

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 18, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor  
Alderman Adams, Bird, Broome, Calder,  
Hardwick, Linnell, Phillips,  
Rankin, Sweeney and Wilson.

CLERK TO THE COUNCIL: R. Thompson.

PRAYER The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Kitsilano Secondary School, under the direction of Miss Richardson; and from McKechnie Elementary School, under the direction of Mr. Rootman.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Hardwick,  
SECONDED by Alderman Broome,

THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 11, 1972, be adopted, after alteration of Item H (Page 16), re Special Street Lighting Project, Area II: Shaughnessy, by striking the words 'strategic report' where such appear in the resolution, and inserting in lieu thereof the following:

'report on strategy'.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Broome,  
SECONDED by Alderman Linnell,

THAT this Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

UNFINISHED BUSINESS

Delegation Matters:

It was agreed to defer the following matters pending the hearing of delegations later this day:

(continued)

UNFINISHED BUSINESS (continued)

Delegation Matters (continued)

- (a) Retention of Shed:  
428 West 62nd Avenue;
- (b) Retention of Garage and Carport:  
7955 Yukon Street;
- (c) Request for Closure of 47th Avenue:  
Laburnum Street to Lane West of Cypress St.

COMMUNICATIONS OR PETITIONS

- 1. Vincent Massey Award:  
Mayor Thomas J. Campbell

His Worship the Mayor, by communication dated January 7, 1972, forwarded for civic record purposes the Vincent Massey Award bestowed upon the City of Vancouver with respect to the Bloedel Conservatory Complex project, which was selected for excellence in the urban environment.

MOVED by Alderman Bird,

THAT this communication be received, and the Award be forwarded to the Park Board for safekeeping.

- CARRIED.

- 2. Special Committee: False Creek  
General Area and Matters Pertaining thereto

His Worship the Mayor submitted the following communication, under date of January 12, 1972:

"Council adopted the recommendation of the Standing Committee on Planning and Development to establish a Special Committee to meet with railway company representatives re the possibility of the removal of the rail line on the south shore of False Creek parallel to Sixth Avenue. I have appointed that Committee - Aldermen Hardwick, Broome and Sweeney and I wish to ask Council's consideration to vary the Terms of Reference for this Special Committee to expand its area of concern. I therefore recommend that the Terms of Reference be amended as follows:

- (i) absorb the functions of the Special Committee on Granville Island (July 13, 1971);
- (ii) absorb the functions of the Special Committee on False Creek Consultants' Progress (July 13, 1971);

(continued)

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COMMUNICATIONS OR PETITIONS (cont'd)

Special Committee: False Creek General Area and Matters Pertaining thereto:  
(continued)

AMENDED  
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- (iii) meet with the railway companies to seek the removal of the rail lines paralleling Sixth Avenue (December 21, 1971); investigate other transportation problems;
- (iv) deal with comments requested by Council December 21, 1971, after they have been presented to the Standing Committee on Planning and Development;
- (v) initiate discussions with property owners on the coordination of developments in False Creek Study Area;
- (vi) assist in reviewing proposals for redevelopment of City land in such form as they may be received after the adoption by Council of policies which will stem from the Consultants and Board of Administration reports on False Creek
- (vii) recommend amendment to these terms of reference as experience proves advisable."

MOVED by Alderman Wilson,

THAT the foregoing proposal of His Worship the Mayor be approved, after adding the following to Item (iii) set out above:

'and other roles;'

- CARRIED.

3. Change of Name:  
Vancouver Museums and Planetarium Association

A request was received from the Vancouver Museums and Planetarium Association, that approval be given to change of name from Art, Historical and Scientific Association to Vancouver Museums and Planetarium Association.

MOVED by Alderman Bird,

THAT approval be given to this change of name.

- CARRIED.

4. Conference of Mayors of the World's Major Cities: Milan

A communication, dated December 29, 1971, was noted from Mr. Aldo Aniasi, of the City of Milan, extending an invitation to a Conference of Mayors of the World's Major Cities, to be held in Milan, April 16 to 18, 1972, within the framework of celebrations for the Fiftieth Milan International Fair.

(continued)

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COMMUNICATIONS OR PETITIONS (cont'd)

Conference of Mayors of the  
World's Major Cities: Milan (cont'd)

The purpose of the Conference is to provide a forum for an exchange of views and experiences on problems and issues concerning metropolitan areas of the world. In extending the invitation to the Mayor, it is advised the City of Milan and the Milan International Fair would welcome also two other members of the City government.

MOVED by Alderman Broome,

THAT this whole matter be left in the hands of His Worship the Mayor.

- CARRIED.

(Alderman Hardwick recorded in the negative.)

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Board of Administration  
General Report, January 14, 1972

Works and Utility Matters

Campbell Avenue Railway Crossings  
(Clause 2)

In considering this Clause, re City participation in the costs respecting closing of crossings of Campbell Avenue and tracks of the railway companies, it was

MOVED by Alderman Rankin,

THAT this matter be referred to the Corporation Counsel, to see if the City is in a position to refuse to pay the assessed costs to the City, taking into consideration all the facts in the matter.

- CARRIED.

Parking and Snow Clearance  
(Clause 4)

In connection with this Clause, it was

MOVED by Alderman Hardwick,

THAT the procedures outlined by the City Engineer in this report be adopted.

FURTHER, that His Worship the Mayor be requested to contact the news media and endeavor to obtain co-operation in bringing the snow clearing proposal to the attention of the public, in an effective and expeditious manner.

- CARRIED.

Local Improvements by "Initiative Principle"  
(Clause 1)

MOVED by Alderman Bird,

THAT Clause 1 of the Board of Administration Report (Works and Utilities), dated January 14, 1972, be adopted.

- CARRIED BY THE  
REQUIRED MAJORITY.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Works and Utility Matters (continued)

Balance of Works and Utility Matters

MOVED by Alderman Broome,  
THAT Clause 3 of the report of the Board of Administration  
(Works and Utility Matters), dated January 14, 1972, be received  
for information.

- CARRIED.

Social Service and Health Matters

MOVED by Alderman Broome,  
THAT the report of the Board of Administration  
(Social Service and Health Matters), dated January 14, 1972, be  
adopted.

- CARRIED.

Building and Planning Matters

MOVED by Alderman Broome,  
THAT the report of the Board of Administration  
(Building and Planning Matters), dated January 14, 1972, be  
adopted.

- CARRIED.

Licenses and Claims Matters

Licensing of Hotels and Motels

MOVED by Alderman Broome,  
THAT this Clause of the Board of Administration report, (Licenses  
and Claims Matters), dated January 14, 1972, be received for informa-  
tion.

FURTHER, that the Corporation Counsel be instructed to prepare  
a brief, for submission at Victoria at the appropriate time, setting  
out the City's position in this matter, and emphasizing that the  
City is only requesting the same power as enjoyed by other municipalities  
under the Municipal Act.

AND FURTHER THAT, when this topic is under consideration at  
Victoria, His Worship the Mayor arrange for representatives of  
Council to be in attendance, with the Corporation Counsel.

- CARRIED  
UNANIMOUSLY.

Finance Matters

Civic Luncheon: I.O.D.E.  
(Clause 2)

A letter was noted from the Municipal Chapter of Vancouver  
(I.O.D.E.), advising of the 71st Annual Meeting of the National  
Chapter of Canada, to be held in Vancouver May 29th to June 1st,  
1972.

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (continued)

Civic Luncheon: I.O.D.E. (Cl. 2) (cont'd)

It is suggested the City sponsor a luncheon, tea or bus tour during the Convention.

The Council did not take action to approve.

Grant Request - The Playhouse Theatre Company (Clause 3)

MOVED by Alderman Adams,

THAT, pursuant to the request from The Playhouse Theatre Company, approval be given to a grant of \$15,345 in theatre rental time for the 1972 portion of the Theatre Company's 1971-1972 season.

- CARRIED BY THE  
REQUIRED MAJORITY.

Assessment Basis of Allocation of Costs of the Greater Vancouver Regional District (Clause 4)

In considering this Clause, it was

MOVED by Alderman Bird,

THAT there be no change in the City's position as it prevails at the present time, in respect of assessment basis for allocation of costs re the Greater Vancouver Regional District, and the City's representatives be requested to vote accordingly.

FURTHER, that the Greater Vancouver Regional District be so advised.

- CARRIED.

(Alderman Phillips recorded in the negative.)

Balance of Finance Matters

MOVED by Alderman Bird,

THAT Clauses 1 and 5 of the Board of Administration report (Finance Matters), dated January 14, 1972, be adopted.

- CARRIED.

B. Personnel Matters, Supplementary Report

MOVED by Alderman Bird,

THAT the report of the Board of Administration (Personnel Matters), dated January 14, 1972, be adopted.

- CARRIED.

C. Property Matters

No. 1 Firehall Replacement (Clause 2)

It was agreed to defer consideration of this Clause, pending hearing of delegations later this day.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters (continued)

Sale of Land situated on both sides of  
Bruce Street: Mennonite Senior Citizens' Society  
(Clause 3)

In view of a request for a delegation to be heard, received from the Mennonite Senior Citizens' Society, it was agreed to defer consideration of this Clause until delegation arrangements are made.

Balance of Property Matters

MOVED by Alderman Adams,  
THAT Clause 1 of the Board of Administration report (Property Matters), dated January 14, 1972, be adopted.

- CARRIED.

D. Report of Standing Committee on  
Transportation, January 13, 1972

MOVED by Alderman Wilson,  
THAT the report of the Standing Committee on Transportation, dated January 13, 1972, be adopted.

- CARRIED.

E. Leave of Absence Without Pay -  
Miss P. Ainley, Personnel Services  
Department

The Board of Administration, under date of January 17, 1972, submitted the following report:

'The Acting Director of Personnel Services reports as follows:

"The Vancouver Fire Fighter's Union, Local 18, has requested that effective February 1st, 1972, Miss Paula Ainley, Clerk Stenographer III in the Personnel Services Department be granted a one year leave of absence without pay in order that she may work for this Union and during this period maintain her benefits. The Union would reimburse the City for the total cost of salary, benefits and retroactive payments resulting from any general pay increase.

Her present position would be filled on a permanent basis. She would not have any priority in returning to the employ of the City and only would be allowed to re-enter the Civic Service if and when a position is available and if she is selected to fill an existing vacancy.

As this arrangement would not represent an inconvenience to the City and as the Municipal and Regional Employees Union agree to the terms of a possible return of Miss Ainley to employment with the City, I recommend approval of the request of the Vancouver Fire Fighter's Union."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.'

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Leave of Absence Without Pay -  
Miss P. Ainley, Personnel Services  
Department (continued)

MOVED by Alderman Bird,  
THAT the foregoing report of the Board of Administration be  
adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Sweeney,  
THAT the Committee of the Whole rise and report.

- CARRIED.

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

- CARRIED.

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 3850,  
BEING THE TOWN PLANNING COM-  
MISSION BY-LAW

MOVED by Alderman Wilson,  
SECONDED by Alderman Sweeney,  
THAT leave be given to introduce a By-law to amend By-law  
No. 3850, being the Town Planning Commission By-law, and the By-law  
be read a first time.

- CARRIED.

MOVED by Alderman Wilson,  
SECONDED by Alderman Sweeney,  
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Wilson,  
SECONDED by Alderman Sweeney,  
THAT Council do resolve itself into Committee of the Whole,  
to consider and report on the By-law, His Worship the Mayor in  
the Chair.

- CARRIED.

MOVED by Alderman Wilson,  
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

(continued)



BY-LAWS (continued)

BY-LAW TO AMEND BY-LAW NO. 3850,  
BEING THE TOWN PLANNING COM-  
MISSION BY-LAW (continued)

MOVED by Alderman Wilson,  
SECONDED by Alderman Sweeney,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

MOVED by Alderman Wilson,  
SECONDED by Alderman Sweeney,  
THAT the By-law be read a third time and the Mayor and City  
Clerk be authorized to sign same and affix thereto the Corporate  
Seal.

- CARRIED.

(The By-law received three readings.)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING  
THE ZONING AND DEVELOPMENT BY-LAW

MOVED by Alderman Wilson,  
SECONDED by Alderman Sweeney,  
THAT leave be given to introduce a By-law to amend By-law  
No. 3575, being the Zoning and Development By-law, and the By-law  
be read a first time.

- CARRIED.

MOVED by Alderman Wilson,  
SECONDED by Alderman Sweeney,  
THAT the By-law be read a second time.

- CARRIED.

MOVED by Alderman Wilson,  
SECONDED by Alderman Sweeney,  
THAT Council do resolve itself into Committee of the Whole,  
to consider and report on the By-law, His Worship the Mayor in  
the Chair.

- CARRIED.

MOVED by Alderman Wilson,  
THAT the Committee of the Whole rise and report.

- CARRIED.

The Committee then rose and reported the By-law complete.

MOVED by Alderman Wilson,  
SECONDED by Alderman Sweeney,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED.

(continued)

BY-LAWS (continued)

BY-LAW TO AMEND BY-LAW NO. 3575, BEING  
THE ZONING AND DEVELOPMENT BY-LAW (cont'd)

MOVED by Alderman Wilson,  
SECONDED by Alderman Sweeney,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED.

(The By-law received three readings.)

MOTIONS

1. Parking Privileges:  
Members of Council

Notice was called on the following Motion at the Council meeting of January 11, 1972:

MOVED by Alderman Sweeney,  
SECONDED by Alderman Calder,

THAT any member of Council who has completed ten (10) years of service on Council, be granted free parking privileges for life upon retirement from Council.

The motion was put and - - - - - CARRIED.  
(Alderman Rankin and Alderman Hardwick voted in the negative.)

2. Tax Deferment:  
Senior Citizens

The following Notice of Motion was submitted at the Council meeting of January 11, 1972.

MOVED by Alderman Wilson,  
SECONDED this day by Alderman Bird,

THAT the Standing Committee on Finance give consideration to plans which would assist senior citizens on fixed income to retain their homes without fear of the tax sale, such plans to include a tax deferment repayable with interest upon sale of the property or death of the registered owner.

(Amended)

MOVED by Alderman Broome, in amendment,  
SECONDED by Alderman Adams,

THAT the matter of tax assistance for senior citizens on fixed incomes be referred to the Standing Committee on Finance.

- CARRIED.

(The motion was amended accordingly.)

ENQUIRIES AND OTHER MATTERS

Alderman Bird -  
Grant: Strathcona Property  
Owners and Tenants Assoc.

referred to a communication, dated January 10, 1972, forwarded to each Member of Council by the Strathcona Property Owners and Tenants Association, with regard to a grant of \$2,500, respecting consultants' costs in the matter of the Strathcona Rehabilitation Programme.

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The Council recessed at approximately 10:40 a.m., following which an 'In Camera' meeting was held, and the Council recessed at approximately 12:00 noon, to reconvene in open session at 2:00 p.m.

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The Council reconvened at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor  
Aldermen Adams, Bird, Broome, Calder,  
Hardwick, Linnell, Phillips,  
Rankin, Sweeney and Wilson

DELEGATIONS AND UNFINISHED BUSINESS

1. 428 West 62nd Avenue:  
Retention of Shed - E.G. Martin

The Council further considered Board of Administration report (Building and Planning matters), dated December 31, 1971, respecting request of Mr. E.G. Martin, 428 West 62nd Avenue, to permit retention of a shed on the property. Details of the matter are set out in the Board of Administration report, including the refusal by the Technical Planning Board and that the Board of Variance had disallowed the appeal made to it. The applicant appeared in support of his request for permission to retain the shed.

MOVED by Ald. Bird,

THAT this matter be deferred for further consideration following a tour by members of Council, to be arranged by His Worship the Mayor, in respect of viewing this property and a sampling of other properties violating the By-law.

- CARRIED

2. 7955 Yukon Street:  
Retention of Garage and Carport - R.B. Sapro

Under date of December 31, 1971, (Building and Planning matters) the Board of Administration reported with regard to an application for permission to retain a double garage and carport at the rear of the premises at 7955 Yukon Street. The Board of Administration report reviews the matter and sets out the administrative position in not recommending approval of the application. Mr. R.B. Sapro appeared before Council and submitted a brief, dated January 17, 1972, in support of the request for approval and furnished a list of property addresses where he stated by-law violations are represented.

cont'd....

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DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

7955 Yukon Street:  
Retention of Garage and  
Carport - R.B. Sapro (cont'd)

MOVED by Ald. Bird,  
THAT this matter be deferred for further consideration following a tour by members of Council, to be arranged by His Worship the Mayor, in respect of viewing this property and a sampling of other properties violating the By-law.  
- CARRIED

3. Request for Closure of 47th Avenue:  
between Laburnum Street and the Lane  
West of Cypress Street

The Board of Administration, under date of January 7, 1972, (Works and Utility matters), reported in detail with respect to a request from the Maple Grove Adventure Playground Committee, for the closure of 47th Avenue between Laburnum Street and the lane West of Cypress Street, in order that an adventure playground can be built on the school grounds in an area presently used for parking; the displaced parking to be accommodated on the closed portion of the street.

Mr. G.H. Taylor, on behalf of the Committee, appeared in support and filed a brief. Mr. G.R. Dunseith appeared and filed a brief dated January 14, 1972, in opposition. Mrs. Gladys P. McRoberts appeared and filed a brief dated January 18, 1972 in opposition. Further, Mrs. McRoberts drew attention to the appearance of the street property caused by litter and requested the boulevard be restored and the litter dump area grassed and maintained.

MOVED by Ald. Hardwick,  
THAT this whole matter be referred to the Board of Administration for further consideration of the City Engineer and Director of Planning and Civic Development and report back with the idea in mind of not closing 47th Avenue.  
- CARRIED

His Worship the Mayor directed that the litter and boulevard problem referred to by Mrs. McRoberts be referred to the City Engineer to look into and take appropriate action.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property Matters (cont'd)

Property for Replacement of #1 Firehall:  
Orientif Properties Limited and Vandy  
Developments Limited (Clause 2)

Consideration was given to Clause 2 of Board of Administration report (Property matters), dated January 14, 1972, regarding acquisition for #1 Firehall replacement purposes, of Lots C and D, Block 122, D.L. 196, owned by Orientif Properties Limited and Vandy Developments Limited. The recommendation is made that the Corporation Counsel make application to the Court for a Vesting Order.

Mr. W.G. Gooderham, Barrister, appeared on behalf of Orientif Properties Limited, in opposition to the recommendation for a Vesting Order. Mr. Allan McEachern, Barrister, appeared on behalf of Vandy Developments Limited and submitted a brief dated January 17, 1972, setting out a proposition.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Property for Replacement of #1 Firehall (cont'd)

MOVED by Ald. Phillips,  
THAT the whole matter be referred to 'In Camera' consideration later this day.

- CARRIED

COMMUNICATIONS OR PETITIONS (cont'd)

5. March by Mothers of McLean Park re Sale of Solvents to Children

MOVED by Ald. Phillips,  
THAT, pursuant to request from Mrs. Bea Delorme on behalf of mothers of McLean Park, permission be granted for a march to be held through the downtown area by this group on Wednesday, January 19, 1972, commencing at 1:00 p.m., to protest the sale of solvents to children, subject to the following conditions, and the assembly, route and dispersal being as set out in the City Engineer's memorandum of January 18th, on the matter:

1. That it be confined to the sidewalks
2. That participants obey all traffic regulations
3. That the cost of any additional street cleaning over and above normal street cleaning be borne by the applicant
4. The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from holding this parade.

- CARRIED

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Phillips - Licensing Regulations: Door to Door Salesmen

enquired of the Chairman of the General Purposes Committee when a meeting would be held with respect to door to door salesmen.

Alderman Broome advised that the City Clerk had suggested the meeting be withheld pending a report to Council on night meetings and subjects which could be considered for the purpose, this being one.

Alderman Phillips - Sale of Solvents to Children

enquired if a letter has been received from the McLean Park mothers asking an opportunity to appear before the Council on the subject of sale of solvents to children. The City Clerk advised that no such letter has been received.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird -  
Control of Door to  
Door Canvassers

referred to certain situations resulting from door to door canvassing and felt that there should be some proper control of the situation.

It was agreed the Board of Administration would report on this aspect to the General Purposes Standing Committee when considering the report on licensing regulations, door to door salesmen.

Alderman Rankin -  
Construction work in  
the Vicinity of Alberni  
and Cardero Streets

referred to the noisy activity taking place in the vicinity of Alberni and Cardero Streets due to construction. It is understood a permit for working after normal hours has been granted.

His Worship the Mayor was requested, and he agreed, to look into the matter of permit status and ensure that the conditions of the permit are being adhered to.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair:

- 1. Sale of Inhalants and  
Bay Rum to Juveniles

MOVED by Ald. Bird,  
SECONDED by Ald. Wilson,

THAT WHEREAS at present there is a widespread sale of glues, nail polish remover, etc., which are being inhaled to produce intoxication of the children and young people of our city;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to prepare a by-law making it prohibitive to sell these inhalants and bay rum to juveniles, to provide severe penalties to any adult who sells such products to juveniles.

(Notice)

- 2. Sale of Glue and Nail Polish Remover  
Licensing

MOVED by Ald. Rankin,

THAT WHEREAS there has been a tremendous increase in the use of glue and nail polish remover amongst young people;

AND WHEREAS certain stores in the City of Vancouver have been the source of this commodity for young people;

AND WHEREAS the Aldermen of the City of Vancouver are the major licensing body for the City of Vancouver;

THEREFORE BE IT RESOLVED City Council instruct the License Inspector to issue orders to those stores flagrantly engaged in this traffic that, if they continue the practice, they may be required by Council to show cause why their licenses should not be cancelled.

(Notice)

NOTICE OF MOTION (cont'd)

3. City Lands:  
Reserve for Future Use

MOVED by Ald. Phillips,  
SECONDED by Ald. Hardwick,

THAT WHEREAS the City plans to realize an average of about \$2 million per year from the sale of city-owned land in the current Five Year Plan and the current Council policy is to apply the proceeds of land sales to the City's capital program for the purchase of such assets as bridges, roads and public buildings;

AND WHEREAS most capital assets deteriorate with age while land generally appreciates in value;

AND WHEREAS most of the City-owned land which is available for sale came into City ownership as a result of tax sales in the 1930's;

AND WHEREAS as the City grows it becomes increasingly important that the City acquire and retain ownership of land in strategic locations or in areas of future development;

AND WHEREAS Council could adopt a policy of reinvesting the proceeds of land sales in the acquisition of additional land which would in effect create a City land bank and that the operation of such a land bank could assist in the orderly development of the City and could be a profitable long term investment for the City;

AND WHEREAS the Federal government may offer financial assistance to municipalities for the creation of land banks;

THEREFORE BE IT RESOLVED THAT the Finance Committee of City Council meet to examine the present Council policy and consider possible alternative policies such as the creation of a land bank.

(Notice)

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The Council recessed at approximately 3:45 p.m. and held an 'In Camera' meeting, following which, after rising from Committee of the Whole, the Council adjourned.

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The foregoing are Minutes of the Regular Council meeting of January 18, 1972, adopted, after amendment, on January 25, 1972.

Ernest J. Bloom  
DEPUTY MAYOR

[Signature]  
CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS:

1. Local Improvements by "Initiative Principle"

First Step

The City Engineer reports as follows:

"I consider it advisable to carry out light standard projects as Local Improvements on both sides of the following streets:

1. Aisne Street - S.W. Marine Drive to D/E South
2. Blenheim Street - S.W. Marine Drive to 49th Avenue
3. Borden Street - S.E. Marine Drive to Kent Avenue N.
4. Cambie Street - S.W. Marine Drive to Kent Avenue N.
5. Copley Street - 16th Avenue to 19th Avenue
6. Heather Street - S.W. Marine Drive to Railway Right-of-Way South
7. Hull Street - 19th Avenue to Victoria Diversion
8. Jellicoe Street - S.E. Marine Drive to Kent Avenue N.
9. Kamloops Street - 18th Avenue to 19th Avenue
10. Kamloops Street - 26th Avenue to 29th Avenue
11. Kent Avenue North - Borden Street to L/E Victoria Drive
12. Kent Avenue North - Elliott Street to D/E E/Elliott Street
13. Kent Avenue North - Fraser Street to Crompton Street
14. Kitchener Street - Rupert Street to D/E East
15. Lakewood Drive - 19th Avenue to Railway Right-of-Way South
16. Laurel Street - S.W. Marine Drive to 150' North of the Railway Right-of-Way
17. Marshall Street - 19th Avenue to Railway Right-of-Way South
18. Nanaimo Street - S.E. Marine Drive to Kent Avenue N.
19. Ross Street - S.E. Marine Drive to Kent Avenue N.
20. Shaughnessy Street - S.W. Marine Drive to Railway Right-of-Way S.
21. Union Street - Main Street to Gore Avenue
22. Vanness Street South of the Railway Right-of-Way - Ormidale Street to Boundary Road
  
24. 7th Avenue - Kaslo Street to Renfrew Street
25. 8th Avenue - Rupert Street to Cassiar Street
26. 15th Avenue - Garden Drive to Nanaimo Street
27. 15th Avenue - Nanaimo Street to Copley Street
28. 20th Avenue - Hull Street to Cul de Sac East
29. 20th Avenue - Marshall Street to Lakewood Drive
30. 47th Avenue - Doman Street to Tyne Street
31. 48th Avenue - Blenheim Street to S.W. Marine Drive

The City's share of these improvements is available in the 1971 Street Lighting Capital Budget."

Second Step

The Director of Finance submits the following report on the financial arrangements:

"In accordance with the provisions of the Local Improvement Procedure By-Law I am submitting the City Engineer's report dated December 31, 1971.

The estimated total cost of these improvements is \$90,144 and the City's share of the cost is \$39,316.

I have to report that the necessary financial arrangements can be made to carry out this work."

/continued . . .



Clause 1 Continued

Your Board has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (1) The reports of the City Engineer and Director of Finance be adopted together with the detailed Second Step Report on file in the City Clerk's office.
- (2) The City-owned parcels shown on the list attached to the detailed Second Step report for the Local Improvement projects be declared assessable.
- (3) The Assessment Commissioner be directed to post the general notice of the Court of Revision in the City Clerk's office.

2. Campbell Avenue Railway Crossing

The Corporation Counsel reports as follows:-

"The Board of Transport Commissioners for Canada upon the application of the City of Vancouver, ordered the closing of the crossings of Campbell Avenue and the tracks of the Canadian Pacific Railway Company, the Great Northern Railway Company and the Canadian National Railway Company on September 19, 1966, the cost of such closure to be borne two-thirds by the City of Vancouver and one-third by the Canadian National Railway Company.

The construction of this crossing was authorized by the Board of Railway Commissioners for Canada on August 25, 1931 and provided that the cost of constructing and maintaining the crossing, placing of stop signs, and of maintaining watchmen, be divided equally among the City, the Vancouver, Victoria and Eastern Railway and Navigation Company and the Vancouver Harbour Commissioners. The Board of Transport Commissioners for Canada amended this Order on April 15, 1953 to provide that the maintaining of the watchmen be borne and paid as follows:-

Two-thirds by the City, and  
one-third by the National Harbours Board.

At the time the City made its application for an Order closing the said crossing, it was learned that the National Harbours Board had assigned all of its interest in and obligations with respect to the said crossing to the Canadian National Railway Company. The Canadian National Railway Company then claimed against the City for the City's share of the cost borne by the Railway Company during the years 1953 to date. However, subsequently, the Railway Company agreed that, because it had not billed the City for expenses between January 1, 1953 and December 31, 1964, it would waive the same and has agreed to accept the sum of \$19,231.42, being two-thirds of the cost incurred by it for watchmen during the period January 1, 1965 to May 1967. The following is the total cost with respect to the watchmen which was borne by the Canadian National Railway Company and the City's share is shown opposite.

	<u>Total</u>	<u>City</u>
January 1, 1953 to December 31, 1964	\$103,261.73	\$68,841.15
January 1, 1965 to May 1967	28,237.47	19,231.42

Clause 2 Continued

The Comptroller of Accounts has advised this department that the amount claimed by the Railway Company for the period January 1, 1965 to May 1967 appears to be reasonable in relation to the City's pay scale for watchmen.

In the circumstances, it is recommended that the sum of \$19,231.42 be paid to Canadian National Railway Company upon receipt from the Railway Company of a release from all claims which the Railway Company may now or hereafter have against the City with respect to the said crossing."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Council be adopted.

INFORMATION:

3. Tender Awards

The Purchasing Agent reports as follows:-

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration:

- Traffic Signal Equipment
- Fireproof Tape Storage Cabinet
- De-Icing Salt
- Brass Fittings
- Drafting Furniture & Equipment
- Firehose
- 3 Wheel Motorcycle
- Steel Mast Arms
- Aerial Platforms
- Street Lighting Poles
- Street Lighting Luminaires
- Theatre Seats
- Dictating & Transcribing Equipment
- Copper Water Tube
- Shovels
- Front End Loader
- Automatic Telephone Exchange
- Storage Batteries
- Portland Cement
- Cane Fibre Joint Filler
- Third Channel Radio Equipment
- Two-Way VHF Mobile Radio Equipment
- Two-Way Hand Held Trans. Radios
- Fine Paper
- Excavator on Rubber-Tired Tractor
- Eductor Type Street & Catch Basin Cleaner
- Bus Stop Shelters
- Automatic Collating Machine
- Truck Loaders

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the INFORMATION of Council.

CONSIDERATION

4. Snow Clearing

On December 21, 1971 Alderman Rankin requested the Board of Administration to report on snow clearing on side streets. At the same meeting Alderman Phillips requested a report from the City Engineer giving details on snow clearing procedures, priorities, etc. A report covering these matters is being prepared, and will be presented to Council next week. It will include a description of our existing procedures, equipment available, costs, alternatives which could be adopted, the possibility of a snow clearing fund, and the matter of sidewalk clearance.

On December 21st, Alderman Linnell submitted a Motion that parking be prohibited during a "snow alert" on even sides of streets on even numbered days and on odd sides of streets on odd numbered days. Council, on January 11, 1972 on a Motion by Alderman Adams, referred the matter to the City Engineer for report as to implementation on a cooperative basis. This is the matter dealt with herein.

The City Engineer reports as follows:

"Existing Authorities

Under the Motor Vehicle Act, Section 179, Sub-section 2 (a), the Engineering Department has authority to move a vehicle or cause this vehicle to be moved, where it interferes with the removal of snow. A number of personnel in the Engineering Department have been authorized by City Council to perform this duty. Generally, the vehicle is towed around the corner out of the way of the plows and then returned as close as possible to its original location. This procedure is now being used on a limited basis when appropriate.

Under the Snow Clearing Emergency By-law the City Engineer may proclaim an emergency for snow clearing. When this occurs, parking is prohibited on all transit routes and one-way streets in the downtown area and the West End without special signing. Also prohibited is parking on other streets where snow clearing signs have been placed. This action is reserved for extreme emergencies only.

Cooperative Parking Prohibition

We have examined the suggestion of Council that large scale cooperative prohibitions be utilized during snow clearing on residential streets. Although certain problems would be encountered as listed below, such prohibition would aid snow removal in these areas sufficiently to warrant at least experimental implementation of the proposal. The problems visualized at this time are:

- (a) The Engineering Department does not have sufficient men and equipment to clear all residential streets for the entire City in one day. Accordingly, the City would have to be subdivided and each subdivision cleared on a separate day. It is expected that two to four days would be required to clear the entire City, depending on the degree of snow fall and temperature. Persons residing in areas cleared in the later days might object. However, by giving priority to hilly areas or areas which receive the most severe snow fall, a relatively equitable treatment might be provided.
- (b) During a snow fall, garages in lanes become inaccessible and more cars are parked on streets. Under these circumstances there will be many blocks where it is impossible to accommodate all cars from that block on one side. In these cases, moving as many cars as possible by the owners will still provide some improvement.

cont'd....

703 703

Clause #4 continued:

- (c) A certain proportion of property owners will not be aware of the request to move their cars, since it would not be possible to make announcements very far in advance under conditions prevailing during snow storms. This would reduce the effectiveness of this voluntary program to some degree.

In spite of these obvious limitations it is the opinion of the City Engineer that the proposal has significant potential benefits and should be tried. With Council's approval the City Engineer will announce such a voluntary program for various parts of the City via television and radio, when appropriate. Such announcement will be made during a storm after the bus routes and major streets have been cleared and equipment and men are available for residential streets.

Discussions with television and radio stations indicate that such announcements would cost from \$10 - \$20 on radio and about \$120 each on television. A total cost for one storm might be in the order of \$1,000."

Your Board presents the foregoing report of the City Engineer for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 687-8

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. Community Development Research

Your Board submits the following report of the Director of Social Planning/Community Development:

"For the past three years the Provincial Government, the City of Vancouver and United Community Services (UCS) have financially supported Community Development (CD) Services. The major agency receiving funds for CD Services in the Vancouver area is Neighbourhood Services Association (NSA), which has established a special Community Development Department. CD services encourage individual persons and citizen groups to take a more active interest in community affairs. NSA's 1971 budget for CD services is \$126,050 and is shared as follows: UCS \$57,800: Province \$33,250: City \$35,000. Both the Province and the City recover 50% of their contributions from the Federal Government, under provisions of the Canada Assistance Plan (CAP).

PROPOSAL

In order to gain a better understanding of the philosophy, dynamics and impact of CD services in Vancouver it is proposed that a systematic study of CD be carried out. Since NSA is the major provider of CD services in the Vancouver area, it is further proposed that this study focus primarily upon that social agency.

The study is to be conducted under the auspices of the Department of SP/CD and in co-operation with officials from the Provincial Department of Rehabilitation and Social Improvement, UCS, and the CD Department of NSA. The research design has been prepared by the Department of SP/CD, in co-operation with these officials, and meets with the approval of NSA, its CD Board of Management and CD staff. The Research Director, Alan Danesh is a staff member of the Department of SP/CD.

Another objective of this study, in addition to the aims stated above, is to help NSA establish its own procedure for on-going evaluation of its CD services. This is an objective the Department of SP/CD has for all services of voluntary agencies that are funded by the City.

COSTS

The costs of data acquisition and analysis are estimated as follows:

	\$
Data Collection	3,000
Coding/Clerical Work	800
Key punching	200
Computer Analysis	600
Total	<u>4,600</u>

The study will very likely be 50% shareable under CAP, making the net cost to the City \$2,300. The study could commence January 15 and terminate June 30, 1972. It does not qualify for funding under Manpower's Local Initiatives Program.

Clause #1 Continued

**The Director of SP/CD RECOMMENDS:**

Council approval of an expenditure of \$4,600 for the above mentioned CD Study;

that funds for the Study be charged to the Department of SP/CD's 1972 research budget; and

that these funds be approved in advance of Council's approval of the Department's 1972 budget.

Your Board RECOMMENDS the foregoing report and recommendations of the Director of Social Planning/Community Development for Council approval, subject to the results of the study being assessed and reported on by Mr. R. Hawkins, Co-ordinator, Data Processing & Systems, in addition to the Director of Social Planning and Community Development.

- 2. Purchase of Outside Services : Research Services  
Department of Social Planning/Community Development

**The Director of Social Planning/Community Development reports:**

"On April 20, 1971 Council adopted the following recommendation of the Standing Committee on Finance (April 8, 1971):

- '(a) An additional \$20,000.00 be approved for Purchase of Outside Services, and the Director of SP/CD report to Council from time to time on the details of expenditures under this appropriation.
- (b) An amount of \$15,000.00 be approved for Research Services, subject to prior approval by Council of any expenditures with respect to this program.'

On the same date Council also passed the following motion:

'THAT expenditures be subject to prior Council approval both with respect to the \$20,500.00 previously approved for this account in the 1971 estimates and the additional \$20,000.00 referred to herein, with the proviso that the Mayor be authorized to approve emergency expenditures, subject to report to the subsequent meeting of Council, provided, however that where the Project involves a number of expenditures, the Project total amount, rather than the individual expenditures, be approved by Council.'

The addition of \$20,000.00 under item (a) above to the \$20,500.00 approved for expenditure by the Department of SP/CD in 1970 established an approved 1971 budget for 'Purchase of Outside Services' of \$40,500.00. 'Research Services' was a new item and established an approved 1971 budget of \$15,000.00 for Research.

Purchase of Outside Services

On September 28, 1971 Council adopted a report of the Director of SP/CD which noted that specific project costs approved for the Department of SP/CD to September 14, 1971 and to be paid from its 'Purchase of Outside Services' account was \$28,489.51.

Clause #2 Continued

Between September 28 and December 31, 1971 Council approved four additional projects, to be funded from the Department's 'Purchase of Outside Services Account,' in the amount of \$7,400.00. Thus, total 1971 approved project costs amounted to \$35,889.51. Some of the projects started in 1971 were still in progress at the year end and are not yet concluded. Therefore all the funds approved by Council have not been spent. The amount actually spent to December 31 was \$24,394.95, leaving a carryover into 1972, required for currently active projects, of \$11,494.56.

Research

Two research projects of the Department of SP/CD were approved by Council in 1971. The first was an evaluation of the Spring Street Project in the amount of \$5,000. The second was a study of Public Housing Recreation Needs in the amount of \$13,100; which includes \$2,500 from the B. C. Housing Management Commission and \$2,000 from the Board of Parks and Public Recreation, leaving the City share at \$8,600.00.

Work on these research projects started towards the end of 1971 and is still in progress. Therefore the funds approved by Council have not been spent. The Amounts actually spent to December 31 were \$832.00 for the Spring Street Project and \$1,471.02 for the Public Housing Recreation Needs study. The carryover into 1972 required for research projects currently active in the Department of SP/CD is \$11,296.98.

Canada Assistance Plan

For all the projects included under both 'Purchase of Outside Services' and 'Research,' in the Department of SP/CD, applications are made by the City to the Federal Government (through the Province) for 50% cost sharing under the Canada Assistance Plan. No commitment to sharing costs is provided by the Federal Government in advance. However, Federal officials will give us an opinion in advance to the effect that . . . 'the project is likely to be shareable.' For some projects we receive an advance commitment by the Province. For example, the Province agreed to share in costs of the Spring Street Project in the amount of \$2,000. monthly from August to December 1971 and to review this commitment in January 1972.

The Comptroller of Accounts advise that the most recent claim by the City covering Department of SP/CD expenditures for 'Purchase of Outside Services' (there have been no claims for 'Research' yet) has been approved by the Province for submission to Ottawa.

Recommendation

The Director of SP/CD recommends that Council grant approval in advance of the 1972 Budget to carry on the following projects in the amounts shown:

Clause #2 Continued

Purchase of Outside Services (PCSER)

Appropriation: \$40,500

<u>Project</u>	<u>Amount</u> \$
1. Joint Use of School and Community Facilities	
I. The Administrative Organization of Community Services Centres	
II. Cost-Benefit Aspects of Community Centres	
B. C. Research (\$4,000) - Approved in 1970	1,000.00
2. Strathcona - Bilingual Worker among Chinese Youth First United Church (\$9,000)	4,500.00
3. West End Public Opinion Poll (\$2,700)	1,322.50
4. West End - Street Life Research (\$1,600)	272.06
5. Youth Worker for Bobolink Park (\$4,000)	4,000.00
6. Shared Use of the Fraserview Library: Coordination of Social Services (\$400)	400.00
<u>Total:</u>	<u>11,494.56</u>

\*\*\*\*\*

Research Services (RESER)

<u>Project</u>	<u>Amount</u> \$
1. Spring Street Project (\$5,000)	4,168.00
2. Public Housing Recreation Needs' Study (\$8,600)	7,128.98
<u>Total:</u>	<u>11,296.98</u> "

Your Board RECOMMENDS the foregoing recommendation of the Director of Social Planning/Community Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 688



BUILDING AND PLANNING MATTERSRECOMMENDATIONS1. Strathcona Rehabilitation Project:  
Purchases of Properties

The Assistant Director, Civic Development, as Chairman of the Strathcona Rehabilitation Committee, reports as follows:

"At its meeting on December 15, 1971, the Strathcona Rehabilitation Committee received an enquiry from a Mr. Culos respecting the possible purchase of premises occupied by Superior Bakery, which is a non-conforming use in the Strathcona area.

Several years ago the Bakery made an appeal to the Board of Variance to be allowed to extend their premises and this appeal was disallowed.

The present request was for the Strathcona Rehabilitation Committee to recommend purchase of the non-conforming use by the partnership so that a site could be found elsewhere on which the Bakery could expand and so that the non-conforming use could be removed.

While sympathetic to the objective of removing the non-conforming uses from the area, the Committee felt that the main call on the funds available should be for the Grant Loans and for the engineering services and that it would be inadvisable at this time to use funds which may later be needed for Grant Loans, for the purchase of property. The Committee undertook to review the matter again in twelve months' time.

Accordingly, it is RECOMMENDED that City Council establish a general policy that no urban renewal funds allocated for the Strathcona Rehabilitation Project be used for the purchase of property, with this policy to be reviewed in December, 1972."

Your Board RECOMMENDS that the report of the Assistant Director, Civic Development, as Chairman of the Strathcona Rehabilitation Committee be approved.

2. King Edward & Oak Street: The  
Relocation of an Existing Free-Standing  
Sign

The Director of Planning and Civic Development reports as follows:

"Dominion Construction Company, Ltd., have filed Development Permit Application No. 57438 to relocate the existing free-standing sign from a point midway along the King Edward Avenue frontage to a location adjacent to the Oak Street frontage approximately 120' north of the southerly property line of the site.

The sign, which was previously approved on the King Edward Avenue frontage by Development Permit No. 52908 on September 14, 1970, is 25' in height.

City Council approved the rezoning of this site to a CD-1 Comprehensive Development District for the construction of the existing shopping centre at a Public Hearing on June 26, 1969. One of the conditions of approval was,

'Signs are restricted to two free-standing signs -- one at the corner of Oak Street and King Edward and one midway along King Edward with other signs to be non-flashing and to the approval of the Technical Planning Board.'

Clause 2 continued

A letter has been submitted with Development Permit Application No. 57438 from Dominion Construction Company, Ltd. which states in part,

'... the centre has been in operation for some considerable time and the tenants are unanimous in their desire to have the Centre's identification on Oak Street. They feel and we agree that the positioning of the sign on Oak Street will be much better. The traffic volume along Oak Street is much higher and it is much more difficult to identify the Centre from Oak Street...'

Eleven neighbouring property owners have been notified of this Development Permit Application to relocate the sign. One letter was received stating no objection to the proposal and one letter was received from the owner of the existing gasoline service station site at the south west corner of King Edward and Oak stating objection to the proposal.

The Technical Planning Board recommends that the resolution of City Council at the Public Hearing of June 26, 1969 dealing with the rezoning of this site be amended to permit the relocation of the sign from the King Edward frontage to the Oak Street frontage. The Technical Planning Board at its meeting of December 29, 1971, indicated it would be prepared to approve Development Permit Application No. 57438 in accordance with the submitted application such plans and information forming a part thereof, thereby permitting the relocation of the existing free-standing sign from the West King Edward frontage of the site to the Oak Street frontage subject to the following conditions:

1. Prior to the issuance of the Development Permit revised drawings are to be first submitted to the satisfaction of the Director of Planning indicating the exact proposed location of the sign and details of the sign.
2. The sign to be non-flashing and non-animated."

Your Board RECOMMENDS that the recommendation of the Technical Planning Board be endorsed.

FOR COUNCIL ACTION SEE PAGE(S) 688

LICENSES & CLAIMS MATTERS

INFORMATION:

1. Licensing of Hotels and Motels

The Deputy Corporation Counsel reports as follows:-

"Following Council's instructions, the Corporation Counsel took up with the Department of Municipal Affairs in Victoria the subject of restoring the City's powers to impose a fee for issuance of its licenses to hotels.

On January 3, 1972, he was advised by the Department that the Minister had approved an amendment, to be brought forward at this session, whereby the City will be allowed to charge not more than \$5.00 per room per year.

The solicitor for the B.C. Hotels Association is making representations to the Minister that this change be not adopted and that matters be left as they are, that is, that the City may not impose any fee. A copy of the submission to the Minister is attached."

Your Board submits the foregoing report of the Deputy Corporation Counsel for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 688

Board of Administration, January 14, 1972 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Staff Establishment, Department of Welfare and Rehabilitation

The Director of Welfare and Rehabilitation and the Acting Director of Personnel Services reports as follows:

"City Council on August 24th, 1971 adopted the report of the Board of Administration which contained the recommendation that the Departmental staff establishment be set at 228 ½ positions (later increased to 230 ½ positions with two new positions being established for Taylor Manor, C/C October 19th, 1971). This report clearly stated that the figure of 228 ½ was composed of 201 ½ City positions and 27 Provincial Government positions. In subsequent reports the classifications of all 230 ½ positions, with a few exceptions, have been established on the understanding that 27 of the positions, whether social or financial, would be filled by the Provincial workers. In other words, although 230 ½ positions are or will be classified, 27 of them are not in fact City positions but rather Provincial Government positions seconded to the City as a form of administrative cost sharing. For many years Council would not agree to a staff increase unless matched by the Provincial Government.

Recently, one of these Provincial employees has resigned and I have been advised by the Provincial Government as follows (per J.A. Sadler, Assistant Deputy Minister):

'The Department of Rehabilitation and Social Improvement will not provide you with a replacement for this Social Worker. As from January 1st, 1972 we will accept a salary billing from you as a replacement for the Social Worker. In other words, we accept the fact that you will hire your own replacement as a municipal staff person.'

Therefore, on the basis of this arrangement, the component parts of the total staff establishment, which remains unchanged at 230 ½ positions, will be altered by the addition of one permanent City position, and the deletion of one Provincial position (thus, 204 ½ and 26 positions respectively). If in the event that the Province later decides not to accept salary billings, the matter will be redirected to Council's attention.

It is RECOMMENDED that:

- (a) The total staff complement of the Department of Welfare and Rehabilitation remain at 230 ½ positions;
- (b) The City's portion of the staff complement be increased from 203 ½ to 204 ½ positions subject to total salary and fringe benefit cost for the additional position being re-imbursed by the Provincial Government."

Your Board RECOMMENDS that the foregoing recommendations of the Director of Welfare and Rehabilitation and the Acting Director of Personnel Services be adopted.

Board of Administration, January 14, 1972 . . . . . (FINANCE - 2)

CONSIDERATIONS

2. Civic Luncheon: I.O.D.E.

A letter has been received from the Municipal Chapter of Vancouver - I.O.D.E. advising that the 71st Annual Meeting of the National Chapter of Canada will be held in this City from May 29th to June 1st, 1972.

It is anticipated that between 200 and 300 delegates from all across Canada will attend and the Organization is requesting that the City sponsor a Luncheon, Tea or a Bus Tour during the time of the Convention.

Council has dealt with similar requests in the past as follows:

January 1967	Canadian Federation of University Women - Re Conference.	Not Approved.
July 1969	'Kairos' - National Convention.	Not Approved.
April 1966	Senior Citizens Assoc. - Annual Convention.	\$150 Approved.

Your Board submits the foregoing request for the CONSIDERATION of Council.

3. Grant Request - The Playhouse Theatre Company

Your Board submits the following report from the Director of Finance in respect of the grant request from The Playhouse Theatre Company.

"On April 6, 1971 Council considered a grant request from The Playhouse Theatre Company for \$29,000 in theatre rental time for their 1971 - 72 Season, and approved \$13,655 for the 1971 portion of the 1971-72 Season. The Playhouse Theatre Company is now requesting a grant of \$15,345, which is the balance of the \$29,000 in theatre rental time for the 1972 portion of the 1971-72 Season.

For Council information, the City approved grants totalling \$29,000 to The Playhouse Theatre Company in theatre rental time for their 1970-71 Season, as follows:

1970 portion of the 1970-71 Season	-	\$13,655
1971 portion of the 1970-71 Season	-	15,345
		<u>\$29,000"</u>

The request of The Playhouse Theatre Company for a grant of \$15,345 in theatre rental time for the 1972 portion of their 1971-72 Season is submitted for Council CONSIDERATION.

It is advised that the Company wish to appear as a delegation only if the grant request is not approved.

(A copy of the letter from The Playhouse Theatre Company is circulated to members of Council.)

Board of Administration, January 14, 1972 . . . . . (FINANCE - 3)

INFORMATION

4. Assessment Basis of Allocation of Costs of the Greater Vancouver Regional District

The Director of Finance reports as follows:

"Your Board has received a letter from Mr. G. W. Carlisle, Director of Finance and Administration, Greater Vancouver Regional District, enclosing a report on the assessment basis for the allocation of Regional District costs. The Regional Board resolved that the matter be referred to the Member Municipalities with full details in order to allow comment and report for consideration at the next meeting of the Board of January 26, 1972.

The assessment basis used for apportionment of Regional District levies to municipalities is that as determined for school taxation (which includes machinery and equipment) excluding the values of B. C. Hydro and Power Authority, which are included for school purposes only.

While the machinery and equipment values of a municipality attract a portion of the District costs, the municipality (or the City of Vancouver) does not have the legal authority to tax that portion of the cost against the said machinery and equipment values. Regional District costs are included in the general tax levy, which cannot be applied against machinery and equipment values, thus the costs attracted by the machinery and equipment values are spread over the other values by the general tax levy.

This is of little concern to the City of Vancouver as in 1971 the City share of costs was less by inclusion of machinery and equipment values in the sharing basis by some \$7,000 or 0.5% than would have been the case had these values been excluded from the sharing basis.

However, other municipalities, notably Port Moody and Electoral District 'B' would pay 24.9% and 39.2% less if machinery and equipment values are excluded. The comparisons are shown in detail in Schedule 1 of the G.V.R.D. report dated January 4th, 1972, circulated.

Logically, it can be held that the principle of using taxable values for sharing, recognizes ability to pay as a proper sharing basis and if this premise is accepted, then it seems logical to tax on the same values to raise the required funds.

It is noted from the G.V.R.D. submission on page 1 that the Department of Municipal Affairs has indicated that it does not intend to change the Act to allow the levy to apply against machinery and equipment. However the submission notes that machinery values could be eliminated from the sharing formula, presumably by supplementary letters patent. This would mean that Vancouver's share would increase by approximately \$7,000 per year or 0.5% as set out above. This would be at 1971 cost levels."

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

(Copy of Greater Vancouver Regional District report dated January 4, 1972 is attached for information of Council)

Board of Administration, January 14, 1972 . . . . . (FINANCE - 4)

RECOMMENDATION

5. Renewal of Lease, The Queen Elizabeth Theatre Parking Garage

The Manager of The Queen Elizabeth Theatre reports as follows:

The lease of The Queen Elizabeth Theatre Parking Garage dated December 3, 1968 will expire on January 31, 1972.

The basis of this lease is that all parking fees are turned over daily to the City. Wages and operating expenses are paid by the Lessee for which he is reimbursed monthly. Gross expenditures are limited to an amount stated in the lease. The Manager of The Queen Elizabeth Theatre reviews the expenditures annually and reports to Council in January the anticipated operating expenses of the Lessee for the current year.

For his management, the Lessee receives \$250 per month (\$3,000 annually). The success of the Lessee's operation is judged by the standard of service offered and the revenues derived relative to the operating costs.

The present Lessee, Metro Parking Limited, has asked for a renewal of his lease for three years on the same terms and conditions as the present lease except that:

- (a) allowance be made in the lease for any statutory increase in the minimum wages, Unemployment Insurance, or Canada Pension Plan payments,
- (b) allowance for operating expenses be set for 1972 above the figures as set in 1969.

The requirements of the exception (a) above are already allowed in the present lease. The figure suggested relative to (b) above is \$21,000 which represents an increase of less than 5 per cent per year for the 3-year-term over the figure of \$18,350 set out in the last agreement.

The Manager's recommendation that renewal of the lease of The Queen Elizabeth Theatre Parking Garage to Metro Parking Limited for a period of three years be granted on the same terms and conditions as the present lease, except that allowance for operating expenditures be set at \$21,000, is strongly supported by the Vancouver Civic Auditorium Board as per its communication enclosed.

It is drawn to the Council's attention that the Boards asks leave to appear before Council in the event that the renewal of the lease to Metro Parking Limited may not be granted.

Your Board RECOMMENDS that the report of the Theatre Manager be approved, subject to the new lease being to the satisfaction of the Corporation Counsel.

(Copy of letter from The Vancouver Civic Auditorium Board, dated January 13, 1972 is circulated to Members of Council.)

FOR COUNCIL ACTION SEE PAGE(S) 688-689

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT

JANUARY 14, 1972

RECOMMENDATION

- 1. Vacation Deferment - M. C. Colcleugh, Acting Assistant Director, Social Services Division, Dept. of Welfare and Rehabilitation

The Acting Director of Personnel Services reports as follows:

"The Director of Welfare and Rehabilitation has advised me that as a result of a two (2) week vacation carry-over from 1970 to 1971 which was approved by City Council, Mr. M. C. Colcleugh had a seven (7) week vacation entitlement for 1971.

Due to the re-organization problems within the Department along with the heavy pressures of the Summer Transiency Program, it has not been possible for Mr. Colcleugh to take his full seven (7) week vacation entitlement and therefore, he still has two (2) weeks remaining. In accordance with established policy, Mr. Colcleugh is permitted to automatically carry-over one week of vacation entitlement to 1972 but Council approval is required for deferment of any additional vacation entitlement.

I therefore recommend that Mr. M. C. Colcleugh, Acting Assistant Director, Social Services Division, Department of Welfare and Rehabilitation be permitted to defer one week of his 1971 vacation entitlement to 1972."

Your Board RECOMMENDS that the foregoing recommendation of the Acting Director of Personnel Services be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 689



BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 14, 1972

RECOMMENDATION

- 1. 306 Abbott Street - Lease Renewal Health Unit No. 1

The Supervisor of Property & Insurance and the Medical Health Officer report as follows:

"The site for Health Unit No. 1, comprising the second and third floors of 306 Abbott Street is presently leased by the City from Newton Investments Limited at an annual rental of \$4,600.00. The current lease is for a one year term, April 1st, 1971 to March 31st, 1972, with an option to renew for two 1-year terms, options to be exercised 4 months prior to the renewal date.

At the request of the Medical Health Officer, the Supervisor of Property & Insurance has negotiated with Newton Investments Ltd., a lease renewal at the same rental of \$4,600.00 for a further 1-year term, commencing April 1st, 1972, subject to the same terms and conditions as contained in the current agreement.

RECOMMENDED that the lease from Newton Investments Limited of 306 Abbott Street be renewed for a further 1-year term commencing April 1st, 1972, subject to the same rental and conditions as contained in the current lease."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

- 2. No. 1 Firehall Replacement

The Corporation Counsel and the Supervisor of Property and Insurance report as follows:-

"City Council on August 10th, 1971, in considering a report of the Board of Administration endorsed the recommendation of the Fire Chief designating the West 150' of Lot D, Block 122, D.L. 196, situated immediately East of the Dunlevy Mall between Pender and Keefer Streets as the site for the new No. 1 Firehall.

This site is part of Lots C and D, Block 122, D.L. 196 sold to Orientif Properties Limited and Vandy Developments Limited, under Urban Renewal.

Negotiations with the owners failed to produce a settlement and on December 7th, 1971, Council resolved that the whole of Lots C and D be expropriated.

Since the expropriation, negotiations have been conducted with the owners to reach a settlement on the portion required for the Firehall so that the owners could proceed with construction of housing on the balance. However, the owners are now in dispute between themselves, and negotiations with the City have stalemated and show no prospect of successful conclusion.

(Continued)

Clause No. 2 (Continued)

A total of three new firehall sites are required and although the City has title to the other two, it is essential to the Fire Chief that the construction program on all three sites be coordinated at the same time. In order that design and construction can proceed on all three sites without further delay, the Corporation Counsel proposes that the City apply for an order vesting Lots C and D in the City.

RECOMMENDED that Corporation Counsel make application to the Court for a Vesting Order with regard to Lots C and D, Block 122, D. L. 196."

Your Board

FOR COUNCIL ACTION SEE PAGE(S) 695-6

RECOMMENDS the foregoing recommendation of the Corporation Counsel and the Supervisor of Property and Insurance be adopted.

(In accordance with Council's agreement of 11th January 1972, Mr. Lai, representing Vandy Developments Limited, will appear as a delegation at 2:30 p.m.)

Attached is circulated a copy of the map of the property in question.

CONSIDERATION

- 3. Sale of Land situated on Both Sides of Bruce St. From Lane South of 41st Ave. to 43rd Ave. Including an Unopened Portion of Bruce Street Mennonite Senior Citizens' Society

The Supervisor of Property & Insurance reports as follows:

"The attached letter dated December 1, 1971, addressed to His Worship and Members of Council, has been received from the Mennonite Senior Citizens' Society. The letter requests that an approximate 4.01 acre City-owned site situated in the 5700 Block of Bruce Street be sold to their Society for development of accommodation for Senior Citizens on the basis of the assessed value of the land. The site has recently been rezoned to CD-1 Comprehensive Development at the request of this group for senior citizens' development.

It is Council policy (Resolution of December 5, 1967):

"that in the case of non-profit societies sponsoring Senior Citizens housing, City land be made available at a price of the assessed value, based on subdivided land as determined for general purposes set out in Section 342 (1) of the Vancouver Charter."

Section 342(1) & (2) of the City Charter states as follows:

"342.(1) Subject to subsection (3) each parcel entered in the real-property assessment roll shall be estimated at its actual value, the value of improvements being estimated separately from the value of the land to which they are affixed.

(2) In determining the actual value, the Assessment Commissioner may give consideration to present use, location, original cost, cost of replacement, revenue or rental value, and the price that such land and improvements might reasonably be expected to bring if offered for sale in the open market by a solvent owner, and any other circumstances affecting the value; and without limiting the application of the foregoing considerations, where any industry, commercial undertaking, public utility enterprise, or other operation is carried on, the land and improvements so used shall be valued as the property of a going concern."

(Continued)

Clause No. 3 (Continued)

Based on an old subdivision plan the City holds title to

Lots 9 to 24, Block 1, D.L. 717  
and Lots 26 to 42, Block 2, D.L. 717  
with Bruce Street established as road.

In actuality, Bruce Street has not been physically opened, nor has sewer and water service been installed, and the lands are situated in an area of considerable peat. The City Assessor has therefore assessed the properties on a nominal basis only. The total 1971 Assessment, including a pro rata amount for the unopened portion of Bruce Street is approximately \$88,000.00 for the 4.01 Acre ± site, which in no way reflects a relationship to "actual value" as set out in Section 302(1) of the Vancouver Charter.

The Supervisor of Property & Insurance, in dealing with the representative of the Mennonite Senior Citizens' Society, indicated that he could not recommend sale at this \$88,000.00 figure, since it did not truly represent assessed value of subdivided and marketable land.

It is City policy, where possible, to resurvey undersized lots to bring them in accord with the Subdivision Control By-law, and to install the necessary services before placing them on the market for sale. Following such a procedure, the existing 34 lots would be reduced to 26 lots of approximately 43' frontage each, with an indicated 1971 Assessed Value of \$9,800.00 per lot. The indicated value on this basis is \$254,800.00 from which can be deducted the sum of \$34,000.00 as the saving to the City in road, sewer and water services.

This then establishes a value (based on a hypothetical subdivision assessment) of \$220,800.00 for disposition of the site for low-income Senior Citizens' Housing. It is noted that this valuation reflects a similar square foot value of the entire site to recent sale of City lands for senior citizens' development to the Salvation Army and the Kopernik Foundation in Champlain Heights.

This \$220,800.00 value represents a considerable reduction from normal market value. To dispose of the lands at less than this figure would represent an additional subsidy.

There is, in addition, the subsequent tax exemption permitted for Non-Profit Senior Citizens' Housing developments.

The agent for the Mennonite Senior Citizens' Society has been advised of the foregoing facts and it has been suggested to him that he may wish to negotiate with the City on the basis of the assessed value of the land as if subdivided, in accordance with the Subdivision Control By-law. He has, however, requested that his letter be placed before Council for consideration.

CONSIDERATION

- (a) City Council may wish to advise the Mennonite Senior Citizens' Society that it is not prepared to sell the land for Senior Citizens development on the basis of \$88,000.00 and non-payment of taxes.
- (b) City Council may further wish to instruct the Supervisor of Property & Insurance to negotiate the sale of the subject site (4.01 acres) to the Mennonite Senior Citizens' Society for development of low-income senior citizens accommodation on the basis of the valuation (approximately \$221,000.00) as outlined in this report, with a report back to Council."

Your Board submits the foregoing report to Council for consideration.

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FOR COUNCIL ACTION SEE PAGE(S) 689-690  
695-6

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STANDING COMMITTEE OF COUNCIL

ON TRANSPORTATION

JANUARY 13, 1972

A meeting of the Standing Committee of Council on Transportation was held on Thursday, January 13, 1972, at approximately 10:00 a.m. in #1 Committee Room.

PRESENT: Alderman Wilson, Chairman  
His Worship the Mayor  
Aldermen Adams, Bird, Linnell, Rankin,  
Hardwick and Sweeney

ABSENT: Alderman Broome  
Alderman Calder  
Alderman Phillips

CLERK: M. James

The Minutes of the meeting of December 16, 1971, were adopted.

PART I

RECOMMENDATION:

1. Burrard Inlet - Third Crossing  
Rapid Transit Provisions

The Chairman opened the meeting by stating his reasons for calling this meeting and asking Mr. F. C. Leighton of Swan Wooster - C.B.A. the consultants to the Federal Government on the Third Crossing of Burrard Inlet. The Chairman stated that he had requested Mr. Leighton to provide to the Committee, information on the matter of providing for some form of rapid transit in the design of the new Crossing and the provision to connect this with any future transit system in Vancouver.

Mr. Leighton, in compliance with the request of the Chairman, initially referred to the terms of reference supplied by the Federal Government through the National Harbours Board to Swan Wooster - C.B.A. The following is an extract of those terms of reference as supplied to His Worship the Mayor by the Honourable Jack Davis, by letter, 26 July 1968.

"I - Planning and Preliminary Design

- e) Examine the methods by which provisions could be made to accommodate any future rapid transit system crossing Burrard Inlet."

Mr. Leighton also referred to the report of Swan Wooster - C.B.A. and following is an extract of Paragraph 1.04 found on Page 1 of Volume 3 of the Burrard Inlet Crossing Report prepared by Swan Wooster - C.B.A.

"RAPID TRANSIT PROVISION ON THE CROSSING

In accordance with the terms of reference a special study was made of the desirability of providing a corridor for future rapid transit on the Burrard Inlet Crossing. The study concluded that a rapid transit system on the Brockton alignment would generate a higher percentage of transit patronage than would a transit crossing on any other alignment, and that provision of such a corridor in conjunction with highway facilities on the Crossing was economically advantageous. The Crossing is therefore designed to accept a future two tracks of light-weight medium-capacity rail rapid transit. As an interim measure, the transit corridor will be available for express bus operation."

Cont'd...

Mr. Leighton then proceeded to detail to the Committee by means of maps and drawings of the proposed Crossing, the provisions which had been designed for rapid transit for the Third Crossing of Burrard Inlet. Mr. Leighton noted that since the Crossing was proposed as a tunnel at this time, that the tunnel section of the Crossing was in fact three tubes side by side. The two outside tubes were to provide three lanes of normal vehicular traffic accommodation running north and south and the centre tube would provide a 28 foot wide separated, provision for "two tracks of light-weight medium-capacity rail rapid transit."

Mr. Leighton then explained to the Committee the manner in which provision had been made for the alignment of the rapid transit corridor once the corridor passes the Canadian Pacific Railway tracks on the south shore. The two vehicular corridors for traffic not using the Thurlow Street by-pass travel over the railway tracks and reach City street grade at approximately Hastings Street and Thurlow and Bute Street and Pender.

The corridor for rapid transit proceeds directly into the escarpment between the Canadian Pacific rail line level and the level of Hastings Street and the corridor then falls below the level of the by-pass corridors to a point allowing the corridor to change direction within an arc of 180 degrees so as to be available for connection with any underground rapid transit system constructed in the downtown area in the future.

Mr. Leighton further advised the Members of the Committee that it would be financially possible to utilize this rail rapid transit corridor on an interim basis by using buses and making slight modifications in the construction of the rapid transit corridor facilities. This would provide for two bus lanes in the centre of the Crossing system and allow the buses to meet City grade street systems through the service road to be upgraded on the north side of the Canadian Pacific Railway tracks and by this service road onto Burrard Street or onto Cardero Street. Mr. Leighton suggested that if buses were used as an interim rapid transit system the buses be routed through the central portion of the tunnel in one direction only to allow greater flexibility in routing and give assistance to the air circulation in the tunnel itself. Mr. Leighton also advised your Committee that the decision on whether the provision for rapid transit in the Crossing would be utilized by rail or by bus could be deferred at the present time depending upon the construction schedule of the Crossing itself. Mr. Leighton estimated that the time available to make the decision might be as long as three or four years. It was noted by your Committee that a report on express bus transit on surface streets is expected early next month by the Greater Vancouver Regional District. Your Committee discussed the general matters and the information received from Mr. Leighton this day and

RECOMMENDS

- (1) That the report of Swan Wooster - C.B.A. given this day be received.
- (2) That when the report from the consultants to the Regional District on rapid transit in the downtown area is submitted to the Vancouver City Council, Mr. Leighton be requested to be present so that the Council may discuss the matter further with him.
- (3) That the Greater Vancouver Regional District be requested to expedite the report on rapid transit in the downtown area and that the report be referred to the City of Vancouver as soon as possible.
- (4) That the instructions of Council of December 21st to the Board of Administration to report on the connection of the rapid transit tube to the surface and streets of Vancouver, be no longer acted upon.

FOR COUNCIL ACTION SEE PAGE(S) 690

The meeting adjourned at approximately 11:15 a.m.