilion if it is retained.

A member of the Committee felt the Pavilion should be re-erected within one of the hangars at Jericho. In any event the roof panels should be preserved; perhaps they could be attached to and hang from a roof in one of the P.N.E. buildings.

Mayor Phillips agreed that the roof panels are unique and should be preserved. He felt the Pavilion was inappropriately located as this site was the only Downtown green space.

The Committee RESOLVED:

THAT the Federal Government be advised the City does not wish to retain the Habitat Pavilion for the summer months and agrees that the provisions of the contract to dismantle the Pavilion on Monday, June 13, 1976 should be carried out.

FURTHER THAT the Federal Government be requested to preserve and store the roof panels for a maximum period up to the end of July, 1976 for a future use which will ensure continued preservation of the roof panels; such use to be negotiated with the Federal Government.

The Meeting adjourned at 11.50 a.m.