

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 5, 1974, in the Council Chamber at approximately 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bowers, Harcourt, Hardwick,
Linnell, Marzari, Massey, Pendakur,
Rankin and Volrich

ABSENT: Alderman Gibson (on civic business)

CLERK TO THE COUNCIL: D. H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Reverend Phillip Hewitt, Civic Chaplain.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Vancouver City College under the direction of Mrs. Coates.

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the items to be considered at the 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Hardwick,
SECONDED by Ald. Linnell,

THAT the Minutes of the Regular Council meeting dated February 26, 1974, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,

THAT the Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS

A. BOARD OF ADMINISTRATION
General Report, March 1, 1974

Harbours and Parks Matters (March 1)

Van Dusen Botanical Gardens: Proposed
Floral Hall Administration Building

In regard to this report of the Board of Administration, the Chairman of the Park Board, and the Superintendent, spoke and gave particulars of the project with the aid of a model. Commissioner Cowie advised that the support of the Provincial Government in regard to additional funding for this project is presently being sought, that application will follow for Federal funds through forgiveness under Winter Capital Projects Fund and that further funds are expected from the private sector.

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT AND OTHER REPORTS (cont'd)

Van Dusen Botanical Gardens: Proposed
Floral Hall Administration Building (cont'd)

Following a number of questions put to the Park Board representatives, it was,

MOVED by Ald. Rankin,

THAT this whole matter be deferred for report by the Park Board on: :

(a) a firm financial commitment from private sources and the Provincial Government and advice respecting Federal funding;

and/or

(b) the Park Board submitting a re-design of the project more in line with the amount of funds already authorized by Council.

- CARRIED UNANIMOUSLY

Works and Utility Matters (March 1)

City Lane, Royal Centre Development (Clause 12)

The Council received a report reference from the Deputy City Engineer in detailed explanation of the City Engineer's report on this subject in which two possibilities to resolve the lane issue are set out.

MOVED by Ald. Rankin,

THAT the Royal Centre be required to purchase the land from the City at \$43,860 and carry out the works between MacMillan Bloedel and Royal Centre, as per their agreement with MacMillan Bloedel;

FURTHER THAT should Royal Centre not purchase, MacMillan Bloedel be requested to excavate the land to appropriate grade for the lane and remove the existing steps.

- LOST

(Aldermen Bowers, Hardwick, Linnell, Marzari, Massey and the Mayor voted against the motion)

MOVED by Ald. Bowers,

THAT the Royal Centre be required to pay for half the lane and grant the other half of the lane to MacMillan Bloedel at no cost to them, since this land originally came from them as part of the 1966 arrangement. This would, however, place that land on the MacMillan Bloedel tax roll and would be a cost to them.

- CARRIED

(Aldermen Harcourt, Pendakur and Rankin voted against the motion)

COMMUNICATIONS OR PETITIONS

1. Rent and Housing Matters

MOVED by Ald. Pendakur,

THAT, pursuant to request received, a delegation be heard from the Vancouver Tenants Council on the matters of Rent and Housing, and arrangements left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

2. Motorcycle Disturbance of Residents
of Champlain Heights area

The Mayor submitted the following communication under date of March 1, 1974:

" Last week, I indicated I would report to Council today on a possible solution to the problem of the disturbance of residents of the Champlain Heights area by motorcyclists using the old Kerr Road dump site.

The meeting was held in my office on February 28th which included representatives from the Police Department, Planning Department, Properties Department, Park Board as well as two local residents, Mrs. Prigl and Mrs. Hitrec and Mr. Barry Wilson from the Greater Vancouver Motorcycle Club.

The problem of enforcement is two-fold. One the Police cannot remove people from vacant land but they could if the area was designated as a park. Two, the area is large and has many access points so that even though it was designated as a park, it would be very difficult to control.

It was decided that the best course of action over the short run was to designate the area as a park, protect the area closest to the houses and shift the motorcycle activity farther south in the same area. If this works, it will only be a temporary solution for two or three years. The only long-term solution is to find other areas in the Greater Vancouver Regional District suitable for motorcycling.

I would therefore like to recommend the following resolutions:

1. That portion of Lot A except parts included in Plans 13993, 14240 and 14633, D.L. 334, Plan 13992, bounded on the north by the southern boundaries of Lots 167-203, D.L. 334, and a line projected due east from the s/e corner of Lot 203; on the south by S.E. Marine Drive; on the west by Kerr Street; and on the east by a line drawn parallel to 2600ft.+ east of Kerr Street, be turned over to the care and custody and maintenance of the Park Board on the basis that:
 - (a) Funds are made available in Park Board Park Purchase Program - 5 Year Plan (1976 - 1980).
 - (b) The boundaries outlined above will be adjusted on completion of development plans for the remainder of Champlain Heights and completion of registrable plans.
2. That the Greater Vancouver Regional District be asked as an urgent-priority to develop a site or sites suitable for motorcycle activity within the next two years. "

MOVED by Ald. Volrich,

THAT that portion of Lot A except parts included in Plans 13993, 14240 and 14633, D.L. 334, Plan 13992, bounded on the north by the southern boundaries of Lots 167-203, D.L. 334, and a line projected due east from the s/e corner of Lot 203; on the south by S.E. Marine Drive; on the west by Kerr Street and on the east by a line drawn parallel to 2600 ft. ± east of Kerr Street, be turned over to the care and custody and maintenance of the Park Board on the basis that:

cont'd....

COMMUNICATIONS OR PETITIONS (cont'd)

Motorcycle Disturbance (cont'd)

- (a) Funds are made available in Park Board Park Purchase Program - 5 Year Plan (1976 - 1980)
- (b) The boundaries outlined above will be adjusted on completion of development plans for the remainder of Champlain Heights and completion of registrable plans.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,
THAT the Greater Vancouver Regional District be asked as an urgent priority to develop a site or sites suitable for motorcycle activity within the next two years.

- CARRIED

(Alderman Volrich voted against the motion)

3. Request for Public Meeting
re False Creek

Alderman Hardwick submitted the following report under date of March 1, 1974:

On Tuesday, February 19th, I itemized the reports which had been prepared by consultants and City Hall staff on False Creek. All of these reports were presented first to open meetings of the False Creek Committee and then to open Council over a period of 18 months.

At all times it has been our intention to keep the public informed on all facets of the redevelopment of the Creek. In our considerations we have tried to balance the results of the input from our finance, planning and engineering departments, as well as from citizens groups concerned with housing, parkland, marinas and a myriad of other topics. Council has reiterated its belief in the program which was adopted on November 20, 1973. The community, however, seems uncertain of how all these concerns were fitted together into a workable action plan for the redevelopment of the Creek.

I would, therefore, suggest that the Mayor and City Clerk be authorized to arrange for a public meeting at which a report reference would be given by representatives of the Engineering Department, Finance Department, Planning Department and the Development Consultant. In this way, I hope the community will become more aware of the reasons why the present scheme for False Creek was adopted.

MOVED by Ald. Hardwick,
THAT a public meeting as proposed in the foregoing report be approved.

- CARRIED UNANIMOUSLY

4. 68th and Granville Street

MOVED by Ald. Rankin,
THAT, pursuant to request received, a delegation be heard from the Marpole Area Council Traffic Committee on March 12, 1974, and arrangements left in the hands of the City Clerk.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION

General Report, March 1, 1974 (cont'd)

Works and Utility Matters (cont'd)

The Council considered this report which contains 12 clauses identified as follows:

- Cl. 1: Closure of Portion of Road S/E corner of 22nd Avenue and Boyd Diversion
- Cl. 2: Closure of Lane North of Pandora Street, West of Victoria Drive
- Cl. 3: Closure of Portion of Hudson Street, South of 73rd Avenue and lanes East of Hudson Street
- Cl. 4: Closure of Portion of Waverley Avenue, East of Vivian Street
- Cl. 5: Closure of Lane, North of 2nd Avenue, West of Trimble Street
- Cl. 6: Extension of Heather Street Outfall
- Cl. 7: Tender - Front Loader Packer Refuse Bodies
- Cl. 8: Tender - Trucks
- Cl. 9: Tender - Curbs and Pavements on Sundry Streets and Pavements on Sundry Lanes
- Cl.10: Block 42/52 - Relocation Costs, Underground Utilities
- Cl.11: Charges for Supervision on Outside Work done by the Engineering Department
- Cl.12: City Lane - Royal Centre Development

MOVED by Ald. Hardwick,

THAT the recommendations of the Board of Administration contained in Clauses 1 to 11 inclusive of this report be approved.

- CARRIED UNANIMOUSLY

(Council action in respect of Clause 12 of the report is shown on Page 2)

Building and Planning Matters (March 1)

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

- Cl. 1: Janitorial Services: Main City Hall Building and Voters List Building
- Cl. 2: Proposal: Civic use of Provincial Court House

Janitorial Services: Main City Hall Building and Voters List Building (Clause 1)

MOVED by Ald. Massey,

THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED UNANIMOUSLY

Proposal: Civic use of Provincial Court House (Clause 2)

MOVED by Ald. Massey,

THAT the recommendations of the Board of Administration contained in this clause be approved after adding the following words to recommendation B of the report:

"and that the Terms of Reference be developed by the Board of Administration in consultation with the Vancouver Art Gallery Association, the Library Board and other appropriate agencies."

- CARRIED

(Alderman Linnell voted against the motion)

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, March 1, 1974 (cont'd)

Fire and Traffic Matters
Furniture for New Firehalls

MOVED by Ald. Rankin,
THAT the recommendation of the Board of Administration con-
tained in this clause be approved.
- CARRIED UNANIMOUSLY

Finance Matters (March 1)

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

- Cl. 1: Extension of City's Liability Insurance Policy
- Cl. 2: (A) Improvement in program "Volunteers in Nursing
and Boarding Homes"
(B) West End Activation Program
(C) Completion of Volunteer Coordinator Program in
remaining three Service Areas
- Cl. 3: Civic Luncheon: International Personnel Manage-
ment Association Conference
- Cl. 4: Grant Request: Killarney Junior Band
- Cl. 5: Grant Request: International Peach Arch Association

The Council took action as follows:

Extension of City's Liability
Insurance Policy (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration con-
tained in this clause be approved.
- CARRIED UNANIMOUSLY

- (A) Improvement in program "Volunteers in Nursing
and Boarding Homes"
- (B) West End Activation Program
- (C) Completion of Volunteer Coordinator Program in
remaining three Service Areas
(Clause 2)

MOVED by Ald. Marzari,
THAT recommendations (a) to (g) of the Director of Social
Planning and the Medical Health Officer contained in this report
be approved;

FURTHER THAT the Provincial Government be requested to provide
the staff requested in Sections (A) and (B) since these programs
were supported through the Welfare and Rehabilitation Department
in the past and,

FURTHER THAT the Provincial Government be requested to contri-
bute an additional 25% of the salaries of all staff approved by
this report if they do not accept full responsibility for staff in
Sections (A) and (B) or 25% of the salaries in Section (C) if the
Provincial Government do agree to provide the staff requested
in sections (A) and (B). This would be consistent with the
Government's current policy of paying 25% of the Department's C.A.P.
shareable items.

- CARRIED UNANIMOUSLY

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION

General Report, March 1 (cont'd)

Finance Matters (cont'd)

Civic Luncheon: International Personnel
Management Association Conference (Clause 3)

MOVED by Ald. Bowers,

THAT the City host a luncheon up to an amount of \$1,250 for the Canadian Regional Conference of the International Personnel Management Association May 21 - 24, 1974 in Vancouver.

- CARRIED

(Alderman Pendakur voted against the motion)

Grant Request:

Killarney Junior Band (Clause 4)

MOVED by Ald. Bowers,

THAT no action be taken on the request of the Killarney Junior Band for a grant to assist in travel expenses.

- CARRIED UNANIMOUSLY

Grant Request: International

Peace Arch Association (Clause 5)

MOVED by Ald. Pendakur,

THAT a grant of \$100 be approved to the International Peace Arch Association for the purpose of expenses incurred during the annual celebration at Peace Arch Park.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

Personnel Matters (March 1)

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

- Cl. 1: Appointment to Royal Commission on Family and Children's Law
- Cl. 2: Attendance - One Employee: "How to Develop a Job-Related Training Program"
- Cl. 3: Loan of Systems Analyst to Provincial Government

MOVED by Ald. Harcourt,

THAT the recommendations of the Board of Administration contained in these three clauses be approved.

- CARRIED UNANIMOUSLY

Property Matters (March 1)

The Council considered this report which contains 7 clauses identified as follows:

- Cl. 1: East Side Nootka Street - Adanac to Venables Street
- Cl. 2: 3645 Moscrop Street
- Cl. 3: Acquisition for Knight Street Widening
- Cl. 4: Sale of City-owned Lot: S/S East 5th Avenue between Brunswick and Scotia Streets
- Cl. 5: Rental Review: S/E corner Main and Terminal
- Cl. 6: Acquisition of Property: 415 West 10th Avenue
- Cl. 7: Sale of Properties

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

BOARD OF ADMINISTRATION
General Report, March 1 (cont'd)

Property Matters, March 1 (cont'd)

The Council took action on the foregoing report as follows:

MOVED by Ald. Marzari,
THAT the recommendations of the Board of Administration contained in clauses 1 to 6 inclusive of this report be approved.

- CARRIED UNANIMOUSLY

Sale of Properties (Clause 7)

MOVED by Ald. Bowers,
THAT the recommendation of the Board of Administration contained in this clause be approved.

- CARRIED

(Alderman Marzari voted against the motion)

B. DEPARTMENTAL REPORT
March 1, 1974

Works and Utility Matters (March 1)

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

- Cl. 1: Waterworks 1971-1975 Five Year Plan:
Capital Funds
- Cl. 2: Loading and Street Widths in the West End

Waterworks 1971-1975 Five Year Plan (Clause 1)

MOVED by Ald. Hardwick,
THAT the recommendation of the City Engineer contained in this clause be approved.

- CARRIED UNANIMOUSLY

Loading and Street Widths in the West End (Clause 2)

MOVED by Ald. Marzari,
THAT this whole matter be referred to a meeting to be arranged by Alderman Linnell, with the West End Planning Team and the Fire Chief, for report back in one week's time.
(amended)

MOVED by Ald. Bowers,
THAT the words 'in one week's time' in the motion of Alderman Marzari be struck.

- CARRIED UNANIMOUSLY

The motion as amended and reading as follows was put and CARRIED UNANIMOUSLY:

"THAT this whole matter be referred to a meeting to be arranged by Alderman Linnell, with the West End Planning Team and the Fire Chief, for report back."

The Council recessed at approximately 4:15 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened at approximately 5:00 o'clock with the same members present with the exception of Aldermen Pendakur and Volrich.

Regular Council, March 5, 1974 9

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

DEPARTMENTAL REPORT, March 1 (cont'd)

Social Service and Health Matters

Interim Standards for Marinas

MOVED by Ald. Hardwick,
THAT the interim standards for marinas, as recommended by the Medical Health Officer, be approved after striking out Clauses (h) and (i) of Section 1 entitled "General" of the interim standards set out in the attachment to this report.

- CARRIED UNANIMOUSLY

Licenses and Claims Matters

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

- Cl. 1: Extension of Time for Sunday Sports
- Cl. 2: Vanport Hotel - 645 Main Street

MOVED by Ald. Hardwick,
THAT the information submitted by the Corporation Counsel and the Medical Health Officer in these two clauses be received.

- CARRIED UNANIMOUSLY

Fire and Traffic Matters

Litter from Trucks:
Marpole-Fraser Area

MOVED by Ald. Bowers,
THAT a minimum fine for violation of Section 99 (2) (a) of the Street and Traffic By-law be set at \$25.00.

(amended)

MOVED by Ald. Linnell, in amendment,
THAT the figure '25' in the motion of Alderman Bowers be deleted and the figure '50' be substituted therefor.

- CARRIED

(Aldermen Harcourt, Hardwick and Rankin voted against the amendment)

The motion as amended, and reading as follows, was put and CARRIED UNANIMOUSLY:

"THAT a minimum fine for violation of Section 99 (2) (a) of the Street and Traffic By-law be set at \$50.00".

C. Staff Organization for False Creek
Planning and Development

The Board of Administration submitted the following report under date of March 1, 1974:

At its meeting of February 5, 1974 Council considered a report of the Board of Administration dated February 1, 1974 concerning the above subject. A letter had been received from the V.M.R.E.U. expressing concern on some aspects of the recommended changes and Council accordingly passed the following resolution:

"That this whole matter be referred to the Board of Administration for discussion with the V.M.R.E.U., and the letter from the Union be received on the understanding that the Union if it still wishes may appear before Council following its discussions with the Board of Administration."

cont'd.....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Staff Organization for False Creek
Planning and Development (cont'd)

Discussions with Union representatives have revealed that their area of concern relates to Recommendation A (3) of the subject report, wherein it is recommended that 5 positions in the Planning Department be abolished. The Union does not quarrel with the abolition of the positions but has raised questions with respect to the administration of the application of Clause 10.7 of the Collective Agreement to the incumbents of the two Planning Assistant II positions.

The matter has now been resolved as follows:

1. The two Planning Assistant II's, Mr. R. Sheppard and Mr. A. Cadeau will be given one month's notice as required by Section 163 of the Vancouver Charter.
2. During this one month period, they will receive priority consideration for other employment with the City in accordance with Clause 10.7 of the Collective Agreement.
3. For six months following the expiry of this one month period, they will be allowed to compete on an equal basis with permanent in-service applicants for vacancies which may occur during that time. (It has been agreed that this arrangement is peculiar to these two employees and is not intended as a precedent to govern similar situations which may occur in future.)

The Business Manager of the V.M.R.E.U. agrees with the above procedure and indicated that he now does not wish to appear before Council on this matter.

Your Board RECOMMENDS:

- A. THAT Council approve the procedure recommended above with respect to the treatment of the two Planning Assistant II's whose positions are to be abolished.
- B. THAT the recommendations contained in the Board of Administration report of February 1, 1974 be approved, with the following variations with respect to Recommendation A.(2).
 - (i) Council, at its meeting of February 19, 1974 has already approved the position of Planner III.
 - (ii) The Planner II position is now vacant.

MOVED by Ald. Hardwick,

THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

Board of Administration report dated
February 1 referred to, on file in City Clerk's Office.

D. Child Care Facility for Civic Employees

The Board of Administration, under date of March 1, 1974, submitted the following report:

Your Board has received a report from the Supervisor of Property and Insurance concerning a Child Care Facility. A copy is on file in the City Clerk's Office.

In summary, the report states:

1. There are several possible locations within reasonable distance of City Hall. Each location has some problem regarding use, access, size, zoning, etc. However, a City-owned vacant lot in the 500 Block, West 16th Avenue, and an area in the Model School Site, West 12th Avenue, are suitable but both require a building erected for the purpose. (The School Board have been approached informally and have indicated that a formal request would receive favourable consideration).

cont'd....

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Child Care Facility for Civic Employees (cont'd)

2. A survey by the Director of Personnel Services indicated a probability of 22 children using the facility initially; 15 of these are now less than 2 years old.

3. Staffing

For 1½-3 years of age.

2 - Supervisors @ \$477 per month	\$ 954
4 - Assistants @ \$368 per month	1,474
Fringe Benefits -	243
	<u>\$2,671</u>

For 3-5 years of age.

2 - Supervisors @ \$477 per month	\$ 954
Fringe Benefits -	95
	<u>\$1,049</u>

Estimated Salary Costs	\$3,720
Estimated Provincial Subsidies	2,200
Estimated Net City Salary Cost per month -	<u>\$1,520</u>

4. Certain equipment must be provided and some operating costs will be incurred which cannot at this time be established with certainty and will be addition to salary costs above.

Your Board RECOMMENDS that:

- (a) the establishment of a Child Care Facility for children of Civic Employees be approved in principle.
- (b) the Superintendent of Property and Insurance, and the Assistant Director of Building, Construction and Maintenance, be authorized to select a site (on West 12th Avenue or West 16th Avenue), prepare a plan, obtain a Development Permit, establish costs for construction and equipping the facility, and report through your Board on the matter; such report to include estimates for staffing and operating costs.
- (c) the Medical Health Officer be requested to assist with establishing the facility and advising the Supervisor of Property and Insurance, and the Assistant Director of Building, Construction and Maintenance, on equipment, licensing requirements, Provincial subsidies, and staffing.

MOVED by Ald. Marzari,

THAT the recommendations of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

E. Research & Systems Analysis Function

The Board of Administration submitted a report dated March 1, 1974, concerning research and systems analysis function. The report concluded with a summary of recommendations as follows:

Your Board recommends that:

- (a) Research and Systems functions in the City should be continued on a decentralized basis, with staff positions (including new positions set out at (d) below) in the following Departments:

Board of Administration	1
Finance - Data Processing	4
Other	<u>2</u> 6
Fire	1
Permits & Licenses	1
Engineering	<u>4</u>
	13
Police Department	6
Library	<u>1</u> 20

cont'd.....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Research & Systems Analysis Function (cont'd)

Note: Park Board - recommended)
by Kates, Peat, Marwick) 1
& Co. not yet established)

- (b) Departments to continue to obtain required Research and Systems assistance from the Data Processing Division for computer related systems or through the services of the Administrative Analyst for non-computer systems or for organizational matters.
- (c) The Research and Systems Committee be discharged, as its function has not been found necessary in the decentralized system.
- (d) The following positions be established:

<u>Police:</u>	2 Corporals
	1 Clerk Stenographer
<u>Engineering:</u>	2 Engineers I
<u>Finance:</u>	2 Systems Analysts
- (e) The estimated costs for 1974, amounting to \$99,760 for Salaries, and \$4,865 for Furniture and Equipment, be provided in the Departmental budgets and approval be given for necessary expenditures prior to adoption of the budget.
- (f) Classification of positions be completed by the Director of Personnel Services.

MOVED by Ald. Bowers,
THAT the foregoing recommendations of the Board of Administration be approved, on the understanding that the existing staff shown in the tabulation will be transferred from their present positions to the new R & S group;

FURTHER THAT a review of this whole matter be made in six months time for report to Council.

- CARRIED UNANIMOUSLY

F. Burial of Indigents:
Extension to Existing Contract

The Board of Administration submitted the following report under date of February 19, 1974:

' your Board has received the following from the Assistant Director of Welfare and Rehabilitation:

"On February 6, 1973, City Council adopted a recommendation of the Board of Administration and awarded the contract for funeral services for deceased indigents to Glenhaven Memorial Chapel Ltd.

This contract terminates at 12:00 midnight, Thursday, February 28, 1974.

Inasmuch as the burial of indigents remains a municipal responsibility and as no bids have been invited to continue this essential service during the period of transition of the welfare function from the City of Vancouver to the Vancouver Resource Board, a request has been made of Glenhaven Memorial Chapel Limited to continue the service for an interim period.

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BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Burial of Indigents:

Extension to Existing Contract (cont'd)

Glenhaven Memorial Chapel has agreed to extend the service, within terms of the contract, for a one year period on the condition that the price for a complete funeral service (Item 1 of page 4 of the current contract) be increased by an amount of \$8.00 per service.

The increase amounts to approximately 6% and is considered reasonable in view of increased costs in other areas, and would increase the cost of a 'Complete Funeral Service' to \$153.00 which is cost shared by the Federal, Provincial and Municipal Governments on a 50 - 40 - 10 basis.

Recommendations

It is recommended therefore -

- 1) THAT the existing contract for funeral services for deceased indigents, presently in force with Glenhaven Memorial Chapel Limited, be extended for a twelve month period, to terminate February 28, 1975.
- 2) THAT the requested increase of \$8.00 per complete funeral service be approved as a fair and reasonable increase."

Your Board RECOMMENDS that the foregoing recommendations be adopted. '

MOVED by Ald. Hardwick,

THAT the recommendation of the Board of Administration contained in the foregoing report be approved.

- CARRIED UNANIMOUSLY

G. Report of Standing Committees on
Civic and Community Development
February 19, 1974

MOVED by Ald. Hardwick,

THAT the information submitted in this report of the Standing Committees on the matter of West End Plan be received.

- CARRIED UNANIMOUSLY

H. Report of Standing Committee on
Social Services, February 20, 1974

MOVED by Ald. Rankin,

THAT the action of the Committee contained in this report on the matter of West End Community Services Centre be approved, after inserting the following words after the words "Manager's job" in part B of the resolution:

"including to whom or where the Manager is to report".

- CARRIED UNANIMOUSLY

I. Proposed Office Building:
1200 block West 73rd Avenue

The Board of Administration submitted the following report under date of March 4, 1974:

The Director of Planning reports as follows:

In City Council meeting of February 27, 1974

"Alderman Volrich advised of the interest of the Marpole-Oakridge Area Council in respect of a proposed office tower in the 1200 block West 73rd Avenue and asked the Board of Administration report to the next meeting on the nature of the development and its status; further, that any issuance of the development permit be delayed.

cont'd....

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

Proposed Office Building:
1200 block West 73rd Avenue (cont'd)

The Mayor requested Alderman Volrich to make arrangements accordingly with the Board of Administration."

Bain, Burroughs, Hanson, Raimet, Architects on December 20, 1973 filed Development Permit Application No. 65161 to erect a 13 storey office building with the main and second floors providing retailing, bank, post office, restaurant and professional offices.

The site is located on the south side of West 73rd Avenue between Hudson and S.W. Marine Drive. The site has a 500' frontage on West 73rd Avenue and a depth of approximately 160'.

The site is zoned as a C-2 Commercial District and as the height of the building exceeds 40' - being 171' high (13 stories) - the development is subject to the approval of the Technical Planning Board on report from the Director of Planning and after consultation with the Vancouver City Planning Commission and after notifying the adjoining owners.

The Urban Design Panel on February 4, 1974 recommended that:

"The Technical Planning Board approve this design subject to addition of street furniture and proper sign control to the satisfaction of the Director of Planning."

The Technical Planning Board have deferred consideration of the recommendation of the Urban Design Panel until the Development Permit Application is dealt with, with regard to all other aspects.

The Development Permit Application was laid over by the Technical Planning Board on February 15, 1974 for the notification of adjacent property owners and the local area group.

The Technical Planning Board on March 1, 1974 considered a letter from the Marpole/Oakridge Area Council requesting an extension of time to comment and seek a meeting....

"with City Council or the appropriate Civic Committee at your earliest possible convenience and, of course, believe this meeting should take place prior to the granting of the Development Permit."

The Technical Planning Board resolved that consideration of the Development Permit Application be deferred until a date no later than March 29, 1974, in order that the Marpole/Oakridge Area Council may make a submission on this Development Permit Application.

Your Board submits the foregoing report for Council's **INFORMATION** In view of the request by the Marpole/Oakridge Area Council, City Council may wish a meeting arranged to allow representatives of the Marpole/Oakridge Area Council; the applicants for the development permit and any other interested persons to be heard.

MOVED by Ald. Hardwick,

THAT the foregoing report of the Board of Administration be received for information and the matter be referred to the Standing Committee on Community Development to arrange a meeting on the basis referred to in the report.

- CARRIED UNANIMOUSLY

G.V.R.D. Matters

The Mayor advised of a meeting held with the Minister of Municipal Affairs on transit matters and stated that it was agreed there would be no rails on Granville Street. The Mayor stated, however, in reply to Mr. Lorimer he had pointed out some minimum rail arrangements on other downtown streets could be examined, but this must be considered an interim measure only as the objective must be for an appropriate light transit system.

cont'd....

Regular Council, March 5, 1974 15

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS (cont'd)

G.V.R.D. matters (cont'd)

The Mayor also advised that he is endeavouring to arrange for the Minister of Municipal Affairs to agree to regular meetings with appropriate Provincial, Regional and City officials.

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Linnell,
SECONDED by Ald. Hardwick,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 3711, BEING A BY-LAW
TO PERMIT PERSONS TO ENGAGE IN CERTAIN PUBLIC
GAMES AND SPORTS FOR GAIN ON THE LORD'S DAY

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
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,

MOVED by Ald. Linnell,
SECONDED by Ald. Bowers,
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

The By-law was deemed read accordingly.

MOTIONS

1. Closing and Stopping-up of Lane
on block Bounded by Homer Street, Georgia
Street, Hamilton Street and Robson Street

MOVED by Ald. Rankin,
SECONDED by Ald. Massey,

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. The Dominion Government is the owner of all the lands in the block bounded by Homer Street, Georgia Street, Hamilton Street and Robson Street (Block 56, District Lot 541, Plan 210);
3. The Government intends to erect a Government Office complex over the site;
4. The Crown has made application for the intervening lane in the block which is now surplus to the City's highway requirements;

cont'd....

Regular Council, March 5, 1974 16

MOTIONS (cont'd)

Closing and Stopping-up Lane (cont'd)

THEREFORE BE IT RESOLVED that all that portion of lane lying between the easterly production of the northerly limit of Lot 1, Block 56, District Lot 541, Plan 210, and the easterly production of the southerly limit of Lot 20, save and except the south 7 feet of said Lot 20, said Block 56. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated November 20th, 1973, and marginally numbered LF 6805, a print of which is attached hereto, be closed, stopped up and conveyed to Her Majesty the Queen in Right of Canada;

AND BE IT FURTHER RESOLVED that the said closed portion of lane be consolidated with the abutting lands.

- CARRIED UNANIMOUSLY

2. Closure of Lane West of Macdonald Street, South from 8th Avenue

MOVED by Ald. Rankin,
SECONDED by Ald. Massey,

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. The lane west of MacDonald Street, South from 8th Avenue abutting the East Half of Subdivision 7, except the South 15 feet, now lane, of Lot 3, Plan 1582, and Lot 9, except that part included in Reference Plan 8284, now lane of Lot 1, of Lots 2 and 4, Plan 4637, all of Block 32, District Lot 192, is surplus to the City's highway requirements;
3. The portion of said Lot 9 included in Reference Plan 8284 was established for highway;
4. The remainder of the surplus portion of lane was dedicated by the deposit of Plan 4637;
5. The owner of said Lot 9 does not wish to acquire any portion of the dedicated lane provided he can acquire the portion of Lot 9 included in Reference Plan 8284;
6. The owner of the said East Half of Subdivision 7 wishes to acquire portion of surplus lane which was dedicated by Plan 4637;

THEREFORE BE IT RESOLVED THAT the portion of Lot 9 included in Reference Plan 8284, Block 1, Lots 2 and 4, Block 32, District Lot 192, be closed, stopped up and conveyed to the owner of said Lot 9, except portion included in said Reference Plan 8284; and

BE IT FURTHER RESOLVED that all that portion of lane lying between the easterly productions of the northerly and southerly limits of the East Half of Subdivision 7, except the South 15 feet, now lane, of Lot 3, Block 32, District Lot 192. The same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated December 3rd, 1973, and marginally numbered LF 6819, a print of which is hereto annexed, be closed, stopped up and conveyed to the owner of the said East Half of Subdivision 7 and

BE IT FURTHER RESOLVED that the said portions of closed lane be subdivided with the abutting lands.

- CARRIED UNANIMOUSLY

Regular Council, March 5, 1974 17

ENQUIRIES AND OTHER MATTERS

Alderman Massey -
Attendance at Conference
on "How to Plan and Build
your Downtown Mall"

as Chairman of the Granville Mall Committee advised that at the last meeting, the Committee recommended the Deputy City Engineer and the Project Coordinator attend a conference to be held in New York, entitled "How to Plan and Build your Downtown Mall".

The Alderman requested that three days leave of absence with pay be approved and an amount of \$1,316 be expended from Granville Mall contingency account for air fares, registration fees, etc.

MOVED by Ald. Massey,
THAT the officials referred to be authorized to attend the Conference in New York.

- LOST

(Aldermen Harcourt, Hardwick, Linnell, Marzari,
Rankin and the Mayor voted against the motion)

Alderman Rankin -
Maximum Use of Rear Yards

raised the matter of maximum use of rear yards and referred to an application by Mr. Dyck of 6915 Culloden Street which had been rejected by the Board of Variance. The Alderman also referred to Edith Johnstone and Theresa M. Branch of 6808 Inverness Street who had received a letter from the Housing Control Coordinator ordering a reduction in the size of accessory buildings in their back yard.

It was requested that these two matters be held in abeyance and no action be taken on either until a report is submitted by the Director of Planning on the matter of maximum permitted uses in rear yards.

The Mayor agreed to this request and instructed the City Clerk to so inform the Director of Planning.

The Council adjourned at approximately 5:30 p.m.

The foregoing are Minutes of the Regular Council Meeting of March 5th, 1974, adopted after amendment, by Council on March 12th, 1974.

A. Phillips
MAYOR

L. V. Little
CITY CLERK

WORKS & UTILTY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of Road S.E. Corner of 22nd Avenue and Boyd Diversion, N.W. 1/4, Section 48, T.H.S.L.

The City Engineer reports as follows:

"City Council on September 11, 1973 approved the sale of the surplus portion of highway on the S.E. corner of 22nd Avenue and Boyd Diversion. The surplus portion of road to be added to the abutting lots to form a site for a senior citizens housing project.

I RECOMMEND that the portion of road outlined red on plan marginally numbered LD 1429 be closed, stopped up and conveyed to the owner of the abutting lands subject to the following conditions:

- (a) The value of the closed road to be \$8,000 as approved by City Council.
- (b) The closed road to be subdivided with abutting lands.
- (c) The purchaser to grant a Public Utility Right-of-Way to the City over portion of the closed road.
- (d) An agreement satisfactory to the Director of Legal Services and the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

2. Closure of Lane North of Pandora Street, West of Victoria Drive Block 2 of Block E, D.L. 183

The City Engineer reports as follows:

"Opportunity Rehabilitation Workshop own the property on both sides of portion of the lane north of Pandora Street, west from Victoria Drive. The Workshop has applied to acquire part of the lane separating their holdings in order to enlarge their building. Portion of this lane is surplus to the City's highway requirements. The Workshop is prepared to dedicate the east 7 feet of their lot on the northwest corner of Pandora Street and Victoria Drive for the future widening of Victoria Drive.

I RECOMMEND that the portion of lane outlined red on plan marginally numbered LF 6897 containing 2460 square feet be closed, stopped up and conveyed to the abutting owner, subject to the following conditions:

- (a) The Workshop to dedicate the east 7 feet of Lot 32, Block 2, Block E, D.L. 183 for street widening (854 square feet).
- (b) The Workshop to dedicate a turn around satisfactory to the City Engineer at the westerly end of their holdings on Pandora Street (805 square feet).
- (c) The value of the closed portion of lane be set at \$6000 in accordance with the recommendation of the Supervisor of Property and Insurance.
- (d) The Workshop to arrange for the removal or re-routing of utilities in the lane and pay all costs to effect the lane closure. The estimated cost of this work is \$6,800.00.
- (e) The closed lane to be consolidated with the abutting lands.
- (f) The Workshop to provide a subdivision plan satisfactory to the Approving Officer."

Your Board RECOMMENDS that the foregoing be approved.

3. Closure of Portion of Hudson Street, South of 73rd Avenue and Lanes
East of Hudson Street, South of 73rd Avenue, Block A, D.L. 318

The City Engineer reports as follows:

"The lane at the rear of Lot D, Subd. 3, Block A, D.L. 318 was closed by Council on July 31, 1973. The abutting owner has extended his holdings to Hudson Street and plans to erect an office building and Commercial complex. An application for acquisition of the lanes separating his holdings has been received. The lanes will be surplus to the City's highway requirements if the abutting lots are consolidated to form one parcel. The west 7 feet of Lots 4 to 6, Subdivision 8, Block A, D.L. 318, Plan 2937, established for road are surplus to the City's highway requirements as Hudson Street is to remain 66 feet in width.

I RECOMMEND that the lanes coloured yellow, red, green and the portion of road coloured blue on plan marginally numbered LE 3984 be closed, stopped up and conveyed to the abutting owner, subject to the following conditions:

- (a) The value of the closed portions of highway to be \$98,945 in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The applicant to pay all costs to effect the physical closure of the lane.
- (c) The applicant to pay for the removal or rerouting of all utilities.
- (d) The applicant to arrange for the preparation and registration of a subdivision plan of the closed road and lanes and the abutting lands in a manner satisfactory to the Approving Officer."

Your Board RECOMMENDS that the foregoing be approved.

4. Closure of Portion of Waverley Avenue, East of Vivian Street,
Adjacent to Lot 1, Block 12, N.W. 1/4, D.L. 337

The City Engineer reports as follows:

"Waverley Street used to be a 66 foot street between Vivian Street and Raleigh Street. In 1969 the City closed portion of the street from the lane east of Vivian Street to Raleigh Street and made a 22 foot lane in its place. This was done to enable the City to subdivide their lands into marketable size lots. The 66 foot street from Vivian to the lane east is surplus to our highway requirements and should be reduced to a 20 foot lane. The owner of abutting Lot 1, Block 12, N.W. 1/4, D.L. 337 wishes to acquire 6 feet of the surplus street. This would leave a balance of 40 feet that the City could place on the market as a buildable site. Such a subdivision could not take place without the owner of Lot 1 quit claiming his rights to 33 feet of the street.

I RECOMMEND that all that portion of Waverley Street shown outlined red and yellow on plan marginally numbered LF 6895 be closed, stopped up, the southerly 6 feet to be conveyed to the owner of abutting Lot 1 and title be taken to the remainder, subject to the following conditions.

- (a) The subdivision to be done by the City at no cost to the owner of Lot 1.
- (b) The 6 feet be conveyed to the owner of Lot 1 and added to his lot to create one parcel at no cost to the owner.
- (c) The City to relocate the fire hydrant presently located in front of Lot 1 from the front of his property. The estimated cost of this is \$650 and would be chargeable to the Property's Office as a Subdivision cost.
- (d) The City to relocate the utility pole to the new property line at an estimated cost of \$600 also chargeable as a subdivision cost.
- (e) Items (c) and (d) to be charged to Account Code 4812/-".

Your Board RECOMMENDS that the foregoing be approved.

Board of Administration Report, March 1, 1974 (WORKS - 3)

5. Lane Closure, North of 2nd Avenue, West of Trimble Street,
Block 133, D.L. 540

The City Engineer reports as follows:

"The owner of the property at the northwest corner of 2nd Avenue and Trimble Street wishes to subdivide his property. To provide the required depth for the lots being created he has applied to acquire the 10 foot lane at the rear of his property. This lane is surplus to the City's highway requirements.

I RECOMMEND that the portion of lane at the rear of Lot B, Block 133, D.L. 540 the same as shown outlined red on plan marginally numbered LF 6896 be closed, stopped up and conveyed to the owner of said Lot 1, subject to the following conditions:

(a) The value of the closed lane to be \$15,500 in accordance with the recommendation of the Supervisor of Property and Insurance.

(b) The closed lane be subdivided with the abutting Lot B in a manner satisfactory to the Approving Officer."

Your Board RECOMMENDS that the foregoing be approved.

6. Extension of Heather Street Outfall

The City Engineer reports as follows:

"On December 14, 1973, the City Engineer advised the Special Committee on False Creek on the status of the Area 6 Marina. This report, among other things, stated the following facts

(a) Assistance in funding for the Marina has been approved in principle by the Federal Department of the Environment.

(b) The Heather Street Outfall must be extended by the G.V.R.D.

The following information is now being provided in addition to that previously reported:

(a) Approval in principle for funding assistance has been given by the Department of the Environment. Formal application, including detailed plans of the Marina, has been submitted to the Small Craft Harbour Branch of the Department of the Environment for Federal assistance, estimated by the Department of Public Works at \$350,000, under the Marina policy.

(b) The G.V.R.D. must extend their Heather Street Outfall for a distance of 800 ft. As this is being done to facilitate a City development, the cost of the extension, estimated at \$600,000 is a direct cost to the City. Because works related to the Marina project must be done in conjunction with the sewer, a credit to cover these Marina works can be obtained as part of the overall Marina project cost.

I RECOMMEND that the extension of the Heather Street Outfall and related works be approved at an estimated cost of \$600,000, with a credit of \$152,000 coming from the Marina project. Since no provision was made in the 1973 Sewers Capital Budget for this work, funds must be provided elsewhere; \$448,000 can be appropriated from Sewers Capital Budget Account 111/6216, 'Sewer Separation in Kitsilano', as the False Creek work is of a higher priority than the separation work in Kitsilano. This will leave a balance of \$152,000 for the separation work in Kitsilano, with the remainder to be made up in the 1974 and 1975 Sewers Capital Budgets.

The \$152,000 cost which is attributable to the Marina project can be provided from Supplementary Capital Funds.

This proposed financing is expected to be an interim measure, pending Provincial Legislative Approval of our authority to borrow from C.M.H.C. and C.M.H.C. approval of this item as being a proper item for inclusion in the \$10,000,000 of Federal funding.

The Director of Finance concurs with the above interim financing."

Your Board RECOMMENDS that the foregoing be approved.

7. Tender No. 41-73-4
Front Loader Packer Refuse Bodies

Tenders for the above were opened by your Board on February 4, 1974 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

Two bids were received for this Tender. We recommend acceptance of Bid No.1(low bid)from F & F Equipment Ltd. for Six (6) only front loader packer refuse bodies, Maxon model FP 1834 at a total cost of \$119,436.00 (\$19,906.00 each) plus 5% Provincial Sales Tax."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

8. Tender No. 39-73-5, Trucks

Tenders for the above were opened by your Board on December 10, 1973 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the tabulation is on file in the office of the Purchasing Agent.

Funds for this purchase are provided from the Truck Plant Replacement Fund.

This report deals only with Items 14 and 19.

ITEM NO. 14 - Conventional Cab Tandem Axle Chassis

Four Bids were received.

<u>Bid No. 1</u>	<u>Johnston Motors</u>	<u>Dodge CNT 800</u>
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This bid is not acceptable because the City's experience with the engine model offered has not been acceptable. The rebuild life of the engine offered has been about 50-60,000 miles.

The recommended bid has an engine which is expected to have a rebuild life of 100,000 miles. The difference in cost between Bid No. 1 and the recommended bid will be more than offset by the deferred rebuild cost.

<u>Bid No. 2</u>	<u>International Harvester</u>	<u>IHC F2050A</u>
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The optional extra price for a thirteen speed transmission was requested. Two of the three chassis being purchased are for Roads Branch Dump Trucks and the 13 speed transmission will facilitate sand and gravel spreading for road construction. This transmission offers extra low gearing which in turn will allow the truck to move at as slow a speed as required to produce satisfactory materials spreading. The optional extra cost of \$275.50 will be offset by increased operating efficiency resulting from more controlled materials spreading.

We RECOMMEND acceptance of Bid No. 2 from International Harvester Co. for three (3) only Cab and Chassis IHC Model F2050A at a total cost of \$58,181.33 (\$19,210.11 each plus \$275.50 each for two 13 speed transmissions) plus 5% Provincial Sales Tax (P.S.T.).

ITEM NO. 19 - Tilt Cab Tandem Axle Chassis

Three bids were received.

Clause 8 cont'dBid No. 1Musgrove FordFord CT8000

This bid is not acceptable because an automatic transmission is not available as specified.

Bid No. 2International HarvesterIHC COF1950B

We RECOMMEND acceptance of Bid No. 2 from International Harvester Co. for six (6) only Cab and Chassis IHC model COF1950B at a total cost of \$123,868.20 (\$20,644.70 each) plus 5% P.S.T."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Corporation Counsel.

9. Tender No. 741 - Curbs and Pavements on Sundry Streets and Pavements on Sundry Lanes

The City Engineer reports as follows:

"Tenders for curbs and pavements on sundry streets and pavements on sundry lanes in the City of Vancouver were opened on February 4, 1974 and referred to the City Engineer for tabulation and report to the Board of Administration.

All tenders have been checked and are in order with the exception of some minor arithmetical errors which had no bearing on the status of the low tenders. Tabulations of Tender No. 741, the average unit prices for major items of work included in this tender, and a graph showing the Street Contracts Cost Index have been circulated to Council. These bids are unit priced based on quantity estimates supplied by this Department and the total cost of the contract may vary according to actual quantities measured during construction.

Project A - The paving of Terminal Avenue is financed by the Canadian National Railways in accordance with the 1972 Agreement. All other projects included in this tender were approved by Council at Courts of Revision held either on August 16, 1973 or November 29, 1973.

As can be seen from the statistical information supplied, contract costs had substantially decreased over the past three years, however the unit prices received on this tender show a reversion to 1970 rates. When these projects were estimated in early 1973, prior to the Courts of Revision, allowance was made for the anticipated inflationary increase in cost and although the unit prices contained in these tenders are generally 2%-8% higher than estimated, the tenders are considered fair, reasonable and competitive in the light of recent economic trends. As a result of the increased tenders the anticipated additional cost to the City's share of the work amounts to \$160,000 which can be financed from the 1973 Streets Capital Budget - Unallocated.

Project A - Terminal Avenue from Main Street to Grandview Viaduct was tendered requesting alternate bids for A-1 and A-2. Project A-1 specified an asphaltic concrete pavement while project A-2 called for a Portland Cement concrete pavement. As can be seen from the tabulation the bids received for A-2 were considerably higher than for A-1. It is not considered that the benefit to be derived from the P.C. Concrete pavement would justify the additional expenditure, therefore, the low tenderer on project A-1 is recommended and consequently no recommendation is made for A-2.

The City Engineer RECOMMENDS that:-

- (a) Contracts be awarded to the low tenderers as follows:

Standard General Construction Ltd.
Granville Island, Vancouver 9, B. C.

Project 'A-1' - Terminal Avenue -

Main Street to Grandview Viaduct..... \$ 169,797.50

Cont'd . . .

Clause 9 cont'd

- Project 'B' - Boundary Road - Hastings St. to Charles St.
 - Knight St. - 26th Ave. to 33rd Ave.
 - Renfrew St. - 14th Ave. to 25th Ave.
 - Rupert/Kerr Sts. - 41st Ave. to 51st Ave.
 - 49th Ave./Imperial Connector -
 Tyne St. to Boundary Rd..... \$ 527,422.50
- Project 'D' - Asphaltic concrete pavements and
 surfacing on sundry streets.....\$ 657,970.00
- Project 'F' - Asphaltic concrete pavements and
 surfacing on sundry streets.....\$ 646,670.00

Castle Concrete Ltd.

4781 Byrne Road, Burnaby, B.C.

- Project 'C' - P.C. Concrete curbs and gutters
 on sundry streets.....\$ 506,490.00

Jack Cewe Ltd.

1850 Hillside Avenue, Coquitlam, B.C.

- Project 'E' - P.C. Concrete curbs and gutters
 on sundry streets.....\$ 457,442.00

Columbia Bitulithic, a Division of Ashland Oil Canada Ltd.

Granville Island, Vancouver 9, B.C.

- Project 'G' - Asphaltic concrete lane pavements
 on sundry lanes.....\$ 235,920.00

- (b) Contracts satisfactory to the Corporation Counsel be entered into.
- (c) The bid bonds of the unsuccessful tenderers be returned.
- (d) Funds in the amount of \$160,000 be appropriated from the 1973 Streets Capital Budget Account Code No. 148/7906 'Multiple Dwelling Streets - Unappropriated' to finance the anticipated overexpenditure. "

Your Board RECOMMENDS the foregoing recommendation of the City Engineer be approved.

10. Block 42/52 - Pacific Centre Ltd.
Relocation Costs - Underground Utilities

The City Engineer reports as follows:

"On July 9, 1968, the City of Vancouver entered into an agreement with the Fairview Corporation Limited, Pacific Centre Ltd., and Camp Holdings Limited, which provides for the granting of a lease of land for structures to extend under certain portions of Howe Street, Georgia Street, Robson Street and Granville Street.

The terms of the lease include a requirement that the City discontinue and/or relocate certain underground utilities so that the developers may have free access to complete the underground structures within these streets.

On December 17, 1971 a report was submitted to Council outlining the estimated cost of relocating utilities from the Block 42/52 working site.

A. British Columbia Telephone Ducts

B.C. Telephone estimated the cost to relocate their ducts as follows:

- a. On Robson Street \$102,000 - the actual cost is \$107,355.33 - an additional \$5,355.33 is required.
- b. On Georgia Street and the Block 42 lane \$140,000 - the actual cost is \$132,180.56 - this is less than anticipated by \$7,891.44.

B. British Columbia Hydro Ducts

The cost to remove the B.C. Hydro gas and power from the Block 42 lane
 Cont'd . . .

Clause 10 cont'd

was not included in our December 17, 1971 report. Corporation Counsel advises that invoices of \$351.63 and \$7,269.00 respectively are the City's obligation under Section 25 of the Agreement to lease dated July 9, 1968.

C. Other Utilities

The City's cost to remove and/or relocate City-owned utilities including sewer, water, street lighting, traffic signals, trolley, communications and fire alarm was estimated to be \$49,000.

Revised estimates indicate that because of extra work required, these City costs will increase to \$69,000, that is, an additional \$20,000.

The Director of Finance advises that:-

- a. The additional funds for the B.C. Telephone duct on Robson Street (\$5,355) and the B.C. Hydro gas and power in the Block 42 lane (\$7,621) may be provided from Account Number 535/4108 which is underexpended (\$7,891 Cr.) as noted in A(2) above, and the balance of \$5,085 from Account Number 535/4109 - Block 42/52 Development Miscellaneous.
- b. An additional sum of \$20,000 for other utilities can be allocated from appropriate capital funds recommended by the City Engineer.

The City Engineer RECOMMENDS:

- I. That \$7,891 of the additional cost of B.C. Telephone work on Robson Street and the B.C. Hydro power and gas work in the Block 42 lane be provided from Account Code No. 535/4108, and the balance of \$5,085 from Account Code No. 535/4109.
- II. That funds of \$20,000 for the utility work relating to the Block 42/52 agreement be provided from the following capital appropriations and reserve:

	<u>Item</u>	<u>Estimate</u>	<u>Source of Funds</u>
(i)	Synchronizing Cable, Traffic Lights, Pedestrian Signals	\$ 6,000	Traffic Control Reserve
(ii)	Luminaires, Lamp Standards, Underground Conduits	\$ 8,000	Street Lighting Unspecified Projects Unapprop. 218/7906
(iii)	Sewers - Howe/Georgia/ Dunsmuir	\$ 5,000	Sewers - Reconstruct & Relief Unapprop. 118/7904
(iv)	Hydro overhead on Howe	\$ 1,000	Streets - Miscellaneous Projects - Unapprop. 148/7916
		<u>\$20,000</u>	"

Your Board RECOMMENDS the above report of the City Engineer be approved.

11. Charges for Supervision on Outside Work
Done by the Engineering Department

Your Board has received the following report from the City Engineer and Director of Finance:

"The Finance and Administration Committee of Council, during its consideration of the preliminary 1974 Budget, directed that further study be given to consideration of increasing the percent charged by the City for supervision and overhead on outside work done by the

Clause 11 cont'd

Engineering Department. This is work done for contractors and private citizens, etc., for which the City then charges. The percent charge for supervision and overhead at the present time is ten percent.

The Engineering Department has done a further and somewhat more detailed analysis of supervision and overhead costs and is of the opinion that the percent can properly be increased to fifteen percent.

We therefore RECOMMEND that the charge for supervision and clerical work, etc. on Sundry Debtor work be increased from ten percent to fifteen percent, effective for all new work. This would result in increased charges, on a full year basis, of \$50,000. The amount will, of course, be less than this for 1974, as some work has already been done and the Engineering Department has issued estimates for additional work being done based on the old percent. The Revenue Budget will be adjusted for a portion of this estimate for 1974."

Your Board recommends that Council approve the recommendation of the City Engineer and Director of Finance.

CONSIDERATION:

12. City Lane - Royal Centre Development

The City Engineer reports as follows:

"History

Prior to the MacMillan Bloedel development, an east-west lane existed in the block in question. To permit the MacMillan Bloedel development, the western half of the lane was closed and exchanged for a north-south leg just east of the MacMillan property, as shown in Figure (i) (dotted). This included a 12 foot lane widening (A) to facilitate turning at the corner. At the end of this transaction in 1966, MacMillan owned the property "shaded" and the City owned the lane "dotted".

More recently, the Royal Centre development involved a similar lane closure in the eastern portion of the block. Royal Centre purchased the east-west lane, leaving the north-south leg of the lane and the widening strip (A) in City hands (Fig. ii). Royal Centre excavated the north-south lane some 4 feet deeper than expected, thereby exposing parts of the MacMillan building. In the area marked (A), such exposure would have been detrimental to the appearance of the MacMillan building and an agreement was reached between Royal Centre and MacMillan Bloedel to develop that area as a plaza connecting the two centres at the original non-excavated grade level. MacMillan Bloedel states that the agreement stipulates that Royal Centre will bear all costs of this. One of the unforeseen costs is the value of the City land (A) on which the Property & Insurance Division has placed a market value of \$43,860. Royal Centre has refused to pay for this land. Mayor Phillips, in an effort to resolve this and other contingent problems, discussed the matter with both Centres and obtained the promise of half the costs from Royal Centre if MacMillan Bloedel would pay the remainder. MacMillan Bloedel have stated that they do not intend to do this in view of their agreement. Since then the Mayor has sent a letter to Royal Centre informing them that the responsibility appears to be theirs.

Since this matter is tied up with other matters in an interim agreement related to Melville Street, it would be desirable for this issue to be resolved so that all remaining outstanding works could be completed. Two possibilities exist for resolving the lane issue as follows:

- (a) Require Royal Centre to purchase the land from the City at \$43,860 and carry out the works between MacMillan Bloedel and Royal Centre, as per their agreement with MacMillan Bloedel -
- (b) Require Royal Centre to pay for half the lane and grant the other half of the lane to MacMillan Bloedel at no cost to them, since this land originally came from them as part of the 1966 arrangement. This would, however, place that land on the MacMillan Bloedel tax roll and would be a cost to them."

Your Board submits the matter to Council for CONSIDERATION.

Board of Administration, March 1, 1974 (HARBOURS - 1)

HARBOURS AND PARKS MATTERS

A-3

CONSIDERATION

1. Van Dusen Botanical Gardens - Proposed Floral Hall Administration Building

Your Board has received the following report from the Director of Finance.

"Background

February 6, 1973 - City Council approved a report from City Engineer that recommended adding the Floral Hall Administration Building to the Winter Capital Projects Fund applications, on the basis of a proposal from Vancouver Parks Board, with an estimated total cost of \$300,000, with expectation of \$150,000 of that cost being provided by private donation and (as later adjusted) Federal forgiveness under Winter Capital Projects Fund of \$92,000, leaving \$58,000 as the City's share. This \$58,000 was subsequently provided for in the 1973 Supplementary Capital Budget.

March 5, 1973 - Vancouver Parks Board Meeting Minutes estimated the cost of the Hall at \$390,000.

September 6, 1973 - Vancouver Parks Board estimated the cost as \$450,000 in an application to the Provincial Government for Community Recreation Facilities Fund Grant. To the best of our knowledge the Province has not approved such a grant at this time.

Current Situation

The Chairman has now sent a letter to the Mayor and Members of Council regarding the latest position on the Floral Hall Administration Building. The letter states that on February 11 the Parks Board received four bids for the project with a low bid from Key Construction Company Limited in the amount of \$1,097,608. The Van Dusen Botanical Advisory Board has suggested that the amount of \$1,200,000 is needed for the contract, architect's fees, etc. It is also suggested that the cost should be split three ways between the City of Vancouver, the Provincial Government, and the private donor. The Board was also advised that the Vancouver Foundation through the generosity of Mr. W. J. VanDusen has agreed to provide \$400,000 as a one-third share of the cost of the project providing the City of Vancouver and the Provincial Government each contribute \$400,000, similarly to the original provision of funds for purchase and development of the Botanical Gardens.

The Parks Board is now requesting City Council to put up \$400,000 as a special grant for this project on the understanding that it would be reduced by forgiveness of on site labour credits under the Winter Capital Projects Program of the Federal Government, by approximately \$166,000, which would reduce the City's input to \$234,000. As the City has already provided \$58,000 in the 1973 Supplementary Capital Budget (as noted in background section above) it appears the Parks Board is requesting an additional \$176,000 at this time. This does presume that the Federal Government will agree to a modification in the Winter Capital Projects funding.

The Chairman of the Parks Board further points out that there is a great deal of urgency in raising the funds for the project as the low bidder has advised that he will require an additional \$61,920 if he holds his tender open for an additional 30 days beyond the holding date of March 10. The Chairman points out that he has made application to the Provincial Government for a special \$400,000 grant so the project may proceed. This grant request is presumably outside of the Provincial Recreation Facilities Fund Grants which cannot exceed 1/3 of a million dollars.

cont'd.....

Board of Administration, March 1, 1974 (HARBOURS - 2)

Clause No.1 continued

There is no indication in the letter from the Chairman of the Parks Board as to what has caused this very large increase in the cost of the project over the last year. Presumably some of this can be attributed to the increase in construction costs that have affected all projects, but it does appear that possibly the original concept of the Hall has been much expanded. Council may or may not desire to have further details on this from the Parks Board.

The following is submitted for Council Consideration:

The request of the Parks Board for an additional \$176,000 from 1974 Supplementary Capital Budget as the balance of the City's share towards a \$1,200,000 cost of the Floral Hall Administration Building for the Van Dusen Botanical Gardens. Such approval would presumably be subject to the Province and private donations of \$400,000 each as the other two-thirds of the cost. The Chairman of the Parks Board points out in his letter that Commissioner DuMoulin and the Superintendent would be pleased to appear before City Council together with a large model of the project, if so requested.

Special Note: Re: 1974 Supplementary Capital Budget

Commitments or expected commitments for the 1974 Capital Budget now total approximately \$5,700,000 and with the inclusion of the above \$176,000, amount to approximately \$5,880,000. Funds apparently available so far, for the financing of the 1974 Supplementary Capital Budget, amount to approximately \$5,300,000, leaving a shortfall of some \$580,000. I expect to be able to transfer some funds from other sources to cover this shortfall, but nevertheless the 1974 Supplementary Capital Budget situation is very tight. We will not have an accurate picture of the 1974 Supplementary Capital Budget for a short while, but Council should nevertheless be aware that the situation is tight."

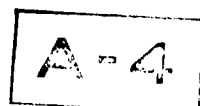
Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

(Representatives of the Park Board will be present to discuss the matter with Council.)

FOR COUNCIL ACTION SEE PAGE(S).....

Board of Administration, March 1, 1974 (BUILDING - 1)

BUILDING AND PLANNING MATTERS



RECOMMENDATION

1. Janitorial Services -
Main City Hall Building & Voter's List Building

The Director of Permits and Licenses reports as follows:

"Prior to 1959, City owned buildings were cleaned by janitorial staff employed by the City and in that year it became policy to obtain comparative costs for janitorial services from private cleaning firms. Subsequently, contracts have been awarded to commercial firms for cleaning services for a majority of City buildings. This policy has been implemented on a gradual basis so that permanent City employees would not suffer loss of employment. Permanent staff from buildings changing to Contract Cleaning were relocated in the main City Hall building with the intention that eventually the janitorial services for this building would also be provided by outside contract.

On June 17th, 1969, City Council approved the transfer of six of the remaining permanent janitorial staff to the Centennial Museum and Planetarium leaving four permanent janitorial staff at City Hall. It was then possible to consider Contract Janitorial services for the City Hall without affecting the job positions of the remaining permanent staff, however it was considered advisable to delay the request for tenders until the majority of the alteration work planned for the City Hall was completed for the disruptive conditions that exist during renovations are not conducive to proper tendering or to subsequent enforcement of the cleaning specification.

The present janitorial situation at City Hall is most unsatisfactory. Since 1959 all new janitorial staff have been employed on a temporary basis to facilitate the intended change to contract cleaning. This "temporary" policy has been demoralizing for the janitorial staff and has made it difficult to retain proficient employees.

Now that the alterations to the City Hall are near completion, it is necessary to determine if janitorial services for the City Hall-Main Building are to be provided by contract or by City staff employed on a permanent basis.

The cost comparisons that follow show that janitorial services can be provided at less cost by contract than by City staff. The major factor for this cost difference is the lower salary range paid by the contract firms.

We are convinced however that service can be better obtained through a permanent staff of City employees to provide a level of service to which the City Hall should be maintained. Our direct involvement with their employment, training and direction, coupled with their continuing familiarity with the requirements of City Hall would lead to maximum work results. A 'permanent' status will reduce the high staff turnover, which is normal in this field, and should add significantly to the reliability of the employee and consequently provide a higher level of security. This security is a major consideration for City Hall and is of increasing importance. This can best be supplied by a reliable staff familiar with the buildings and its functions.

Prior to 1971 the total janitorial staff at City Hall was 21, comprising of one Building Service Worker II and 20 Building Service Worker I's. Because of the renovation work carried out in the years 1971-72-73, there were areas in the Main Building which would not require janitorial services, consequently three janitorial positions were not included in the operating budgets for those years.

cont'd

Clause No.1 continued

In order to supply a reasonable level of janitorial service for the Main Building, we must bring our staff complement back to the 1970 level of 21. Of this 21, 16 are required to provide the regular night janitorial work, on which an outside contractor would tender. The remaining five Building Service Workers are required to provide daytime janitorial services in the City Hall and East Wing, emergency relief for elevator operators, wash windows, unlock the City Hall Complex, move furniture, etc.

COMPARATIVE COST ESTIMATES - For Main City Hall and Voter's List Buildings

A) Contract Janitorial Cleaning:-

- a) For the purpose of this Report only, a Contract Cleaning firm has submitted the following estimates for the work, which include wages, fringe benefits, equipment and cleaning material:

City Hall Main Building	\$115,800.00
Voter's List Building	<u>7,680.00</u>
SUB TOTAL	\$123,480.00

- b) Watchman I - from the hours of 11:00 p.m. to 7:00 a.m.

52 x 40 x \$3.24 per hour \$ 6,739.20

The City janitorial staff provide necessary security while they are working in the building. Contract Cleaning firms cannot be relied on to provide this security service because of the transitory nature of their employees, therefore an additional watchman must be employed for this period.

TOTAL \$130,219.20 per annum

B) City Employees' Janitorial Cleaning

a) Salaries - (Night Staff only)

1 working Supervisor (BSW II) \$720.00 x 12	\$ 8,640.00
15 Building Service Worker I's	
15 x \$628.00 x 12	113,040.00

Vacation Relief:

1 Building Service Worker II	
1 month @ \$659.00 per month	\$ 659.00
3 Building Service Workers I	
4 months @ \$574.00 per month	6,888.00

Salaries taken at mid-scale with exception of Vacation Relief at minimum.

Salary Sub Total \$129,227.00

- b) Fringe benefits @ 12% 15,507.00
- c) Janitorial Supplies 4,000.00
- d) Depreciation and repairs to equipment 1,200.00

TOTAL \$149,934.00 per annum

Board of Administration, March 1, 1974 (BUILDING - 3)

Clause No.1 continued

- e) In addition to this annual recurring cost an initial capital outlay is necessary to replace outworn and outdated equipment. \$4,200.00

Note: The prime purpose of this report is to resolve the method of service to be provided to the Main City Hall Building. The East Wing is cleaned by a Contract Cleaning firm and it is intended that this method of cleaning be retained at this time in the East Wing.

Should Council approve the recommendations of this report, the following funds will be required:

- a) Purchase of new equipment \$4,200.00
- b) Salaries for re-instatement of three B.S.W. I to establish full complement of 21. Funds required for balance of 1974.
- 3 B.S.W. I @ \$574.00 for 10 months
- plus 12% fringe benefits 19,286.00

The Comptroller of Accounts advises that if the Report recommendations are approved, the required funds will be included in the 1974 Permits and Licenses Department Budget.

It is RECOMMENDED that:

- a) for the reasons stated in the body of this Report, the janitorial services and security in the City Hall Main Building and the Voter's List Building be performed by permanent staff, rather than contracting this work out;
- b) the complement of janitorial staff for the City Hall Main Building be re-established as one Building Service Worker II and 20 Building Service Worker I's;
- c) the sum of \$23,486.00 be included in the Department's 1974 Budget to cover the costs of salaries for the three vacant positions and new cleaning equipment.

Your BOARD RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

This report has been discussed with the Business Manager of the Vancouver City Hall Employees Association who is in agreement with the recommendations.

2. Proposal - Civic Use of Provincial Court House

City Council at its regular meeting of January 22, 1974, received a request for a supplementary grant from the Vancouver Art Gallery to be applied to the costs of a study of space requirements in light of present needs and of the Gallery's forecast of future requirements. After debate, it was moved:

"THAT this whole matter be referred to the Board of Administration for report back to Council."

Subsequent to Council's decision to refer the matter to the Board of Administration, the Administrative Analyst was instructed to review the material. On January 31st he held a meeting with Mr. Bell, President of the Association, Mrs. Shadbolt a Trustee, and Mr. Emery, Director. During the course of the meeting and from subsequent enquiries, the following facts have emerged:

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Board of Administration, March 1, 1974 (BUILDING - 4)

Clause No.2 continued

- a. The space now available to the Art Gallery is totally inadequate. From an engineering report prepared in 1969, the present Art Gallery building has 32,650 sq.ft. of space.
- b. In addition to the Vancouver Art Gallery Association's own collections, other material is made available from time to time for display.
- c. Recently the National Museum Association entered into an agreement with the Vancouver Association to fund from April 1, 1974, on an annual basis a series of special programs. These programs necessitate hiring a number of additional staff and require a considerable amount of space for exhibition, educational purposes, preparation and storage.
- d. The Department of Public Works has advised that there is a total of 78,600 sq.ft. of floor space available in the Provincial Courts Building. Approximately 14,000 sq.ft. is below grade, and each of the First and Second Floors has approximately 20,000 sq.ft.
- e. The Assistant Director of Building, Construction and Maintenance reports that:

"Unless a sprinkler system were installed throughout the present Art Gallery building, vertical expansion of this building would not be permitted under current building regulations.

If sprinklers were installed, some vertical expansion might be permitted but detailed examination would need to be made before a recommendation could be made on such a proposal.

Structural drawings for the addition built in 1948 suggest that a future addition of some 3600 sq.ft. to the second storey was contemplated along the easterly side of the building as this portion of the roof structure is reinforced concrete. The Gallery roofs are of timber construction."

PROPOSAL FOR USE OF PROVINCIAL COURT HOUSE

It is understood that the intention of the Provincial Government is to make the Provincial Court House available to the City for civic purposes (after construction of new Provincial buildings). After considering the present crowded condition, the location and future requirements of the Art Gallery, your Board propose that the Provincial Court House Building be renovated for use as a multi purpose civic centre. This centre could house the Vancouver Art Gallery, together with a branch of the Vancouver Public Library, a number of various sizes meeting rooms for rental to a variety of public societies and institutions, a civic display centre and an area which could be adapted for certain civic ceremonies.

cont'd

Board of Administration, March 1, 1974 (BUILDING - 5)

Clause No.2 continued

RECOMMENDATIONS

Your Board recommends that:

- A. A preliminary examination of the Provincial Court House be undertaken with a view to adapting the building as a multi purpose civic centre containing the Art Gallery, a branch of the Public Library, a Civic Display Centre, Meeting Rooms, and an area capable of use for certain civic ceremonies.
- B. An Architect be appointed to undertake the preliminary examination and to prepare a report with recommendations and cost estimates.
- C. A fee, not to exceed \$20,000, be authorized for this examination, to be negotiated by the Board of Administration and reported to City Council for information.

NOTE

After receipt of the Architects report, City Council would then be in a position to proceed at the appropriate time with the appointment of an Architect to undertake the detailed construction drawings and preparation of the tender calls for renovation.

FOR COUNCIL ACTION SEE PAGE(S).....

FIRE & TRAFFIC MATTERS

A - 6

RECOMMENDATION

1. Furniture for New Firehalls

The Director of Permits and Licenses reports as follows:

"Council has approved reports authorizing the expenditure of funds for the construction of four new firehalls designated as No. 1, No. 2, No. 7 and No. 8. As noted in the reports, the estimates did not include costs for new furniture or moving expenses.

A list of required new and replacement furniture has been received from the Fire Chief. The existing furniture in Firehalls No. 1 and 2 has been declared by the Purchasing Agent to be not suitable for re-use in the new firehalls, and should be declared surplus.

Funds are also required for moving equipment and stores from the old halls to the new, and transporting surplus furniture to the Central Stores.

The estimates for furniture and moving costs are as follows:

	<u>Furniture</u>	<u>Moving</u>	<u>Total</u>
No. 1 Firehall, 900 Heatley Avenue	\$41,000.	\$6,000.	\$47,000.
No. 2 Firehall, 1090 Haro Street	9,000.	-	9,000.
No. 7 Firehall, 895 Hamilton Street	7,000.	-	7,000.
No. 8 Firehall, 199 Main Street	<u>7,000.</u>	<u>600.</u>	<u>7,600.</u>
TOTAL:	\$64,000.	\$6,600.	\$70,600.

The Comptroller of Accounts advises that, if Council approves the recommendation of this report, the funds should be provided for in the 1974 Supplementary Capital Budget.

It is RECOMMENDED that Council:

Authorize the purchase of new furniture and moving services, the funds in the amount of \$70,600. to be provided from the 1974 Supplementary Capital Budget."

Your Board RECOMMENDS approval of the recommendations of the Director of Permits and Licenses.

FINANCE MATTERS

A-7

RECOMMENDATION

1. Extension of City's Liability Insurance Policy

The Director of Finance reports as follows:-

"On February 27th, 1973, Council authorized an extension of the City's liability insurance coverage for a period of one year. The intent of the extension was to provide sufficient time for an established committee of officials and the City's insurance consultant to continue with their analysis of the City's liability insurance requirements for submission to Council prior to April 1st, 1974.

Progress of the review has always been contingent upon a substantial input from the Law Department and last year it appeared that the Law Department would be in a position to proceed. However, an unforeseen staff shortage and heavy work load in the Law Department prevented any significant participation. The Corporation Counsel has indicated that the necessary Law Department involvement will be available shortly and the review of the City's liability insurance could then be resumed and a satisfactory conclusion reached this year.

The existing liability insurance policy expires April 1st, 1974, and underwriters are prepared to extend the policy for a twelve month period from April 1st, 1974 to April 1st, 1975. The premium for the extension would be \$15,818.00, which reflects a 10% decrease in premium over the 1973-74 term.

RECOMMENDED that the General Accident Assurance Company be requested to extend the existing liability insurance policy for twelve months from April 1st, 1974 to April 1st, 1975 for a premium of \$15,818.00."

Your Board

RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

CONSIDERATION

2. (A) Improvement in program "Volunteers in Nursing and Boarding Homes" (formerly known as Co-ordinator of Volunteers for Seniors).
- (B) West End Activation Program
- (C) Completion of Volunteer Coordinator Program in remaining three Service Areas.

The Medical Health Officer and the Director of Social Planning report as follows:

" Section (A)

A Coordinator of Volunteers for Seniors was appointed on April 1, 1970 and has administered a program whereby teams of volunteers are recruited, trained and deployed to several of the boarding and personal care homes in the City of Vancouver. A Clerk Typist II position was also established for this program.

With the advent of an area Coordinator of Volunteers in the South Unit in July 1970, the Coordinator of Volunteers for Seniors worked with the area Coordinator to develop programs for three rest homes in the district. From this experience

Clause #2 continued:

the Advisory Committee to the area Coordinator of Volunteers concluded that "The Volunteers in Nursing and Boarding Homes Program is best maintained as a separate specialized function". (See: Recommendation to the Board of Administration for Council Report, July 31, 1972.)

At various times through requests for Municipal Initiative Program funds by the Department of Welfare and Rehabilitation, the Coordinator of Volunteers in Nursing and Boarding Homes has had support services to assist her in working with the teams of Volunteers in the actual programs provided in the homes. Most recently, from late January to June 1973, there were three such workers, and from July 1973 until November there have been two such workers. These persons have worked with the teams providing the weekly programs and in promoting activities for some individuals in the homes that could be on-going between the weekly visits of the volunteers. Because of the additional help the program has been able to widen its scope, and increasingly residents are taken out to enjoy the sights and sounds that for some have been denied for 10 or 15 years.

The L.I.P. M.I.P. funding has been helpful but has now been discontinued. The need for assistance for the Coordinator of Volunteers in Nursing and Boarding Homes has certainly been demonstrated as being beneficial to the program.

The Medical Health Officer and the Director of Social Planning therefore, recommend that Council approve:

THAT two "Activity Directors" be employed to assist the Coordinator of Volunteers in Nursing and Boarding Homes in providing recreational and diversional activities for residents of boarding and personal care homes in the City of Vancouver.

The estimated cost for March 1, 1974 to December 31, 1974 (based on 1973 salary rates) are:

SALARY: 2 Positions Activity Director @ P.G.15	
- \$659.00 per month	\$13,180.00
Fringe Benefits - @ 10%	1,318.00
Transportation - (2 x \$30 per month)	600.00
Supplies	500.00
Furniture - 2 single Pedestal Desks @ \$175.00 ea.	350.00
2 swivel Arm Chairs @ \$120.00 ea.	240.00
total	16,188.00
LESS: C.A.P. Sharing (50%) of salaries, fringes and transportation	7,549.00
1974 CITY SHARE	\$8,639.00

Section (B) Activation Program for Seniors West End

Older persons are at considerable risk from inactivity. In particular, lack of physical activity leads to a gradual loss of independence. The West End with its concentration of single older persons, many of whom lead a lonely, isolated existence, is an area where this problem is particularly apparent.

In 1973, seniors in West End highrise for the elderly, with the voluntary assistance of a concerned recreational therapist, undertook to reverse the deterioration evident in some of the inactive residents. This team effort proved that it was possible to entice many of these people into programs which promoted "an easy and natural use of muscles which they had forgotten they possessed".

Clause #2 continued:

Recognizing that the need extends beyond this one highrise, the Health Department proposes that the program be established on a sound footing for six months and be extended to all persons over 60 years of age in the West End who are at risk from inactivity. Special equipment will not be required. The services will be provided in the education centre of the West End sub-office of Burrard Unit and in space available in some of the senior citizen residences in the West End.

The estimated costs for March 1, 1974 to August 31, 1974 are:

Coordinator of Volunteers (Activation Therapist)	
6-½ days per week @ \$20 per ½ day - P.G.22) \$3,132.00
Supplies	100.00
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total	\$3,232.00
LESS: C.A.P. Sharing (50%)	1,566.00
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1974 CITY SHARE	\$1,666.00
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Section (C)

Coordinators of Volunteers, each with full time clerical assistance have been established in South and East Service Areas. A report on this highly successful program is available from the Health Department.

It is now proposed that this program be made available to the other 3 Service Areas (Burrard, North and West).

1974 costs are as follows (based on 1973 rates)

3 - Coordinators of Volunteers @ \$903 per month	
April 1 - December 31, 1974	\$24,381.00
3 - Clerk Typists II at \$503	13,581.00
Fringe Benefits @ 11%	4,176.00
Transportation for Coordinators @ \$50 per month	1,800.00
Supplies	1,200.00
Furniture - 3 single pedestal desks @ \$175 ea.	525.00
3 swivel armchairs @ \$120 ea	360.00
3 steno desks @ \$280 & 3 chrs @ \$65	1,035.00
3 typewriters	1,800.00
	<hr/>
total	48,858.00
LESS: 50% C.A.P. on Salaries, Fringe benefits	
and transportation	22,104.00
	<hr/>
1974 CITY SHARE	\$26,754.00
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The Director of Social Planning and the Medical Health Officer recommend as follows:

- (a) Two "Activity Directors" be hired to assist the Coordinator of Volunteers (Boarding and Nursing Homes), from March 1, 1974.
- (b) The establishment of a temporary, part-time position of Coordinator of Volunteers (Activation Therapist) for the West End area (6 half days per week for six months). The classification of the above positions to be recommended by the Director of Personnel Services to the Board of Administration for approval.
- (c) That 3 Coordinators of Volunteers and 3 Clerk Typist II be hired from April 1, 1974, to establish Volunteer programs in Burrard, North and West Service Areas.

Board of Administration, March 1, 1974 (FINANCE - 4)

Clause #2 continued:

- (d) That all the foregoing positions be hired on the establishment of the Social Planning Department and seconded to the Health Department for incorporation into the existing Volunteer Service Program.
- (e) That funds in the amount of \$37,059.00 be provided from Contingency Reserve.
- (f) That the foregoing positions be established on the condition that 50% C.A.P. sharing be assured from the Department of Human Resources in Victoria.
- (g) That an evaluation report be prepared for Council by May 1, 1974, based on the experience of the West End program to determine whether the program should be permanent and/or extended outside of the West End area. "

Your Board note that all three requests constitute an increase in the standard of services and therefore submit them for the consideration of Council. Council may wish to request the Provincial Government to provide the staff requested in Sections (A) and (B) since these programs were supported through the Welfare & Rehabilitation Department in the past. The Provincial Government should be requested to contribute an additional 25% of the salaries of all staff approved by this report whether or not they accept full responsibility for staff in Section (A) and (B). This would be consistent with their current policy of paying 25% of the Department's C.A.P. shareable items.

3. Civic Luncheon - Canadian Regional Conference International Personnel Management Association May 21 - 24, 1974, Vancouver, B.C.

The Director of Personnel Services reports as follows:

"The above named conference is being held in the new Hyatt Regency Hotel with an anticipated attendance of 450 to 500 Personnel Administrators from the three levels of government across Canada.

The City of Vancouver is invited to share with other Lower Mainland municipalities in sponsoring a luncheon during the conference. Based on an estimated cost of \$2,500 for the luncheon, the Conference Committee requests that Vancouver pay up to \$1,250 depending upon the number of sponsoring municipalities.

In 1967, the International Conference of the Public Personnel Association was held in Vancouver and the City of Vancouver made a grant of \$2,000 to the Local Chapter for the entertainment of delegates.

As Co-Chairman of the Conference Committee and your Director of Personnel Services I would recommend that the Council approve the Conference Committee's request."

Your Board submits the foregoing recommendation of the Firector of Personnel Services for Council's CONSIDERATION.

4. Grant Request - Killarney Junior Band

The City Clerk reports as follows:

"A letter has been received from the Killarney Junior Band dated February 21, 1974. They advise that they have been invited to participate in the 1974 World's Fair in Spokane, Washington representing Vancouver. They are also wishing to send their 65 member band to the Edmonton Klondike Days. This trip would take

Cont'd

Clause #4 continued:

place over a period of ten days. The amount required to cover these expenses, which is anticipated to be approximately \$7,000.00, is beyond the band's fund-raising abilities. Therefore, they are requesting a grant from the City to assist with their trip.

Council has previously dealt with similar requests as follows:

May 8/73	John Oliver Choir	Travel assistance to Eastern Canada	not approved
Sep. 15/72	Lower Mainland First Aid Champions	First Aid Championships in London, England	not approved"

Your Board submits the foregoing report of the City Clerk for Council's CONSIDERATION

5. Grant Request - International Peace Arch Assoc.

The City Clerk reports as follows:

"A letter has been received from the International Peace Arch Association dated January 20, 1974. They are requesting a grant from the City in the amount of \$100.00. In the past, this grant, along with other grants, has gone towards paying the expenses incurred during the annual celebration of the Association. This year's event will take place on Sunday, June 9th at the Peace Arch Park.

Council has dealt with this request in the past as follows:

Apr. 17/73	Int. Peace Arch Assoc.	approved a grant of \$100
Mar. 28/72	Int. Peace Arch Assoc.	approved a grant of \$100"

Your Board submits the foregoing report of the City Clerk for Council's CONSIDERATION.

Board of Administration, March 1, 1974 . . . (PERSONNEL - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Appointment to Royal Commission on Family and Children's Law

The Medical Health Officer reports as follows:

" Miss Deanna Silvester, Social Work Consultant I, Health Department, has been invited to participate for approximately 10 months in the recently appointed Royal Commission on Family & Children's Law chaired by Mr. Justice Berger of the B.C. Supreme Court.

The Honourable Dennis Cocke has requested that she be seconded to the Family Court Project to be located in Surrey and Richmond. Miss Silvester will be a community development worker for the Lower Fraser Valley Judiciary District which includes Richmond, Surrey, Delta and Langley and will assist in the planning and implementation of the new integrated Family Court Project which is beginning on March 1, 1974. The Minister has requested that Miss Silvester commence work on March 11, 1974.

It is proposed to request the hiring of a temporary replacement Social Work Consultant I for the position temporarily vacated by Miss Silvester. In this connection, we have obtained verbal approval from the Department of the Provincial Secretary for quarterly billing for the services of Miss Silvester seconded to the Royal Commission on Family & Children's Law.

RECOMMENDED:

- (a) That leave of absence without pay be granted to Miss Deanna Silvester for the period of March 11, 1974 for approximately 10 months.
- (b) That the Department of the Provincial Secretary be billed quarterly for the services of Miss Silvester.
- (c) That approval be given to the hiring of a temporary replacement at the Social Work Consultant I level for a period of up to 10 months.

The Business Manager of the V.M.R.E.U. concurs with this recommendation."

Your Board RECOMMENDS that the foregoing recommendations of the Medical Health Officer be approved.

2. "How to Develop a Job-Related Training Program" - Attendance: One Employee - Personnel Services Dept.

The Director of Personnel Services reports as follows:

"A series of workshops on the above subject are being offered in various cities by Manpower Management Institute until April, 1974. The closest location is San Francisco from March 18 to 22nd, 1974. From previous experience we know that Manpower Management Institute workshops are most effective. They not only provide an opportunity to learn concepts, but also to gain experience and practice techniques through simulated situations related to "back-home" situations. No similar courses are available in the Vancouver area.

This particular workshop focuses on learning and practicing specific techniques in

- identifying and analyzing varieties of internal and external training resources
- creating a Training Program Matrix (TPM) form which training programs can be developed
- applying TPM in training programs which are appropriate to specific jobs and job tasks AND are oriented to broader mobility and career advancement opportunities (Manpower Planning & Development)
- evaluating and redesigning both specific and broader training programs in the light of past results and new resources, i.e. in a context of time and change.

cont'd ...

Clause No. 2 (cont'd)

The workshop is intended for those who have responsibility for developing, implementing and evaluating training programs related to successful job performance, and staff and management development and I wish one of my staff to attend who has operational responsibilities in these areas:

D. R. Nightingale - Training Co-ordinator

The total cost to the City will be approximately \$611.00 and five (5) days leave of absence with pay:

- Registration fee	\$275.
- Air fare	136.
- Ground transportation	15.
- Hotel (6 nights)	120.
- Meals	55.
- Tips & Misc.	10.
	<u>\$611.</u>

The Comptroller of Accounts advises that the required amount will be available from Appropriation 7090/933 - Administrative and Technical Courses - All Departments.

The required amount exceeds \$500. and the request is therefore, submitted to Council (Regulation 248-2).

As the request of the Director of Personnel Services is in accordance with Personnel Regulation 248, Your Board RECOMMENDS approval.

3. Loan of Systems Analyst to Provincial Government

Your Board has received the following report from the Director of Finance:

"A request from Mr. M. A. Matheson, Chairman, Justice Co-ordinating Council, for the Provincial Government, has been received asking for the loan of Mr. D. H. Mead, Systems Analyst in the Data Processing and Systems Division. As the Provincial Government is proceeding with the implementation of planning and improving the Administration of Justice throughout the Province, they are seeking the use and services of people who are specially qualified. The Province is asking for his services for a period of six months and will reimburse the City for his salary while he is on loan. While this arrangement has some disadvantages for the City, we are of the opinion that we should co-operate fully with the Province in their takeover of various appropriate functions.

I would therefore recommend that Council approve the loan of Mr. D. H. Mead, Systems Analyst in the Data Processing and Systems Division to the Justice Planning and Research Unit, of the Provincial Government for a six month period and that the Province be billed in total for salary and fringe benefits."

Your Board RECOMMENDS Council approve the recommendation of the Director of Finance.

Board of Administration, March 1, 1974 (PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATIONS

1. Lots 28 to 31, Block A, N.E. ¼ Section 24, T.H.S.L., Sit. East Side Nootka St., Adanac to Venables Sts.

The Supervisor of Property and Insurance reports as follows:-

"Lots 28 to 31, Block A, N.E. ¼ Section 24, T.H.S.L., were acquired by the City by City Tax Sale and have been reserved from sale pending a decision on the possible east-west freeway. This reservation has now been lifted and the Director of Planning has recommended that these four lots be resubdivided to create three larger lots.

The City Engineer has prepared a plan of subdivision and it is, therefore,

RECOMMENDED That the Mayor and the City Clerk or their Deputies be authorized to sign the plan of subdivision of Lots 28 to 31, Block A, N.E. ¼ Section 24, T.H.S.L., into Lots A, B & C, Block A, N.E. ¼ Section 24, T.H.S.L., marginally-numbered LD 1379 on behalf of the City of Vancouver."

Your Board

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

2. 3645 Moscrop St. - Formally Lots 8 & 9, N.E. ¼ Block 89, D.L. 36 & 51

The Supervisor of Property and Insurance reports as follows:-

"August 28, 1962, Council approved the acquisition of the dwelling known as 3645 Moscrop Street, situated on Lots 8 and 9, N.E. ¼ Block 89, District Lots 36 and 51. The lots were acquired for replotting purposes and it was intended that the four-roomed dwelling would be demolished once resubdivision of the area had taken place. The single-family residential lots created by the resubdivision are now ready for marketing and as the condition of the house is below acceptable minimum living standard, it is proposed to proceed with the demolition of the dwelling as originally planned. It is therefore,

RECOMMENDED

That the Supervisor of Property and Insurance be authorized to call for tenders for demolition of the dwelling known as 3645 Moscrop Street."

Your Board Recommends that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be adopted.

3. Acquisition for Knight St. Widening
East 7 feet of Lots 16 & 17, Sub. 4 of Block 5, District Lots
391 & 392; N/W Corner of 33rd Ave. & Knight St.

The Supervisor of Property and Insurance reports as follows:-

"The widening and improvement of Knight Street between 25th and 33rd Avenues, along with the installation of permanent pavement through to 57th Avenue, is to proceed under the 1974 Paving Programme. In order to complete the required 80 ft. road allowance, it is necessary to acquire a 7 ft. widening strip from the remaining privately-owned properties in the section between 25th and 33rd Avenues.

Following negotiations, the owner of Lots 16 and 17, Sub. 4 of Block 5, District Lots 391 and 392, has agreed to convey the east 7 feet of the said lots on the following basis:-

- (1) Loss of land:-
East 7 feet of Lot 16 -- 735 sq. ft.
-- (zoned C-1 Commercial) -- \$4,410.00
East 7 feet of Lot 17 -- 231 sq. ft.
(zoned RS-1, Residential) 462.00
\$4,872.00
- (2) City to erect a new cut-stone retaining wall and
fence at the new property line of Lot 17 -
Estimated Cost ----- \$ 600.00
- (3) City to grant an encroachment agreement as the store
building on Lot 16 will encroach approximately
4 3/4 inches, after the widening strip is conveyed
to the City; the agreement to be for the life of
the building at no cost to the owner.
- (4) Property taxes on land to be adjusted as of
January 1, 1974.

RECOMMENDED That the Supervisor of Property and Insurance be authorized to acquire the above portions of land on the foregoing basis, chargeable to Code No. 141/2806."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

4. Sale of City-owned Lot 5, Block 28, D.L. 200A;
Situating: South Side of East 5th Ave., Between
Brunswick & Scotia Sts.

The Supervisor of Property and Insurance reports as follows:-

"The above tax sale lot, (Lot 5, Block 28, District Lot 200A), was acquired in 1936 and was reserved from sale for many years because of a watercourse running through the lot. The lot measures 49.5' by 122', and is zoned R.M.-3 Multiple Dwelling.

It has been leased to Furnace Oil Supply Companies since 1956. The last lessee, (Furnace Oil Supplies) was taken over by Standard Oil Company who own vacant lots 4 and 6 on either side of the City lot. These lots measure 49.5' x 122' each and are zoned R.M.-3. The lease of the City lot was cancelled in February, 1974, and the Director of Planning has released the City lot for sale, subject to consolidation with Lots 4 and 6 to create an apartment site approximately 149' x 122'.

The proposed consolidation enhances the market value and will create a better development than the construction of three separate apartments.

Clause 4 Cont'd

Discussions with Standard Oil regarding the joint marketing of the consolidated site have resulted in the following proposal:-

- (a) Standard Oil convey Lots 4 and 6 to City
- (b) City to consolidate Lots 4 to 6 into one parcel
- (c) City to advertise consolidated parcel for sale on terms of quarter cash, balance in three equal payments in six, twelve and eighteen months with interest as $9\frac{1}{2}\%$ per annum. Purchaser to pay proportion of 1974 taxes, registration fees and cost of documentation.
- (d) Conditions of sale:-
 - (I) Highest or any offer not necessarily accepted
 - (II) Lots contain an abandoned storm sewer and City not responsible for any drainage condition.
- (e) Lots to be advertised for sale by City on June 4, 1974, (i.e., 90 days after the non-conforming use ceased).
- (f) Prior agreement to be reached by City and Standard Oil as to minimum price acceptable.
- (g) In the event that the highest bid is less than the minimum, City to have right to accept subsequent offers equal or higher than the floor price. If lot is not sold within three months the City will re-advertise.
- (h) City to receive one-third of the principal and interest and Standard Oil two-thirds
- (i) City to bear one-third of the cost of survey, plans, cost of registration of plans, registration fees for conveyance of Lots 4 and 6 to City and advertising. Standard Oil to bear two-thirds.
- (j) City to remit to Standard Oil two-thirds of principal and interest when received, less expenses.

The Supervisor of Property and Insurance is of the opinion that this method of marketing will produce the best return to the City.

RECOMMENDED that Lot 5, Block 28, D.L. 200A, situated on the South Side of 5th Avenue, between Brunswick and Scotia Streets, be marketed as suggested above."

Your Board

RECOMMENDS that the foregoing Recommendation of the Supervisor of Property and Insurance be approved.

5. Rental Review, Lots 13 & 14, Block A2, District Lot 2037, Situated: S.E. Corner of Main St. and Terminal Ave.

The Supervisor of Property and Insurance reports as follows:-

"The above property, (Lots 13 & 14, Block A2, District Lot 2037), was leased to B. A. Oil Limited for 21 years from September 1, 1952, for gas station purposes, at a rental of \$250.00 per month plus taxes as if levied. Gulf Oil Canada Ltd., (successors to B. A. Oil), have asked for an extension of the lease to December 31st, 1988, which is the common expiry date of City leases in the immediate area.

The Director of Planning recommends that an extension of the lease be granted to December 31, 1988.

Clause 5 Cont'd

Negotiations with the lessee have resulted in the following proposal:-

- Use ----- Gas station
- Lease Term ----- 15 years and 4 months from September 1, 1973
- Rental ----- \$717.00 per month plus 1/12th annual taxes as if levied, for the first five years
- Review ----- Rental subject to review on September 1st, 1978, and every 5 years thereafter, and to be based on 8 1/2% of the market value of lands and improvements plus taxes as if levied.
- Fixtures ----- Lessee to have right to remove fixtures and underground tanks on expiry of lease. City to have the right to request the lessee to properly remove all underground tanks on expiry of lease. Removal to take place within 60 days of the last day of occupation by the lessee.
- Outgoings & Repairs -- Lessee to keep building in good repair and to pay all outgoings
- Insurance ----- City to insure the buildings against fire in an amount equal to the replacement cost. Lessee to carry public liability insurance in an amount satisfactory to Corporation Counsel.

Lease to be drawn to the satisfaction of Corporation Counsel.
 The Supervisor of Property and Insurance is of the opinion that the proposed rental represents market value.

RECOMMENDED that the lease of Lots 13 & 14, Block A2, D.L. 2037, to Gulf Oil Canada Ltd., be extended to December 31, 1988, as per the conditions set out above."

Your Board
 RECOMMENDS that the foregoing RECOMMENDATION of the Supervisor of Property and Insurance be approved.

6. Acquisition of Property
415 West 10th Ave., Lot 10, Block 360A, D.L. 526

The Supervisor of Property and Insurance reports as follows:-

"On February 13th, 1973, City Council authorized the Board of Administration to negotiate the acquisition of Lots 9 & 10, Block 360A, District Lot 526, for future civic purposes.

In a report to Council on February 5th, 1974, Lot 10 in conjunction with adjoining Lot 9, was suggested as a possible exchange for a site in Champlain Heights for the development of a Senior Citizens' High Rise apartment and a new Church Hall and Bible School.

The following was adopted at that time:-

- (a) The proposal and form of development be discussed with Champlain Heights Planning Advisory Committee;
- (b) The Supervisor of Property & Insurance be given authority to negotiate with the Society on a land exchange, plus a cash payment to the City, for any difference in market value;
- (c) City officials report further on this matter.

Clause 6 Cont'd

Lot 10 is described as follows:-

The property contains a 2½ storey frame dwelling with a main floor area of 932 sq. ft., erected in 1910 on a site 49½' x 125', zoned RM-3. The dwelling contains 13 rooms, 13 plumbing fixtures, patent shingle roof, siding exterior, full concrete basement and is heated by an oil fired hot water system. This dwelling is in good condition for age and type.

Following negotiations with Mr. Banning, the owner of Lot 10, he has agreed to sell for the sum of \$70,000.00 as of February 28th, 1974, subject to an agreement that this acquisition will be made without prejudice to the Open Bible Chapel Society and further that they may continue negotiating with the City without losing any increment accruing to the larger assembled site of 99'. This price represents a fair and reasonable value for the property. The Society would like to rent the property from the City on a month-to-month basis until it is required by the City.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$70,000.00, chargeable to Code #561/3106."

Your Board

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

7. Sale of Properties

A. RE: Lots E & F of Lot 1, Block 28, D.L. 392,
S/S King Edward Avenue, West of Glen Drive.
Zoned: RS - 1.

<u>NAME</u>	<u>LOT</u>	<u>APPROX. SIZE</u>	<u>SALES PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Terry Louie	E	49.5' x 108'	\$38,159.00	City Terms at 9½%	No guarantee given as to soil conditions -- Lots have been filled.
Felix Yang	F	49.5' x 108'	\$38,150.00	City Terms at 9½%	No guarantee given as to soil conditions -- Lots have been filled.

B. RE: Lots B & E, Block 32, D.L. 332 (Fraserview)
W/S Harrison Drive. South of Ancaster Cresc.
Zoned: RS - 1.

Curkovic Nediljko	B	Irregular	\$11,090.00	City Terms at 9½%	-----
Bruno Palitti	E	Irregular	\$40,000.00	City Terms at 9½%	-----

Your Board

RECOMMENDS that the foregoing sales by tender, received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

Department Report, March 1, 1974 (WORKS - 1)

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Water Works 1971-1975 Five Year Plan - Capital Funds

The City Engineer reports as follows:

"The current Five Year Plan Waterworks Program has been reanalyzed in view of rapidly changing conditions. It has been determined that the existing capital program will be inadequate to carry out the necessary water-works in the remaining two years of this five year program. The inadequacies of the original Five Year Program are as follows:

- (a) Inflation has been considerably higher than was estimated at the time the last Five Year Plan was prepared.
- (b) Changes have been necessitated in methods of construction and levels of water service.
- (c) Major new projects have been undertaken by the City which were not visualized nor provided for in the Five Year Plan.

Inflation

At the time the Five Year Plan was prepared, inflation was forecast to be 25% at the median date of the five year period. At that time this was a reasonable increase to forecast, however, the actual increase in costs has been approximately 60%. Graph I attached illustrates this disparity in inflation rates. Examination of Engineering News Record construction cost index figures shows that this is the situation across the country and is not peculiar to Vancouver.

A careful review has been made of the planned waterworks, and it is found that only a small reduction in the program can be made without a significant weakening in service and pressure to our customers. Because the water system, due to corrosion, has a continuing falling capacity, continual additions and replacements are required if the existing standard is to be maintained.

Other Changes

As the program has progressed it has been found necessary to utilize new improved materials. For example, we have switched to ductile iron from cast iron pipes as these became available because the likelihood of bursting is considerably less. A very important change has resulted from the increasing number of high rise buildings, particularly in areas such as the West End. Such buildings require more sophisticated sprinkler and deluge systems. The Fire Department has changed from 1050 to 1500 gpm pumpers to improve fire protection in these changing areas. The water system must accommodate such changes which have occurred since the original Five Year Program was planned. As an indicator of the importance of maintaining an adequate water supply, almost 50% of the fire insurance rating depends on the adequacy of the water system.

It has been determined in this re-analysis that an increase of \$1,718,000 must be provided for the final two years of the program (1974-1975) to provide for the increased inflation (\$1,400,000) and other changes noted above. This would alter the original program from \$5,050,000 to \$6,768,000.

New Waterworks Projects

A number of major projects have been undertaken by the City since the last Five Year Plan was prepared. Accordingly, funding for them is not provided in the Five Year Capital Program. The following description of such new projects excludes any funds that were provided in certain cases for parts of the projects.

Cont'd . . .

Clause 1 cont'd

The new projects are:

(a) West End Improvement for Fire Protection - \$980,000

West End policy guidelines require a much more rapid redevelopment of the West End than was planned. This, together with larger capacity fire pumpers, has necessitated advancing our program of watermain replacement in the West End so that these works can be carried out prior to any surface works that will be required in the West End soon. These works can be spread over a longer period than the two years remaining in the program but this would delay implementation of the guidelines.

(b) False Creek Development - \$770,000

The latest proposals for Areas 10, 6 & 7 related to the False Creek development, indicate that major additional waterworks will be required almost immediately to service this development. In Area 6 it is proposed to have units under construction this year. These will require water service very soon.

The breakdown and the total cost estimate is as follows:

Area 10	\$200,000
N/S False Creek (Citv part of Marathon Development)	70,000
7th Avenue Watermain	330,000
Services to Enclaves N. of 6th Avenue (Area 6)	<u>170,000</u>
Total - False Creek	\$770,000

The total figure shown above is the best estimate that can be produced at this time. The breakdown of the costs is only tentative since design and development details are not yet fully available. Accordingly, the total funds are required at this time with the distribution to the various False Creek projects and the setting up of appropriations to follow when it is known, more precisely, what the detailed designs are.

Five hundred thousand dollars (\$330,000 + \$170,000) has already been approved for False Creek Area 6 as part of the \$10,000,000 to be provided from the C.M.H.C. loan to the Citv. Seventy thousand dollars of this amount has already been appropriated for part of the 7th Avenue watermain installation. Thus, approval for these amounts has already been made by Council but they are included to provide a complete picture of servicing costs in the False Creek projects (Areas 6, 7 & 10). It has been agreed with the Director of Finance that all of these costs will be covered in Engineering Department capital accounts although those related to False Creek will have separate appropriations so that the economics of projects in False Creek can be evaluated.

(c) Block 42-52 Watermain Relocation - \$24,000

This amount, which was not anticipated in the Five Year Plan, has already been expended as part of works involved in the Pacific Centre Development.

SUMMARY

The changes required in the current Five Year Waterworks Plan are therefore:

Present Five Year Plan Budget	\$5,050,000
Extra costs due to inflation and other changes (about 1.4M of this due to inflation)	1,718,000

Clause 1 cont'd

New Projects

West End fire protection	\$980,000	
False Creek	770,000	
Block 42-52	<u>24,000</u>	
Revised 1971-75		\$1,774,000
5 Year Plan Total		\$8,542,000
Extra funds required		3,492,000
Already approved for False Creek (C.M.H.C. loan)		<u>- 500,000</u>
Additional approval required		\$2,992,000

A breakdown of these cost increases by types of works is shown in the attached Table 1.

The City Engineer RECOMMENDS that Council approve the additional Waterworks expenditures for the remainder of the current Five Year Plan noted in the summary above."

The Director of Finance reports as follows:

"The water distribution system is treated as a self-supporting utility, that is, the water rates revenue structure is established at a level sufficient to recover all costs related to the system. These costs are, 1) purchase of water from the Greater Vancouver Water District, 2) debt charges on capital funds borrowed to build the system (the subject of this report), 3) maintenance of the system, and 4) billing, clerical and engineering design costs related to the water system.

Normally, the rate structure (flat rates and meter rates) is established on a three year cycle such that a profit is anticipated for the first year, a break-even condition for the middle year, and a loss for the third year. The evening out process is accomplished through the Water Rates Stabilization Reserve, thereby generally eliminating any effect on the General Revenue Budget.

The water rates structure was last revised upwards in 1971 but because of an unanticipated decrease in the unit purchase cost of water from the G.V.W.D. the system has not reached a loss position (approximately \$400,000 profit in 1973, with the Stabilization Reserve now standing at approximately \$800,000). Under normal circumstances this would probably mean that the water rates would not have to be increased for a number of years. The effective dollar cost of water to the citizens of Vancouver has been steadily declining, which is of course a most satisfactory situation.

The proposed increase of \$3,492,000 in the capital borrowing for waterworks under the 1971-75 Five Year Plan will result, when borrowed, in additional debt charges of approximately \$410,000 per year. This must be recovered through the rate structure. However, given the present slight profit position of the water utility system plus the positive position of the Stabilization Reserve it could still be several years before a rate increase is necessary. The additional debt charges represent a 6% increase in the operating cost of the system but would not actually turn up in the system's costs until 1975 and 1976.

As stated in the City Engineer's report \$500,000 was included in the \$10,000,000 of financing requested from CMHC for financing the development of Area 6. This \$500,000 represented a preliminary estimate. It should be recognized that until the exact form of development in Area 6 is specified it is impossible to produce a final estimate. We do not expect the final estimate for Area 6 to be greater than \$500,000.

Until full design analysis has been done by CMHC we cannot be certain that they will allow the entire \$500,000 to be included in the \$10,000,000 of Federal funding. Whether or not the whole \$500,000 is borrowed from the

Cont'd . . .

Clause 1 cont'd

Federal Government or some of it is borrowed in our normal issues of debentures in the bond market, and even though the debt charges are recovered through the water rates revenues, the costs related to the waterworks needed for Area 6 of False Creek have been and will continue to be included in the economic analysis and justification for the development of Area 6 of False Creek.

Borrowing for waterworks is authorized under Sec. 242 of the Vancouver Charter and does not require voter approval by plebiscite.

I RECOMMEND that City Council approve the City Engineer's recommendation to increase the borrowing for Waterworks authorized under the 1971-75 Five Year Plan (authority Sec. 242 of the Charter) by \$3,492,000 less borrowing for waterworks for False Creek eventually approved by CMHC from the \$10,000,000 approved for Area 6, and any later loans from CMHC applied for by City Council and approved by the Province and CMHC relative to Areas 7 and 10, where the amounts needed are included in the \$3,492,000."

CONSIDERATION AND INFORMATION:

2. Loading and Street Widths in the West End

The City Engineer reports as follows:

"INTRODUCTION

On January 15th Council resolved that West End streets be repaved to 'existing widths only' and that 'the City Engineer report back on loading bays where absolutely necessary'. This report contains a recommendation regarding loading bays, and a restatement for Council's information of the basic factors underlying our earlier street width recommendation.

ON-STREET LOADING

The curb area in the West End is required for loading, since most buildings in the area rely on large doors fronting the street for delivery of furniture or other bulky items. While the West End Plan proposes that new buildings provide a major access to the lane, the existing situation will continue for a long time. The need for vehicles to stop at the curb will continue and the high resident population will mean a relatively high frequency of this type of curb use.

Local widenings for on-street loading bays would have to be situated at a number of places along each block to provide a reasonable level of service to the fronting properties. This would result in two or three bays being located on the length of the block at positions determined by local building size and tree spacing. A bay would only require to be 3 feet wider than the 24 foot pavement to provide the clearances referred to below, and some 40 feet in length to accommodate trucks. Utilization of the boulevard would downgrade the appearance of the street by alterations to the curb alignment and the necessary five additional signs. It is my view that it is better to maintain the loading opportunity uniformly along the street as is the case now.

The provision of loading bays by selected 3 foot widenings on West End local residential streets is submitted for CONSIDERATION.

THE QUESTION OF STREET WIDTHS

A variety of factors, including the requirement for loading at the curb, were considered before our street width recommendations were made. Since in our view, significant reductions in public safety result from the adoption of existing street widths rather than our recommended widths, we feel obliged to present, for Council's information, the factors underlying our earlier recommendation.

PARKING ON-STREET

The parking problem in the West End was identified by the West End Opinion Poll (1972) as the major source of dissatisfaction to the residents. Parking proposals for the West End will, of course, be dealt with by having full public participation, and the final scheme cannot be anticipated in detail; however, on-street parking in most areas will certainly continue for some time into the future. For example, in the area west of Denman, now under consideration for local improvement, on-street parking will be required unless residents and visitors are to walk long distances (1-2 blocks). This affects the roadway width (clearance) available for normal road users and emergency vehicles.

Cont'd . . .

Clause 2 cont'd

ROADWAY CLEARANCES

A typical parked car takes up 7 feet from the curb; a loading truck takes up 8-9 feet from the curb. With a 24 foot pavement, clearance between a parked truck and a car pulled as far as practical to the far side of the street will be only 8 feet.

For the following discussion, the 8 foot clearance will be assumed since the combination of a car on one side and a truck on the other is fairly common.

CONSEQUENCES OF TIGHT CLEARANCES

On local access streets where vehicle flows are low, a high level of service is not required for drivers. Low speeds are appropriate to the short local journeys being made by them and the environmental needs of the residents with respect to traffic noise and conflict should be paramount. The development of the West End barrier scheme by this department demonstrates how this approach has been engineered to effect the environmental improvements defined in the West End Policy Guidelines.

The necessity to preserve the boulevard trees in this case, justifies reducing the 36 foot wide pavement normally required for a high density area; however, we believe that there are real disadvantages to a 24 foot pavement as opposed to a nominal 27 foot pavement, and these disadvantages are not offset by any substantive benefits. The genuine public concern expressed over the issue stems, in our view, from the history of the issue and from the simplistic 'trees vs streets' position taken by the West End Planning Team to publicize the question.

The existing streets do not provide adequate access for fire apparatus, which are normally 8 feet wide plus 2½ feet for rear view mirrors. These mirrors are regularly knocked off in moving through tight quarters in the West End. Fire Chief Konig has advised us that he has also encountered situations with the present street widths where fire apparatus on calls have been unable to use their normal route due to narrow clearances.

He is concerned that the decrease in choice of access routes as a result of construction of mini parks, together with the chance of finding 24 foot streets effectively blocked by parked and stopped vehicles, will lead to fire or inhalator calls being answered too late.

The use of lanes as access routes for fire trucks is not appropriate because of the difficulty in maneuvering into the lanes from the street and because of the undesirability from a safety standpoint of using lanes as a route for any distance. Fire fighting personnel must, in any case, rely on the street entrances to identify buildings and gain access.

A 3 foot increase in overall street width, from 24 feet to 27 feet, provides an additional 30-35% of driving room between stopped vehicles and a 20% increase in driving room even when only a loading truck is at the curb. This change would substantially improve reliability of access for fire apparatus in the critical high rise area. This is the major argument in favour of 27 foot streets.

CRITICISMS OF THE PROPOSED 27 FOOT WIDTH

In my view, there are no disadvantages to the 27 foot width; the disadvantages suggested by the citizen briefs are discussed below:

'Extra Cost'

The curbs on 27 foot streets in the West End require renewal and over 50% of the curb sidewalks on Gilford and Chilco Streets are to be replaced as part of the mini park/pathway system. There will, therefore, not be any significant reduction in cost due to the narrower width; based on present contract prices, the saving would be about 5%, or 10 to 15 cents per foot on the local improvement.

'Fear of Increased Car Volume and Speed and Increased Accidents'

These criticisms are essentially the same since the reasons advanced for expecting a higher accident frequency are higher vehicle volume and speed. The present barrier system excludes extraneous and through traffic

Cont'd . . .

Department Report, March 1, 1974 (WORKS - 6)

Clause 2 cont'd

from the area, leaving the street systems to be used only by local traffic. The mini parks and further barriers being planned will continue the restrictive effect. This will control both volume and speed on these streets, and this control, coupled with the increase in visibility and increase in clearance offered by the extra 3 feet in width, should result in a reduction in accidents on local streets. Certainly, our data do not support any accident increases; for example, accidents from January 1971 to mid 1973 are lower on Nicola (30 feet wide) than on Broughton (24 feet wide) without any barrier treatment.

'Damage to Trees'

The nominal 27 foot width we proposed would not have affected the West End trees. As pointed out in one of the citizen briefs, quoting Dr. Neill from the Department of Horticulture at U.B.C., a two foot clearance between trunk and the proposed curb would be adequate to ensure healthy trees. The widths proposed in our report were specifically selected to provide two feet clearance between tree and curb while providing as close to a 27 foot width as possible. We have considerable experience in pavement construction on treed streets without damage to trees.

SUMMARY

The proposed width of local residential streets in the West End was determined by considering parking and loading service needs and establishing minimal clearances for fire emergency vehicles. It was not determined by giving undue weight to the convenience of motorists, although this is enhanced by slightly wider streets. The wishes and preferences of local residents were properly recognized and appropriate attention was given to maintaining the healthy development of the existing boulevard trees. Since in our opinion the essential service and public safety needs of the area are not adequately safeguarded by the 24 foot width, I and the Fire Chief feel compelled to advise Council of the background to my earlier recommendation, and of our present concerns."

FOR COUNCIL ACTION SEE PAGE(S) 405

SOCIAL SERVICE & HEALTH MATTERSRECOMMENDATION1. Interim Standards for Marinas

The Medical Health Officer reports as follows:

"At the October 16th meeting of the Committes (Special Committee of Council re False Creek and Standing Committee of Council on Waterfront and Environment) it was "RESOLVED that the Medical Health Officer be advised that the joint Committees approve in principle the matter of interim standards for marinas pending the enactment of regulation by the Provincial Government and that the suggested interim standards considered this day be referred back to the Medical Health Officer for amending as per the instructions for report back to the Committee and that such report contain comment on the matter of retroactivity of application of interim standards."

Appended to this report are the revised "Interim Standards Governing Marinas and Waste Disposal from Watercraft". Only minimal revisions were required (following the last meeting of the Joint Committee) as the Coast Floating Homes Association has met with us further and withdrawn many of the objections to the proposed Standards. A letter from the Coast Floating Homes Association is attached.

On the issue of retroactivity, it is my understanding that the standards represent a policy proposal to Council, which, if accepted by Council, constitute an instruction to the Medical Health Officer for approval of development permits on new installations within the City. They do not in themselves, therefore, have the force of law, and the question of retroactivity is, therefore, not relevant. Should the Provincial Government pass Marina Regulations under the Health Act, then the question of retroactive application to existing development would be another matter altogether."

The Medical Health Officer RECOMMENDS that Council approve the interim standards for Marinas.

FOR COUNCIL ACTION SEE PAGE(S) 406

LICENSES AND CLAIMS MATTERS

INFORMATION

B-5

1. Extension of Time for Sunday Sports

The Corporation Counsel reports as follows:

At its meeting on February 19th, 1974, Council passed the following resolution:

"THAT this report of the Corporation Counsel be received; it being understood that the Corporation Counsel will report further on sports activities not being restricted to concluding at 6:00 p.m., as referred to in the following excerpt from By-law No. 3711, Section 3(b):

'no such game or sport shall be commenced before half past one o'clock in the afternoon or be continued after six o'clock in the afternoon.'

The time limits are prescribed under section 206A of the Vancouver Charter which limits the time that a person may provide for or engage in any public sport as being between 1.30 and 6.00 p.m., and it is for this reason that the By-law section reads as it does. It cannot be amended as suggested in the resolution.

The above is submitted for the INFORMATION of Council.

2. Vanport Hotel - 645 Main Street

The Medical Health Officer reports as follows:

City Council at its meeting on February 5, 1974 moved that:

"Liquor Control Board be requested to suspend the Vanport Hotel liquor license until such time as the premises meet the requirements of the Vancouver City Health Department."

The Medical Health Officer reports that an inspection on February 18, 1974 indicated that the Vanport Hotel now meets minimum standards required by the City Health Department.

The above is submitted for the INFORMATION of Council.

Departmental Report, March 1, 1974 (FIRE - 1)

FIRE & TRAFFIC MATTERS

CONSIDERATION

1. Litter From Trucks - Marpole-Fraser Area

The Corporation Counsel reports as follows:

"The following communication has been received by the City Clerk from the Secretary to the Police Commission:

"I wish to advise you of the following Resolution passed by the Board of Police Commissioners at its meeting of February 14th, 1974:

"A letter was received from the Marpole-Fraser Chamber of Commerce complaining about the litter from trucks travelling from mill to mill, particularly on Kent Street. They stated that they had made complaints over the last 6 months, but they appeared to be ignored. They requested the Board to make representation to have the penalty for infractions of the Litter Act increased, and that the area in question be policed on a regular basis.

The Chief Constable advised that the Truck Squad had been giving special attention to the area of Kent Street, from Main to Fraser, on a twice weekly basis for the past year, and 14 Summonses had been issued under Section 99(2) (a) of the Street and Traffic By-law. He said the fine for such violations had recently been increased from \$10.00 to \$15.00.

MOVED:

- A. THAT City Council be requested to consider increasing the present fine for the first violation of Section 99(2) (a) of the Street and Traffic By-Law and increasing it further for subsequent violations.
- B. THAT the Marpole-Fraser Chamber of Commerce be advised of the present enforcement action taken by the Truck Squad, and that the Board has requested City Council to consider increasing the present fine for violations of Section 99(2) (a).
- CARRIED."

The request of the Commission can be met in part, in that Council can impose a minimum fine for an offence under any particular by-law. Section 99(2) (a) referred to by the Commission creates an offence for failure to keep a truck box securely covered so as to prevent spillage.

A Minimum fine for the offence could be enacted by Council, but there is no power to set a scale of fines related to the frequency of offences."

The foregoing report is submitted for the CONSIDERATION of Council.

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REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON CIVIC
AND COMMUNITY DEVELOPMENT

February 19, 1974

A Joint meeting of the Standing Committees of Council on Civic and Community Development was held in the No. 1 Committee Room, third floor, City Hall, at 9:00 a.m.

PRESENT: Aldermen Hardwick (Chairman),
Massey, Volrich, Rankin, Marzari,
Harcourt.

ABSENT: Alderman Bowers
Alderman Pendakur on leave

COMMITTEE CLERK : M. Clark

INFORMATION:

1. West End Plan

At a Joint Meeting of the Standing Committees of Council on Civic & Community Development on December 11, 1973, the following was passed:

- **RESOLVED** that the West End Plan - draft II (general plan) be accepted as a progress report and subject to -
 - (a) further refinement by Civic Officials as noted
 - (b) the input of various Committees as per the referrals today
 - (c) a public meeting of this Joint Committee in the West End.

the final report be submitted to Vancouver City Council.

FURTHER RESOLVED that the West End Team be instructed to report back in February, 1974, such report to contain firm recommendations for new zoning regulations reflecting the neighbourhood plans and such other matters as may be needed for further implementation."

The meeting of the Joint Committees held this date received the report of the West End Team, "West End Zoning", as well as a report from the Director of Social Planning of the same title. These reports and the attached draft by-laws were previously circulated to each member of Council and are on file in the City Clerk's Office.

It was accepted that both reports contained many similarities. They each stress the necessity of urban design guidelines; greater administrative discretion in the hands of the Director of Planning; a concern for the conservation of usable open space and of historic structures; a commercial-residential mix in standard residential communities; and the addition of townhouses as an allowed new use.

Mr. Jonathan Baker presented the report on behalf of the Director of Social Planning and reviewed the draft by-law. The report cited criticisms of conventional zoning by-laws:

Standing Committees of Council on
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Clause 1, continued 2

- (1) Inflexibility discourages innovative design.
- (2) Control of density, via the floor space ratio, provides an incentive to produce the maximum number of units on any site. This results in a proliferation of small bachelor suites, amenity areas are discouraged, and administration is complex.
- (3) The bonus system has been criticized both for economic reasons and for the fact that incentives to provide such amenities as plazas or parking tend to remain in effect too long.
- (4) Site and setback regulations result in unused or unusable open space.
- (5) Parking requirements, which greatly increase costs, are not related to demand.
- (6) Exclusion of commercial uses creates zones of monotonous repetition.

The special features of the draft by-law submitted by the Director of Social Planning were itemized as follows:

- (a) Density is measured by units per acre, rather than floor space ratio. Floor space ratio encourages more and smaller units in order to provide maximum return per square foot of development: thus, it provides an incentive for increased density in terms of persons and units. Floor space ratio really becomes another form of bulk control, rather than population control.
- (b) While small-scale developments would remain residential as at present under RM-4A, large-scale Planned Unit Developments could occur in sites over one-half block in which a predetermined mix of commercial and residential uses would be allowed.
- (c) Conservation of the facades of old buildings would be encouraged by permitting certain commercial uses, such as restaurants or offices.
- (d) Procedurally, the City would become involved in the site planning processes at an earlier stage of development.

Mr. John Coates reviewed the report of the West End Planning Team on behalf of the Team. Again, concerns regarding the current zoning were expressed.

- (a) the uniformity of set backs
- (b) the unusable nature of resulting open areas around buildings
- (c) the difficulties of developing on small site of 8,600 sq.ft. and smaller. Included in the latter is the fact that townhousing is not presently a permitted use.
- (d) the narrow corridors, small public areas and small balconies which are considered to result from the inclusion of such items in the measurement of density.

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Clause 1, continued 3

- (e) the 'blanket zoning' approvals which have not recognized the uniqueness of certain sites and areas. e.g. although high rise development is considered desirable for most areas of the West End, such use is not desirable along waterfront areas where much of it has developed under CM-4 zoning.

Highlights of this report included:

1. A form of administrative discretion be vested in the Director of Planning;
2. The formation of a Local Planning Commission to work with a local planner to provide local advice upon discretionary development permit applications.
3. New zoning schedules, some uniquely designed for application to the West End.
4. New uses such as townhouses and convenience commercial uses in residential areas.
5. New regulations would eliminate current incentives for underground parking; permitted building height would be set at 40 feet with discretionary approval of additional height vested in the Director of Planning;
6. Residential density be measured in units per acre in combination with a maximum floor space ratio.
7. Current incentives for low site coverage be eliminated.
8. An urban design consultant be appointed to work with the West End Planning Team to formulate detailed regulations.

Committee members expressed concern in regard to the resultant effect of some of the proposals in the reports:

- the considerable discretionary power placed in the hands of the Director of Planning.
- the lack of an upper limit on the height of buildings in the West End.
- the effect of measuring density by units per acre rather than by floor space ratio.
- a Local Planning Commission might slow down development permit applications.

City Consultant Brahm Wiesman made several points in commenting on the two reports, stressing that both draft by-laws are in skeleton form and require the preparation of urban design guidelines. The proposal to measure density by a different method would cause, he suggested, both technical and social problems, the latter being an area that only council could comment on, not the professionals. The inference he drew from the report of the Director of Social Planning was that densities may be increased, an area that would have to be explored.

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February 19, 1974
Clause 1, continued 4

After considerable discussion, the Joint Standing Committees
of Council on Civic and Community Development;

RESOLVED:

THAT the report of the West End Planning Team entitled "West
End Zoning" and the report of the Director of Social Planning
entitled "West End Zoning" be received;

FURTHER, THAT the subject reports be referred to Brahm
Wiesman, Consultant, for analysis and report back to the Joint
Committees; and

FURTHER, THAT the question of the appointment of an urban
design consultant to work with the West End Planning Team be
referred to City Council "In Camera".

The meeting adjourned at 11:10 a.m.

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON SOCIAL SERVICES

February 20, 1974

A meeting of the Standing Committee of Council on Social Services was held on Wednesday, February 20, 1974 in the West End Community Services Centre, 1655 Robson Street at approximately 12:15 p.m.

PRESENT: Alderman Rankin (Chairman)
Aldermen Gibson and Marzari

ALSO PRESENT: Mr. R. Butler, Department of Human
Resources

CLERK: M. Kinsella

RECOMMENDATION AND INFORMATION

1. West End Community Services Centre

This special meeting of the Social Services Committee was to provide an opportunity for the Committee to discuss with the staff of the West End Community Services Centre various problems which have arisen with respect to the physical plant, location and management of the facility. Attached for the information of Council are relevant reports from Dr. J. Blatherwick, Burrard Unit Medical Officer; Mr. R. A. Dunbar, Burrard Unit-West End and the Police Department. All of these reports made comment on the poor location of the building, which is further complicated by the lack of adequate signing -- the only sign at present is a small make-shift sign in the window at the entrance. Other items raised by the reports and discussed in detail by your Committee with the staff of the West End Community Services Centre, the Medical Health Officer and Mr. Butler were:

- (a) Security of Building: at present the West End Unit does not have any City security staff -- janitorial service is provided for two hours every second night. A 63-year old V.O.P. worker is used for evening pre-natal classes. No person is available for weekend security, therefore the building is unable to be used by the community on weekends or, in fact, most evenings.
- (b) Receptionist position: there is a great need for a well-trained perceptive staff person in this position. However those present at the meeting maintained that the current classification of the position (P.G. 7) is not conducive to attracting the calibre of person required for this job. Also it was suggested that In-service training is necessary for the person filling the receptionist position.

cont'd

Clause No. 1 (cont'd)

- (c) Management of the Centre: there is a management team comprised of representatives from Health, Welfare, Health Care and Aging, Probation, V.O.N., and Police, which meets once a month to discuss common problems and plans for general programmes. However, there is no one person with actual responsibility for the on-going effective management of the centre. Staff continually experience frustration because of the need to go through set administrative channels in order to obtain approval for innovative programmes, needed equipment, departures from staff procedures laid down by the various departments operating from the centre, the need for the Welfare Department to conform to the new wervice boundaries which were established some time ago in order to make delivery of service more efficient. Mr. Butler advised that it is anticipated that the Welfare Department will be working within the amended boundaries within the near future.
- (d) Clerical Staff: responsibility for clerical staff should be vested in one department rather than at present where two of the staff are the responsibility of the Health Department with a third person being employed by the Welfare Department.
- (e) Front Area: At present the front entrance area is hazardous particularly during wet weather. Several people, including some pregnant women, have fallen in this area. A non-skid mat has been installed at the front entrance area, but once off the mat, the slippery condition remains. The Management Team has on numerous occasions requested carpet for this area.
- (f) Information Pamphlet: the Management Team prepared an information pamphlet six months ago, but this has not yet been approved by the Health Department. Staff present felt that a pamphlet of this type would generate considerable public interest and use of the facility.

There was general discussion on the means of resolving the problems raised by staff of the West End Community Services Centre. Your Committee also heard from a representative of the Police Department who stated that the Police Department had wished to use space in the centre for a drop-in office, however there is not enough foot traffic in the area, parking is difficult to obtain and the location of the office is not clearly visible to the public. Therefore this facility is not suitable for use by the Police Department.

The staff advised that they will shortly be submitting a request to the Official Traffic Commission for a crosswalk at Robson and Cardero to facilitate public access to the building.

There was consensus on the need for a position of Manager of the West End Community Services Centre. This person should be responsible for the day-to-day management of the centre. However, in order for him to be effective, all staff currently working out of the unit should be seconded to the West End Community Services Centre and put under the supervision of the Manager. It was also agreed that while the Manager would have responsibility for delivery of services from the unit, staff would still be responsible

Clause No. 1 (cont'd)

to their departmental supervisor on questions of programme qualification. Both Dr. Bonham and Mr. Butler were in agreement with the proposal that their staff be seconded to the West End Community Services Centre. It was also agreed that the Manager of the Services Centre have access to appropriate department heads in order to facilitate efficient operation of the centre and ensure full utilization of the facility by the public.

RECOMMENDED

THAT Mr. R. A. Dunbar, Social Work Consultant, Health Department, be appointed Manager of the West End Community Services Centre and that the Medical Health Officer assign him to the Centre on a full-time basis.

Following further discussion it was

RESOLVED

- A. THAT the Manager and the Management Team of the West End Community Services Centre submit to the Standing Committee on Social Services as soon as possible a budget detailing the items necessary to improve the delivery of service to the public, e.g. security staff, receptionist upgrading and carpet for the front area;
- B. THAT the Manager and the Management Team of the West End Community Services Centre submit to the Standing Committee on Social Services in one month's time a report outlining the objectives of the unit, proposed terms of reference for the Manager's job. There should also be a report back on objectives of the various departments and agencies operating out of the West End Community Services Centre to assist the Manager and the Management Team in relating management at the unit level to departmental objectives.

The meeting adjourned at approximately 2:45 p.m.