

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, March 14, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Program at King Edward Campus, Vancouver City College, under the direction of their instructor, Ms. Joan Burnett.

'IN CAMERA' MEETING

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

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,

THAT the Minutes of the following meetings be adopted:

Special Council Meeting - February 28, 1978

Regular Council Meeting - March 7, 1978 (with the exception
of the 'In Camera' portion).

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Puil,

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

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Proposed New Stadium Complex -
False Creek

The Mayor advised that the report reference on this topic would not be given today as Mr. Iredale has requested an opportunity to give the matter further consideration and put together further information.

The Mayor has also requested the Director of Planning to prepare a report on the matter for Council.

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COMMUNICATIONS OR PETITIONS

1. Temporary Festival Liquor Permits

In a memo dated March 7, 1978, the Mayor advised that he had spoken to Mr. Ron Smith of the Liquor Board on the matter of temporary festival liquor permits. Mr. Smith had agreed to a change of procedure if it would serve to expedite approval of festival liquor permit requests. Therefore, the Mayor recommended that temporary festival liquor permit requests be approved by his Office or that of the City Manager.

MOVED by Ald. Puil,

THAT the recommendation of the Mayor as contained in his memorandum dated March 7, 1978, be approved.

- CARRIED UNANIMOUSLY

2. Kivan Boys' & Girls' Club

In a letter dated March 3, 1978, Mrs. B. de Vallez and Mrs. D. Kristensen, President and Secretary respectively of the Kivan on Robson Park Committee, requested an opportunity to address Council later this day on the matter of the location of the proposed new Kivan Boys' and Girls' Club.

MOVED by Ald. Puil,

THAT the request of the Kivan on Robson Park Committee to address Council later this day, be approved.

- CARRIED UNANIMOUSLY

3. North Side of Point Grey
Road - Future Development

Mr. W.A. Street, in a letter dated March 9, 1978, on behalf of the Point Grey Road North Side and Cameron Avenue Ratepayers' Association, expressed the Association's concern and alarm arising out of the following resolution of Council dated July 26, 1977:

"THAT the Director of Planning be instructed to report on specific proposals aimed at maintaining Point Grey Road property values at a level that would enable the City to carry out its long range acquisition policy."

Mr. Street, on behalf of the Association, requested that Council reconsider its action with a view to rescinding its resolution.

MOVED by Ald. Rankin,

THAT consideration of the request of the Point Grey Road North Side and Cameron Avenue Ratepayers' Association to rescind Council's motion of July 26, 1977, with respect to Point Grey Road properties, be deferred, and the Director of Planning and Director of Legal Services submit a proposed amendment to the resolution to properly reflect Council's wishes in this matter.

- CARRIED UNANIMOUSLY

4. Funding for Grandview-Woodlands Tenant
Advisory Counselling Service

Council noted a request dated March 9, 1978, from the Grandview-Woodlands Community Resource Advisory Board to address Council at an evening meeting on Tuesday, March 21, 1978, when the report of the Standing Committee on Community Services on the Grandview-Woodlands Tenant Advisory Counselling Service is before Council.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Funding for Grandview-Woodlands Tenant
Advisory Counselling Service (cont'd)

It was noted a similar request has been received from the Grandview Tenants' Association and it has been intimated that several other organizations will be submitting delegation requests.

MOVED by Ald. Rankin,
THAT the delegation requests be granted.

- CARRIED UNANIMOUSLY

5. Convention Centre, New Stadium
and Other Suggested Sundry Projects

The Mayor, in a memo dated March 13, 1978, advised that, as indicated earlier, Mr. Iredale would prefer to have the opportunity of making a presentation to Council on the conceptual design for the north side of False Creek in about a month's time. This is to provide him the opportunity of giving the matter further consideration and putting together further information. The Mayor also noted that he has requested a report on this matter from the Director of Planning which should be before Council shortly for discussion.

Council also noted a letter dated March 13, 1978, from Mr. W.R. Iredale, Rhone & Iredale Architects, setting forward the reasons for his request that his presentation be deferred for approximately one month.

MOVED by Ald. Harcourt,
THAT the memo dated March 13, 1978, from the Mayor and the letter dated March 13, 1978, from Mr. W.R. Iredale, be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
MARCH 10, 1978

Works & Utility Matters
(March 10, 1978)

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

- Cl. 1: Closure of Streets and Lanes in Camosun Bog area for Inclusion in Frank Buck Memorial Park
- Cl. 2: Tender - Asphalts Liquid and Paving
- Cl. 3: Local Improvements on the 'Initiative Principle' and by 'Petition'

Clauses 1, 2 and 3

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in Clauses 1, 2 and 3 be approved.

- CARRIED UNANIMOUSLY

(Clause 3 was Carried Unanimously and by the Required Majority)

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CITY MANAGER'S REPORTS (cont'd)

Building & Planning Matters
(March 10, 1978)

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

- Cl. 1: Lifetime Lease - #204-1575 West 16th Avenue
(Mrs. Clara Lovett)
- Cl. 2: Rezoning Application - 3655 West 10th Avenue

Clause 1

MOVED by Ald. Gibson,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

It was agreed to defer consideration of this Clause pending the hearing of a delegation later this day.

For Council action, see page 13.

Finance Matters
(March 10, 1978)

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

- Cl. 1: Tax Bills on Properties owned by the City
of Vancouver
- Cl. 2: POSER and RESER Expenditures

Clause 1

MOVED by Ald. Puil,

THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Harcourt,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Personnel Matters
(March 10, 1978)

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

- Cl. 1: Attendance by Fire Chief at International
Association of Fire Chiefs - Metropolitan Committee
- Cl. 2: Business Orientation Program
- Cl. 3: Two Additional File Clerks, Health Department

Clauses 1 and 2

MOVED by Ald. Puil,

THAT the recommendations of the City Manager contained in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

cont'd....

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CITY MANAGER'S REPORTS (cont'd)

Personnel Matters
(March 10, 1978) (cont'd)

Two Additional File Clerks, Health
Department (Clause 3)

It was agreed to defer consideration of this clause to later in the meeting to provide the Medical Health Officer the opportunity of answering questions from Council on this matter.

For Council action, see page 12.

Property Matters
(March 10, 1978)

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

- Cl. 1: Heritage Building - Roedde House,
1415 Barclay Street
- Cl. 2: Rent Review - N/W Corner Beach Avenue and
Burrard Street
- Cl. 3: Lease of Office Space at 515 West 10th Avenue
for Champlain Heights Development Group and
Economic Development Department
- Cl. 4: 475 Main Street - By-law Fines Collection and
Police Offices

Heritage Building - Roedde House,
1415 Barclay Street (Clause 1)

MOVED by Ald. Harcourt,

THAT this Clause be deferred for consideration at the same time the report on Open Space East of Denman Street in the West End is before Council.

- CARRIED UNANIMOUSLY

Clauses 2, 3 and 4

MOVED by Ald. Bellamy,

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

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS

I. Report of Standing Committee
on Community Services,
March 2, 1978

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

- Cl. 1: Strathcona, Thunderbird Community Recreation
Youth Workers
- Cl. 2: Sale of Surplus City Furniture & Equipment -
Anna Wyman Dance Theatre
- Cl. 3: Sale of Surplus City Furniture & Equipment
to Non-Profit Organizations - 1976/1977
- Cl. 4: Liquor Permit Application - 2052 Kingsway
- Cl. 5: False Creek Neighbourhood Pub
- Cl. 6: Emergency Services Implementation Committee
- Cl. 7: Macs Milk Store, 1055 Denman Street
- Cl. 8: Downtown Community Workers re Chronic Alcoholics

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Community Services,
March 2, 1978 (cont'd)

Strathcona, Thunderbird Community
Recreation Youth Workers (Clause 1)

MOVED by Ald. Rankin,
THAT recommendations A, B and C of the Committee contained
in this Clause be approved.

(Deferred)

MOVED by Ald. Brown,
THAT consideration of these recommendations be deferred
pending final budget review in respect of the Park Board;

FURTHER THAT temporary funding be approved for the Youth
Worker - Strathcona Youth Project up to the end of May, 1978.

- CARRIED

(Aldermen Bellamy, Harcourt, Marzari and Rankin opposed)

Clauses 2, 3, 4, 6 and 7

MOVED by Ald. Rankin,
THAT Clause 2 be received for information and the
recommendations of the Committee contained in Clauses 3, 4,
6 and 7 be approved.

- CARRIED UNANIMOUSLY

False Creek Neighbourhood
Pub (Clause 5)

It was agreed to defer consideration of this clause pending
the hearing of delegations later this day.

For Council action, see page 13.

Downtown Community Workers re
Chronic Alcoholics (Clause 8)

MOVED by Ald. Rankin,
THAT recommendations A and B of the Committee contained in
this Clause be approved after adding the following as recommendations
C and D:

- "C. That the City initiate discussions with the Department of Human Resources on its policy re administration of welfare payments to chronic alcoholics, as well as details of how many chronic alcoholics on social welfare are currently being administered by the Department.
- D. That the Attorney-General be requested to appoint a special prosecutor and judge to handle the processing of persons under Section 64A of the Provincial Summary Convictions Act."

- CARRIED UNANIMOUSLY

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STANDING COMMITTEE REPORTS (cont'd)

II. Joint Report of Standing Committees
on Community Services and Finance &
Administration, March 2, 1978

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

- Cl. 1: 'Italian Spring Carnival'
Cl. 2: Civic Grants for Community Services

'Italian Spring Carnival'
(Clause 1)

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

- CARRIED UNANIMOUSLY

Civic Grants for Community
Services (Clause 2)

MOVED by Ald. Rankin,
THAT Council approve the following grants as recommended
by the Committees, subject to conditions outlined by the
Social Planning Department:

<u>Organization</u>	<u>Committee's Recommendation</u>
Big Brothers of B.C.	\$ 29,288.00
Big Sisters of Greater Vancouver	23,970.00
Boys' and Girls' Clubs of Greater Vancouver	10,000.00
Canadian Paraplegic Association	30,000.00
Crisis Intervention & Suicide Prevention Centre	18,702.00
Dugout Day Centre	13,795.00
Family Services of Greater Vancouver	30,106.00
God's Rescue Mission	2,200.00
(Ald. Brown, Kennedy & Puil opposed)	
3-H Society	17,700.00
(Ald. Puil & the Mayor opposed)	
Handicapped Resource Centre	11,465.00
Kiwassa Neighbourhood Services Association	13,000.00
Mental Patients Association	28,049.00
Meals on Wheels	15,000.00
MOSAIC (Community Translation and 911 Translation)	20,856.00
Neighbourhood Services Association	168,000.00
(Ald. Puil & the Mayor opposed)	
New Hope Centre	11,895.00
Red Door Rental Aid Society	39,055.00
Rape Relief	5,496.00
St. James Social Service	11,880.00
(Ald. Kennedy opposed)	
Strathcona Children and Youth Services Advisory Committee	14,525.00
(Ald. Puil & the Mayor opposed)	
Vancouver Association for Children with Learning Disabilities	18,675.00
(Ald. Gerard, Puil & the Mayor opposed)	
Vancouver Community Legal Assistance Society	23,000.00
(Mayor Volrich opposed)	
Vancouver & District Public Housing Tenants' Association	24,500.00

cont'd....

STANDING COMMITTEE REPORTS (cont'd)Civic Grants for Community
Services (Clause 2) (cont'd)

<u>Organization</u>	<u>Committee's Recommendation</u>
Vancouver Indian Centre (Ald. Puil opposed)	\$ 16,200.00
Vancouver Neurological Centre (Ald. Brown & Puil opposed)	20,000.00
Vancouver Life Skills (Ald. Puil & the Mayor opposed)	8,479.00
Vancouver Richmond Association for the Mentally Retarded	16,705.00
Vancouver Second Mile Society	5,500.00
Western Institute for the Deaf	11,000.00
YWCA Pender Strathcona New Canadians	17,953.00
YWCA Rooms Registry (Ald. Kennedy & the Mayor opposed)	16,224.00
YWCA Sunset	18,337.00

- CARRIED BY THE
REQUIRED MAJORITY

MOVED by Ald. Rankin,

THAT a grant of \$9,739.00 be approved to the ASK Friendship Society for Seniors.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Brown, Ford, Gibson and the Mayor opposed)

MOVED by Ald. Ford,

THAT funding for six months in the amount of 50% of \$9,739.00 to the ASK Friendship Society for Seniors be approved, and in the meantime, staff report on the review of adult day care programs currently underway. Following this report, the grant to be further reviewed.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Rankin,

THAT a grant of \$10,000.00 be approved to the B.C. Housing Foundation.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Brown, Ford, Gerard, Kennedy, Puil and
the Mayor opposed)

MOVED by Ald. Rankin,

THAT a grant of \$5,000.00 be approved to the B.C. Housing Foundation.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

MOVED by Ald. Rankin,

THAT a grant of \$2,500.00 be approved to the Childrens Play Resource Centre.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Gerard, Kennedy, Puil and the Mayor opposed)

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Civic Grants for Community
Services (Clause 2) (cont'd)

MOVED by Ald. Ford,
THAT a grant of \$11,972.00 be approved to the Chinese
Community Library Service.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Brown, Gerard, Kennedy, Puil and the
Mayor opposed)

MOVED by Ald. Rankin,
THAT a grant of \$5,000.00 be approved to the Chinese
Community Library Service.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Brown and Puil opposed)

MOVED by Ald. Marzari,
THAT a grant of \$15,525.00 be approved to the Community
Information Centre.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson,
Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Marzari,
THAT a grant of \$7,762.50 be approved to the Community
Information Centre.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Brown, Ford, Gerard, Puil and the
Mayor opposed)

MOVED by Ald. Rankin,
THAT no grant be approved to the Community Information
Centre.

- CARRIED

(Aldermen Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Rankin,
THAT a grant of \$11,363.00 be approved to Crossreach.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Brown, Ford, Gibson and the Mayor opposed)

MOVED by Ald. Ford,
THAT funding for six months in the amount of 50% of
\$11,363.00 be approved to Crossreach, and in the meantime,
staff report on the review of adult day care programs currently
underway. Following this report, the grant to be further
reviewed.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Civic Grants for Community
Services (Clause 2) (cont'd)

MOVED by Ald. Rankin,

THAT a grant of \$36,288.00 be approved to the Downtown
Eastside Residents' Association.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Bellamy, Ford, Gerard, Gibson, Kennedy,
Puil and the Mayor opposed)

MOVED by Ald. Bellamy,

THAT a grant of 2/3rds of \$36,288.00 be approved to the
Downtown Eastside Residents' Association for the salaries of
two community workers, specifically Ms. L. Davies and Ms. J.
Swanson.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Ford, Gerard, Kennedy, Puil and the
Mayor opposed)

MOVED by Ald. Ford,

THAT a grant of \$12,000.00 be approved to the Downtown
Eastside Residents' Association for the salary of one
community worker.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Gerard, Kennedy and Puil opposed)

MOVED by Ald. Rankin,

THAT a grant of \$10,591.00 be approved to the Marpole
Oakridge Area Council Seniors Care Program.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Brown, Ford, Gibson and the Mayor opposed)

MOVED by Ald. Ford,

THAT funding for six months in the amount of 50% of
\$10,591.00 be approved to the Marpole Oakridge Area Council
Seniors Care Program, and in the meantime, staff report on the
review of adult day care programs currently underway. Following
this report, the grant to be further reviewed.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

The Deputy Director of Social Planning, in a memo dated
March 9, 1978, advised that the Arbutus Work Incentive Society
has withdrawn its grant application of \$17,550.00 for the Mount
Pleasant Work Incentive Program.

MOVED by Ald. Marzari,

THAT a grant of \$12,540.00 be approved to the Social Planning
and Review Council of B.C.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Bellamy, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin,

THAT a grant of \$9,540.00 be approved to the Social Planning
and Review Council of B.C.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Civic Grants for Community
Services (Clause 2) (cont'd)

MOVED by Ald. Marzari,

THAT a grant of \$26,635.00 be approved to the Vancouver
Status of Women.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Brown, Ford, Gerard, Kennedy, Puil
and the Mayor opposed)

MOVED by Ald. Bellamy,

THAT a grant of \$13,318.00 be approved to the Vancouver
Status of Women.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Brown, Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Bellamy,

THAT a grant of \$25,000.00 be approved to the Vancouver
Volunteer Centre.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Ford, Harcourt, Kennedy, Puil & the Mayor opposed)

MOVED by Ald. Ford,

THAT a grant of \$10,000.00 be approved to the Vancouver
Volunteer Centre for volunteer development.

- CARRIED BY THE
REQUIRED MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed)

MOVED by Ald. Rankin,

THAT a grant of \$6,000.00 be approved to the Vocational
Counselling Service.

- LOST NOT HAVING
RECEIVED THE
REQUIRED MAJORITY

(Aldermen Brown, Ford, Harcourt, Kennedy, Puil and
the Mayor opposed)

It was noted that the Committee had deferred the grant
application of the YWCA Co-op Homes for Single Parents to today's
meeting of Council to give the Director of Social Planning an
opportunity to provide additional information.

In a memo dated March 10, 1978, Ms. R. Shearer, Social
Planner, provided additional information on this grant request.
The memo stated that the Social Planning Department has
recommended no grant as it feels this matter is clearly the
responsibility of the Ministry of Human Resources and the Ministry
of Housing.

MOVED by Ald. Rankin,

THAT a grant of \$21,736.00 be approved to the YWCA Co-op
Homes for Single Parents.

(Referred)

MOVED by Ald. Brown,

THAT the above motion be referred to the Standing Committee
on Community Services for further report from the Director of
Social Planning on Provincial Government funding of this
program.

- CARRIED UNANIMOUSLY

cont'd....

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STANDING COMMITTEE REPORTS (cont'd)

Civic Grants for Community
Services (Clause 2) (cont'd)

MOVED by Ald. Rankin,

THAT recommendation A of the Committee contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT recommendation B of the Committee contained in this
Clause be approved as varied by Council this day.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Personnel Matters
(March 10, 1978) (cont'd)

Two Additional File Clerks, Health
Department (Clause 3) (cont'd)

Earlier this day, Council deferred this clause to provide the Medical Health Officer the opportunity of answering questions from Council. The Medical Health Officer responded to questions from Council on Provincial funding of these two additional positions. He indicated that he is presently in active discussion with the Provincial Government in an effort to establish administrative overages for both the long term and home care programs. However, he cannot guarantee at the present time that these two additional positions would be funded.

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED

(Aldermen Brown and Puil opposed)

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The Council recessed at 3:55 p.m., and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at 4:50 p.m., with the same members present.

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DELEGATIONSBuilding & Planning Matters
(March 10, 1978)

Rezoning Application: 3655 West 10th Ave.,
Lot 12 Amended, Block 55, D.L. 540, Plan 229.
(Clause 2)

In considering the above clause Council received a delegation from Mr. I. R. Gordon, of Gordon Import Autos Ltd., the applicant, who gave details and spoke in support of this application.

MOVED by Ald. Puil

THAT the recommendation of the City Manager, as contained in this clause be approved and, therefore, the application not be granted.

- CARRIED UNANIMOUSLY

Report of Standing Committee
on Community Services
(March 2, 1978)False Creek Neighbourhood Pub
(Clause 5)

Council considered the above clause and in this regard heard a delegation from Mr. R. Fenton, a member of the False Creek Interim Residents' Council, requesting adjournment on the matter so that the organization could discuss with the applicant such matters as parking problems, noise problems, community use of pub space, etc.

Council also heard from Mr. J. Munsie, solicitor of the applicant Mr. Fearnside, advising that his client had conformed with all City regulations, had communicated with the False Creek Interim Residents' Council in the Fall of last year and no disapproval had been given to the pub application until this time. Mr. Munsie, therefore, urged Council not to adjourn the application as it would cause substantial economic hardship to his client.

A representative from the Uptown Kiwanas Club briefly addressed Council also suggesting adjournment.

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in its report dated March 2, 1978, be approved.

- CARRIED UNANIMOUSLY

Freedom of the City: Jean Coulthard

At this point in the proceedings the Mayor announced that Council, 'In Camera', had unanimously granted the Freedom of the City to Miss Jean Coulthard who has made an outstanding contribution to music in Canada. A benefit recognition night at the Queen Elizabeth Playhouse on Sunday, April 2nd, 1978 will be given Miss Coulthard, the proceeds from which will go to provide scholarships for promising students.

The Council recessed at 5:15 p.m. to
reconvene in the Council Chamber at 7:30 p.m.

The Council, in Committee of the Whole,
reconvened in the Council Chamber at
7:30 p.m., with Mayor Volrich in the Chair
and the following Members present:

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford,
Gerard, Gibson, Harcourt,
Kennedy, Marzari, Puil
and Rankin

CLERK TO THE COUNCIL: D.H. Little

DELEGATIONS (Cont'd)

Citizens' Lobby for Jobs

The Council received the following delegations on the matter of the unemployment situation, requesting Council give its support when the organizations travel to Victoria on March 30, 1978, to lobby the Provincial Government for jobs. A number of proposals to create work were contained in the briefs.

Mr. C.P. Neale - Vancouver & District Labour Council -
brief filed
Mr. M. Kaufman - Committee of the Unemployed - brief filed
Mr. B. Yorke - Committee of Progressive Electors -
brief filed
Mr. G. Gigg - Revolutionary Workers' League - brief filed
Ms. Punam Khosla - B.C. Students' Federation - brief filed
Ms. Libby Davies - Downtown Eastside Residents' Association -
brief filed

The Mayor advised those present of a meeting which he had with the Prime Minister and the Minister of Finance, and letters he had recently written, as President of the Federation of Canadian Municipalities and as Mayor of the City, to the Minister of Finance in Ottawa concerning federal works programs for municipalities. Several specific projects for the City were briefly described.

In the Vancouver & District Labour Council's brief it was proposed that the Park Board could consider extending the opening hours of park refreshment stands during Spring and Summer, as well as additional concession stands. Other examples involving Park Board facilities were listed. The Mayor suggested that these proposals should be referred to the Park Board for comment.

MOVED by Ald. Rankin

THAT this Council endorse the "Citizens' Lobby for Jobs" representation to the Provincial Government in Victoria on March 30, 1978.

- CARRIED

(Ald. Gerard, Gibson, Puil and the Mayor opposed)

MOVED by Ald. Rankin

THAT the Council appoint its representatives to accompany the 'Lobby for Jobs' group to the Provincial Government in Victoria on March 30, 1978.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Kennedy,
Puil and the Mayor opposed)

Cont'd.....

DELEGATIONS (Cont'd)Citizens' Lobby for Jobs (Cont'd)

MOVED by Ald. Harcourt

THAT the Council prepare specific proposals involving job opportunities and job creation programmes for presentation to the Provincial Government as soon as possible.

FURTHER THAT the Mayor and other Council representatives proceed to Victoria to present the City's position.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the submissions made this day be received and filed.

- CARRIED UNANIMOUSLY

Living Conditions in the Downtown Eastside

Council received a delegation from Ms. Jean Swanson representing D.E.R.A. concerning living conditions in the downtown eastside area. Ms. Swanson filed a brief dated March 14, 1978 on the topic.

Council also had before it a report dated March 2, 1978 from the Community Services Committee, which contained a number of recommendations proposed by D.E.R.A. and concluded with the following recommendation from the Committee:

That given the current vacancy rate in the Downtown Eastside, that the City Medical Health Officer proceed with more stringent enforcement of the Lodging House By-law and that the Medical Health Officer report to the Community Services Committee on the number of premises in the Downtown Eastside area which do not currently meet the Lodging House By-law.

A further report, dated March 7, 1978 from the City Manager was noted, in which the Medical Health Officer commented on D.E.R.A.'s recommendations and recommended against adoption of four of them. The Medical Health Officer, who was present in the Chamber, gave further details of the problems encountered by his department and answered various questions put by Members of Council. He emphasized the real area of concern is much broader than the section in which D.E.R.A. has involved itself particularly. The broader area is from Broadway to the waterfront, Burrard to Clark Drive.

The City Manager's Executive Assistant advised that the Social Planning Department has been asked to carry out a detailed examination of the housing conditions, number of rooms, etc., and will, along with the Medical Health Officer, submit a report on a total over-view of the situation with recommendations.

MOVED by Ald. Ford

THAT the Council appoint a special committee, chaired by Alderman Harcourt, to evaluate the situation in the Downtown Eastside area and submit recommendations to improve living conditions.

- LOST

(Ald. Bellamy, Gerard, Marzari, Puil, Rankin
and the Mayor opposed)

MOVED by Ald. Puil

THAT this whole matter be deferred pending receipt of the detailed report already instructed by the City Manager, it being understood the comments and recommendations of the Medical Health Officer will take fully into account the general discussion of the matter by Council this day.

- CARRIED

(Ald. Bellamy, Marzari and Rankin opposed)

DELEGATIONS (Cont'd)Site for Kivan Boys' and Girls' Club

The Council received a delegation from Mrs. B. deVallez representing 'Kivan on Robson Park' Committee, speaking in support of locating the Kivan Boys' and Girls' Club on Robson Park instead of the proposed site at 12th and St. Catherines.

The Council noted a report, dated March 13, 1978 from the City Manager giving the history of the matter and it was noted that, although the Council had endorsed the Robson Park site, the Park Board had not agreed with the decision and had suggested a number of alternate sites. The club had preferred the site at 12th and St. Catherines.

MOVED by Ald. Puil

THAT this whole matter be referred to the Planning and Development Committee to meet with the principals involved and urge agreement on the Robson Park site, failing which consideration be given to the purchase of a suitable adjacent site.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

SECONDED by Ald. Gerard

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

BY-LAW TO AMEND BY-LAW NO. 4450

BEING THE LICENSE BY-LAW.

(SELF-SERVE GASOLINE STATION

AT 2808 WEST BROADWAY)

MOVED by Ald. Marzari

SECONDED by Ald. Harcourt

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. Marzari

SECONDED by Ald. Harcourt

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

ENQUIRIES AND OTHER MATTERSParking in Bus Zones

Alderman Brown

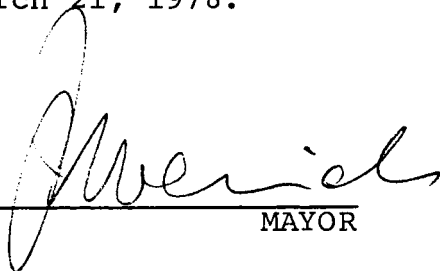
enquired why motorists are being penalized for parking in bus zones during the transit strike. Mr. Dobell advised that if parking was permitted it would create traffic problems and undertook to submit information to Alderman Brown.

* * * *

The Council adjourned at 10.55 p.m.

* * * *

The foregoing are Minutes of the Regular Council Meeting of March 14, 1978, adopted on March 21, 1978.


MAYOR


CITY CLERK

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MARCH 2, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 2, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Gerard
Alderman Marzari

ABSENT: Alderman Ford

COMMITTEE CLERK: H. Dickson

CONSIDERATION AND RECOMMENDATION

1. Living Conditions in the Downtown Eastside

The Committee had before it for consideration a brief dated February 15, 1978 (copy circulated) from the Downtown Eastside Residents' Association which complained that housing in the Downtown Eastside area of the City does not meet health, lodging house and maintenance by-laws.

The brief contained a number of recommendations as follows:

- (1) That the Health Department should serve notice on all lodging housed operators and owners that washrooms, community kitchens, windows, and garbage areas are not exempt from the "thoroughly clean and wholesome" provisions of the by-law and that, after one warning, premises which do not comply with this provision be closed.
- (2) That when any premise is closed by the Health Department, tenants should be assisted in relocation by the City and refunded by rent owing them.
- (3) That the Health Department should start closing rooms which have inadequate light and ventilation.
- (4) That other by-law infractions should be dealt with by the Health Department on a "one chance is enough" basis. If the violation is included in the Standards of Maintenance By-law, we recommend that the City's workmen repair the premises in accordance with the by-law.
- (5) That the City declare in writing that decent housing in the downtown eastside is a high priority for the City, and that the City support applications by non-profit groups to other levels of government for housing funds.
- (6) That Mayor Volrich make a personal appeal to Andre Ouellet, for RRAP funds for hotels and rooming houses. "

The brief included a list of some thirty-one Downtown Eastside premises with comments on the condition of each.

Appearing before the Committee on this matter were representatives of the Downtown Eastside Residents' Association and the Director of Environmental Health.

Continued . . .

Clause No. 1 Continued

Mr. B. Eriksen, President of D.E.R.A., advised the Committee he is endeavouring to prove to senior government officials that housing is urgently needed in the Downtown Eastside in order to increase the chances of securing Federal urban renewal funds. D.E.R.A. is looking for a commitment from the City to either bring existing housing up to standard or replace existing housing. He pointed out that in many of the premises which do not meet standards, management is the main problem and he distributed to the meeting a further list of premises with comments on the conditions of each (copy on file in the City Clerk's office).

The Director of Environmental Health distributed to the meeting a list of the first thirty-one premises which were named in the D.E.R.A. brief with comments by Health inspectors on the conditions of these thirty-one buildings. (Copy on file in the City Clerk's office.)

The Director of Environmental Health indicated to the Committee that if the City was to strictly enforce the various by-laws, that approximately 70% of the buildings listed by D.E.R.A. would have to be closed. He further advised that working on a "one warning only" system would be impossible; that many building managers clean up their premises after inspections by the Health Department but these same buildings are then found to be in poor condition a few days later. He indicated that if Council wishes these premises to be closed, then the Health Department will do so. He also indicated that the Health Department would be willing to present the names of owners or operators of the worst premises to Council and Council could decide whether the owners or operators should be requested to appear to show cause why their licenses should not be revoked.

During discussion, the Committee conceded it would be difficult to operate on a system of only one warning before a building is closed, but it did indicate that the Health Department should not wait six or seven months before issuing a closure order for non-compliance with City regulations; that perhaps a period of one month might be more realistic.

In discussing Recommendation (4) of D.E.R.A. which suggested by-law infractions be dealt with by the Health Department on a "one chance is enough" basis, the Committee felt a time period should be fixed by the Health Department in discussions with the operator by which the premises must be brought up to standard, and failure to comply to such an order should then result in a closure order.

The Director of Environmental Health responded that all Health Department orders have a time deadline and that the condition of buildings fluctuates with various degrees of compliance.

Following discussion, a recommendation that the six recommendations of D.E.R.A. be approved after amending Recommendation (4) to read as follows:

"That other by-law infractions should be dealt with by the Health Department within a fixed time to be specified by the Medical Health Officer in discussions with the owner."

resulted in a TIE vote and it is therefore submitted to Council for CONSIDERATION.

Continued

Part Report to Council
Standing Committee of Council on Community Services
March 2, 1978

Page 3

Clause No. 1 Continued

And it was

RECOMMENDED

THAT given the current vacancy rate in the Downtown Eastside, that the City Medical Health Officer proceed with more stringent enforcement of the Lodging House By-law and that the Medical Health Officer report to the Community Services Committee on the number of premises in the Downtown Eastside area which do not currently meet the Lodging House By-law.

The meeting adjourned at approximately 3:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 454

MANAGER'S REPORTDATE March 7, 1978

TO: Vancouver City Council

SUBJECT: Downtown Eastside Housing Brief from D.E.R.A.

CLASSIFICATION: RECOMMENDATION

The Medical Health Officer reports as follows:

"A Brief from D.E.R.A. submitted to the Community Services Committee on March 2, 1978 contained detailed complaints of 25 premises in the Downtown Eastside.

All 25 premises were re-inspected prior to the March 2nd meeting. Although there was agreement with much of the information in the D.E.R.A. brief, our inspectors found many complaints not valid and others overstated. Our detailed reports were circulated to all members present of the Community Services Committee on March 2, 1978.

D.E.R.A. in the same brief also made 6 recommendations on page 4. The first four of these pertain to the Health Department. They are as follows:

1. That the Health Department should serve notice on all lodging housed operators and owners that washrooms, community kitchens, windows and garbage areas are not exempt from the "thoroughly clean and wholesome" provisions of the bylaw and that, after one warning, premises which do not comply with this provision be closed.
2. That when any premise is closed by the Health Department, tenants should be assisted in relocation by the city and refunded any rent owing them.
3. That the Health Department should start closing rooms which have inadequate light and ventilation.
4. That other bylaw infractions should be dealt with by the Health Department on a "one chance is enough" basis. If the violation is included in the Standards of Maintenance Bylaw, we recommend that the city's workmen repair the premises in accordance with the bylaw.

The Health Department has administered the City's Lodging House Bylaw in the belief that Council wished a program of steady improvement of Downtown Eastside housing with closure of those premises which failed significantly below the standard for the area or where the operators consistently refused co-operation in an upgrading program. The Department is equally aware that Council also wished to retain serviceable housing wherever practicable.

The effect of Lodging House Bylaw enforcement is difficult to assess because of the effect of:

- (a) Fire bylaw enforcement often requiring major expenditure, and,
- (b) Continued ageing of old buildings that never were built to a satisfactory standard.

The present situation is as follows:

1. The Carlton and Vanport Hotels are under closure orders.
2. The Cascade Rooms has recently been closed.
3. Charges are pending against other Hotel operators. (6)
4. Many empty lodging houses remain vacant. Approximately 600 rooms were identified (in April 1977) in empty buildings. There is no indication to us that they will be rehabilitated to provide housing. This total does not include hundreds of individual rooms within operating premises which are not in use since we declared them unfit.

5. Over the past five years there has been a reduction of lodging houses of 400 premises out of approximately 1,000 operating in 1973. There has therefore been a population reduction in the downtown Eastside of about 40%.
6. The remaining accommodation is generally much above the standard of five years ago but remains unstable: premises satisfactory today can deteriorate rapidly within days because of a change in or relapse of operators or because of the actions of unmanageable tenants. There is no stability to the situation. Many premises are slowly carrying out renovations. Not all of these are fully sustained but neither are the conditions bad enough to warrant closure.
7. It is unusual in Canada to have as vigorous a program to deal with sub-standard housing. Most cities operate on a "complaint Only" basis. The City Health Department now has five full time housing inspectors in the Downtown Core.

My comments on the D.E.R.A. recommendations are as follows:

1. Cleanliness - If the Health Department undertook closure following one warning only, few premises would be open six months from now.
2. Assistance in relocation following closure notice - this is now carried out by the Social Planning Department.
3. Closing of rooms with inadequate light and Ventilation - In most premises about 50% of the rooms would be closed making the remaining rooms uneconomic to operate. Only front and rear rooms (of the typical long, narrow lodging house) have adequate lighting and ventilation. The light wells of the middle rooms are not sufficient to meet any reasonable standard. Five years ago the Health Department closed all rooms that were solely dependent on light and ventilation from (expanded) corridors.
4. "One chance is enough" enforcement - As with recommendation 1, there would be a wholesale closure. I have no comment on the Standards of Maintenance Bylaw.

For the foregoing reasons, I recommend against the adoption of D.E.R.A.'s recommendations numbers one to four."

The City Manager RECOMMENDS that the recommendation of the City Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 454

MANAGER'S REPORT, MARCH 10, 1978 (WORKS: A1 - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Streets and Lanes in Camosun Bog area for Inclusion in Frank Buck Memorial Park - Blocks 41, 42 and 43, District Lot 139

The City Engineer reports as follows:

"On September 13, 1977, Council approved the recommendation of the Standing Committee on Planning and Development that the City retain ownership of the streets and lanes within the boundaries of the proposed park with a long term lease to the Provincial Government for park purposes.

Following negotiation with the Provincial Government, the Minister of Environment has elected to lease the City-owned lots as well as the streets and lanes within the proposed park boundaries. It is now necessary for Council to pass a Resolution closing and stopping up the streets and lanes in order to legally lease the site.

Therefore, I RECOMMEND that all the portions of street and lane shown hatched on the attached sketch be closed, stopped up and leased to the Provincial Government subject to the following conditions:

- (a) The term of the lease to be 99 years at a rental of \$99.00 for the term to be paid in advance.
- (b) The streets and lanes so closed to be used for park purposes and become part of the Frank Buck Memorial Park.
- (c) The Provincial Government to include Block 41, District Lot 139, in the proposed park.
- (d) A right-of-way for utilities to be retained over all the streets and lanes so closed.
- (e) The provision of a 20-foot sewer easement centered 97.7 feet westerly from the westerly limit of Crown Street and extending from the southerly limit of the lane north of 22nd Avenue to the northerly limit of 23rd Avenue as shown on the attached sketch.
- (f) Any construction or change of grade on any of streets or lanes so closed or on the sewer easement mentioned in (e) above to first be approved by the City Engineer
- (g) Any costs to effect closure and proposed development to be borne by the Provincial Government.
- (h) Upon reasonable notice streets and lanes are to be returned to the street system if they are required by the City for municipal purposes.
- (i) Any agreement to be satisfactory to the City Engineer and the Director of Legal Services."

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

* * * * *

2. Tender No. 56-78-1 Asphalts Liquid and Paving

The City Engineer and the Purchasing Agent report as follows:

"Tenders for the above were opened by the City Manager on February 13, 1978, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

cont'd....

MANAGER'S REPORT, MARCH 10, 1978 (WORKS: A1 - 2)

Clause No. 2 continued:

General Information

Three bids were received and based on a total estimated quantity for a one-year period the tendered prices are as follows:

<u>Item</u>	<u>Shell Canada</u>	<u>Imperial Oil</u>	<u>Chevron Canada</u>
1. MC grades	\$ 51 700	\$ 52 767	No Bid
2. Emulsions	No Bid	No Bid	\$ 36 025
3. 85/100 Grade	\$540 000	\$556 320	\$548 880

The tender required that the stated discount and freight charges remain constant for the duration of the contract; however, the product price could fluctuate in accordance with changes in the Vancouver posted industrial prices.

The working copy of the tabulation is on file in the Purchasing Agent's office.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

The 7% Provincial Sales Tax is in addition to all prices shown in the report and tabulation.

RECOMMENDATION

The City Engineer and Purchasing Agent RECOMMEND acceptance of the bids as follows:

Shell Oil Ltd.

Item 1 - MC Grades

At a total estimated cost of \$ 51 700

Item 3 - 85/100 Grades

At a total estimated cost of \$540 000

Chevron Canada Ltd.

Item 2 - Emulsions

The only bid received at a total estimated cost of \$36 025"

The City Manager RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved, subject to a contract satisfactory to the Director of Legal Services.

3. Local Improvements on the "Initiative Principle" and by "Petition"

The Deputy City Engineer reports as follows:

"First Step

General

As required by the Local Improvement Procedure By-law projects for:

Light Standards
Lane Lighting

as shown on the attached schedule dated March 3, 1978, are advanced to Council on the 'Initiative Principle' and by 'Petition'.

cont'd....

MANAGER'S REPORT, MARCH 10, 1978 (WORKS: A1 - 3)

Clause No. 3 continued:

Information on Projects

(a) Local Streets Not Previously Lighted

Less than 4% of the City's streets are without lighting. Fourteen projects are proposed on local residential and industrial streets.

(b) Arterial Streets With Obsolete Lighting

4th Avenue and 4th Avenue Diversion from Blanca Street to 4th Avenue is being advanced because the present lighting is obsolete, and inadequate for the traffic needs. This lighting, which is suspended from B.C. Hydro wooden poles, was installed at the City's expense 26 years ago. B.C. Hydro will install steel poles for support of trolley wires and street lights, and the wooden poles will be removed. The local improvement charge to abutting owners on this street will be the same as that payable by owners in similar zoning throughout the City.

(c) Lane Lighting Projects

Projects in this group have been selected on the recommendation of the Police Department and are being advanced on the initiative principle in accordance with the Council resolution of September 14, 1973.

Street Lighting and Lane Lighting Projects by "Petition"

Petitions, sufficiently signed by the abutting Property Owners, have been received by the City Clerk for each of these projects.

Capital Funds

Funds for the City's share of these projects are available in the balance of the 1977 Street Lighting Capital Budget, and subject to the approval of Council, in the 1978 Basic Street Lighting Capital Budget."

The Director of Finance reports as follows:

"Second Step

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's Report dated March 3, 1978.

The estimated total cost of these improvements is \$257,516 and the City's share of the cost is \$82,004. I have to report that the necessary financial arrangements can be made to carry out this work, subject to Council's approval of the 1978 Basic Street Lighting Capital Budget."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.
- (b) The City-owned parcels shown on the list attached to the detailed Second Step Report for the Local Improvement projects be declared assessable.
- (c) 4th Avenue and 4th Avenue Diversion from Blanca St. to 4th Avenue and the lanes shown on the attached Schedule dated March 3, 1978 be designated "throughfares" for the purpose of Part II of the Local Improvement Procedure By-law.
- (d) The Court of Revision for the projects listed in the attached schedule dated March 3, 1978 be held at 7:30 P.M., Thursday, May 18, 1978.

FOR COUNCIL ACTION SEE PAGE(S) 442

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

1. Mrs. Clara Lovett: Lifetime Lease

The Director of Legal Services reports as follows:

"Under the Residential Tenancies Act, no lease over three years may be entered into without the approval of City Council.

Mrs. Lovett owned an apartment building at 1575 West 16th Avenue which she sold to Gloucester Court Ltd. on December 31st, 1977. She occupied suite No. 204.

Part of the agreement called upon Gloucester Court Ltd. to grant her a lease of suite 204 for the rest of her life. As this seems to fall under the Act, it requires Council approval. Under the particular circumstances it seems appropriate to grant such approval and I so recommend."

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

2. Rezoning Application: 3655 West 10th Avenue
Lot 12 Amended, Block 55, D.L. 540, Plan 229

The Director of Planning reports as follows:

"An application has been received from Mr. I.R. Gordon of Gordon Import Autos Limited, requesting an amendment to Zoning and Development By-law No. 3575, whereby the property at 3655 West 10th Avenue be rezoned from RS-1 One-Family Dwelling District to C-2 Commercial District for the purpose of:

'providing increased off-street parking for the adjacent automotive dealership to the west.'

Site Description

The site is located on the north side of 10th Avenue between Alma and Dunbar Streets, with a frontage along 10th Avenue of 44 feet and a depth of 125 feet, producing a total site area of 5,500 square feet. (See Appendix A).

The site is zoned RS-1 One-Family Dwelling District and is presently developed with a one-storey plus cellar, single family dwelling, which appears to be in good condition. Lands to the west and north are zoned C-2 Commercial District and are generally developed as such, with the exception of the lot immediately to the north of the site which is developed with a 1½ storey with basement single family dwelling. There is no lane (or dedication for lane purposes) separating the site from the northerly adjoining lot. Dedications have been made at various locations in this block but there is no through lane. To the west, between the site and Alma Street, are two lots owned by Gordon Import Autos Limited, the firm which proposes to redevelop the site for parking.

The C-2 lands to the south, across 10th Avenue, are developed with a service station owned by Imperial Oil Limited. Lands to the east and south east of the site are zoned and generally developed as RS-1 One-Family Dwelling District.

Clause 2 Cont'dBackground

Gordon Import Autos Limited has been involved in the development of both the south-east and north-east corners of the intersection at 10th Avenue and Alma Street since 1937. The history of development in this area prior to June 1956 is difficult to trace as the Development Permit system did not come into existence until that year. However, the Planning Department has been able to piece together this history through Building Permit files and Development Permits subsequent to 1956.

Gordon Import Autos Limited originally managed the gasoline service station on the south side of 10th Avenue in conjunction with their automobile sales and repair service. The station occupied Lots 1-4 (Block 65) which were owned by Imperial Oil Company. In 1952, Gordon Brothers requested that Lot 5 to the east be rezoned from RS-1 to Commercial in order to accommodate their automobile dealership which had outgrown its floor space in the service station building. This extension in commercial zoning was granted by Council at a Public Hearing on October 21, 1952. The site was subsequently developed with an automotive repair building, which was set back 30 feet from the 10th Avenue property line. Drawings filed at that time indicate that the front portion of this lot (30 feet deep by 33 feet wide) was reserved for the future development of a showroom.

In 1954, Gordon Brothers made a second rezoning application to further extend the C-2 zoning on the south side of 10th Avenue onto Lot 6, another adjoining RS-1 zoned lot. The Town Planning Commission and the Technical Planning Board recommended that this rezoning application be refused. Mr. John Gordon appeared before Council in support of the application and Council referred the application to a Public Hearing which was held on January 20, 1955. The rezoning was approved subject to the provision of a landscaped setback and an acceptable form of development.

In reviewing a revised scheme of development in February 1956, the Technical Planning Board approved the proposal subject to the following conditions:

- (1) That the plan be amended whereby the 8" open space between the 1" x 8" cedar boards fence is reduced to not more than 4" and such fence not to exceed 6 feet in height.
- (2) A suitable turn-around be provided on the property behind the landscaped strip when the building is erected on the site.
- (3) That the 24 foot setback be landscaped and maintained, with no advertising, signs, structures or vehicles erected or placed on the said landscaped strip.
- (4) That the future building conform with the same arrangements of setbacks and landscaping.
- (5) That curbs be installed behind the landscaped strip and along the easterly property line to protect the landscaped strip and fence.

The applicant was also to ensure compliance with these conditions by entering into a suitable undertaking with the City. This agreement was signed on April 26, 1956 and the zoning change was enacted by Council on May 17, 1956.

The Building Permit for the showroom proposed in the 1955 rezoning application was approved on June 4, 1956, with Lot 6 being used as a compound for the storage of new and used cars. However, in 1959 a Development Permit Application to add a third building onto Lots 1 - 4 was refused with a note from the Technical Planning Board that

Clause 2 Cont'd

Lot 6 had 'not been developed in accordance with the agreement existing with the City of Vancouver'. The Development Permit file does not define the precise reason for this statement, but a sketch included with the inspection indicates that the lot was being used for the sale of used cars.

Clarification from the applicant indicates that Lot 6 had been paved right to the 10th Avenue property line and was used for the display of new automobiles. The applicant has stated that when this contravention to the existing agreement was brought to the attention of the Company, the blacktopping was removed and the 24 foot landscaped setback along 10th Avenue refurbished.

Between 1960 and 1972, Gordon Import Autos gradually moved their business to its present location on the north-east corner of Alma Street and 10th Avenue. In 1973, Imperial Oil Ltd. had the final remnants of the car dealership removed from the south side of 10th Avenue and the service station modernized. This development did not, and need not, have to comply with the previous agreement, which was only between Gordon Brothers and the City, and was not registered against the property. The growth of the C-2 properties along the south side of 10th Avenue is similar to the request under the present rezoning application.

Proposed Use

The applicant has indicated that he wishes to remove the existing one-family dwelling and use the site for off-street parking. The applicant has further stated that he has no intention of erecting any type of structure on the property and would not provide additional vehicular access from 10th Avenue. It is important to note that once the rezoning is approved, the applicant could apply for a number of outright and conditional uses under the C-2 Commercial zoning such uses being, for example, offices, restaurant etc.

Analysis

The applicant was advised that off-street parking could be considered as a conditional use under the existing RS-1 One-Family Dwelling District. However, the applicant indicated that he was not willing to maintain or provide the necessary front yard requirement (24 feet) which would alleviate the impact of this parking on the existing single family dwellings immediately to the east.

A site inspection has shown that the current off-street parking spaces required for the auto dealership and repair service are being used for the storage of new automobiles and therefore are not available to customers. The rezoning, while possibly providing off-street parking, could lead to future illegal use of the site for storage of new autos as is the case with the current off-street parking.

After reviewing the history and existing situation of this site, the Director of Planning is not prepared to approve the extension of this car dealership into the adjacent single family neighbourhood under a rezoning application or as a conditional use for parking under the existing RS-1 One-Family Dwelling District. There are several reasons for this position:

1. The rezoning and proposed use (or alternative uses defined under C-2) would represent a further, unneeded intrusion of commercial development into the adjacent residential area. There is a general underutilization of C-2 properties in this area for commercial purposes and therefore little need to expand.
2. Examination of this commercial area as a part of the Kitsilano Conversion Areas previously lead the Director of Planning to recommend the rezoning of these C-2 lands to C-2B Commercial. This action was intended to reinforce the

Cont'd . . .

Manager's Report, March 10, 1978 (BUILDING: A-4 - 4)

Clause 2 Cont'd

community oriented nature of this shopping area and encourage good design and proper utilization of land. While the rezoning of existing C-2 lands was not supported by Council, the Director of Planning maintains that this commercial area is presently developed with many uses directly oriented to the local community. The existing automobile showroom and repair shop may be consistent with this character but an expanded business will accommodate a wider market and add further congestion to this commercial area.

3. The single family dwelling which is presently developed on the site appears to be in structurally sound condition and should remain. The Director of Planning believes it inappropriate in this instance to demolish useful residential accommodation for the purpose of providing parking.

Recommendation: The Director of Planning recommends that this application be not approved."

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

FOR COUNCIL ACTION SEE PAGE(S) 443 & 452

A-7

MANAGER'S REPORT, MARCH 10, 1978 (FINANCE: A7-1)

FINANCE MATTERSRECOMMENDATION1. Tax Bills on properties owned
by the City of Vancouver

The Supervisor of Properties and the City Treasurer and Collector report as follows:

"Under By-Law #4805 (commonly known as the Advance Tax Billing By-Law) advance bills are issued on City-owned properties and delivered to the Properties Division for handling. City-owned properties are exempt from taxation and the majority of charges (only a portion of which show on the advance tax bills) are merely for local improvements and/or water rates. Payment is made by an internal transfer of funds.

A number of administrative difficulties have arisen in handling these small amounts on the advance tax bills, and the Director of Legal Services has advised that this situation can be resolved by an amendment to Section 5 of By-Law #4805. Such an amendment would permit the advance tax bills on those tax statements handled by the Properties Division to show a "Nil" amount, the total charge appearing on the regular tax statements issued later.

It is recommended that the Director of Legal Services be requested to prepare a By-Law to amend Section 5 of By-Law #4805 to permit the advance tax bills on those tax statements administered by the Properties Division for the City of Vancouver to show a "Nil" balance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties and the City Treasurer and Collector be approved.

INFORMATION2. POSER and RESER Expenditures

The Director of Social Planning submits information reports twice yearly to City Council on Departmental expenditures made from the Purchase of Outside Services (POSER) and Research (RESER) budgets.

Status of Accounts January 1st to December 31st, 1977

<u>POSER BUDGET \$39,600</u>	<u>Expenditure</u>
Community Facilities Survey Riley Park	\$ 2,500
Survey of Manhattan Apartments	2,500
Childrens Cultural Workshop Britannia	1,300
Sunset Area Youth Project	2,500
Transportation & Urban Resources Study (PYEP)	2,328
Training Program for residents at the Stanley and New Fountain Hotel	250
"Private Money/Public Art - Promotion of Arts in Vancouver" Study.	3,350
Neighbourhood Entertainment Program	3,000
Childrens Place - Pre-school centre for mentally, physically handicapped children (start up)	4,000
Community Ticket Distribution in connection with Heritage Festival	1,000
Special Design Consultant for Urban Reader Vol.5 #3	1,013
Young People's Festival Consultant for Capt.Cook Bi-Centennial Celebrations	3,000

cont'd.....

MANAGER'S REPORT, MARCH 10, 1978 (FINANCE:A7-2)

Clause #2 continued:

Assessment of application to participate in Young People's Festival	2,000
Children's Cultural Workshops	690
	<hr/>
	\$29,431

RESER BUDGET \$29,000

Social Economic Profile of Granville Mall	450
Non Users Survey of Lions I.D. Transportation Service for the Disabled	125
Survey of Social Planning Departments issues and projects	250
Tenant Survey of Manhattan Apartments	175
Hastings Sunrise Area Community Profile Study	4,500
Research into possible uses of Historial Production and the play "1792 etc."	3,000
Feasibility Study for proposed Childrens Centre of the Arts and Science	3,000
Research into Community Festival Programs 1978	1,000
Downtown Health & Fitness Facilities Study	1,500
Researching cost of merging the Social Planning and Planning Libraries	50
Study on the Needs & Programs of the Handicapped Homebound	1,200
Survey on Downtown Eastside Housing Inventory	700
"Organizational Development Project" for Britannia Community Centre	2,200
	<hr/>
	\$18,150

Detailed information about the projects and studies listed above are available in the Social Planning Department.

The City Manager submits the foregoing report of the Director of Social Planning for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 443

MANAGER'S REPORT, MARCH 10, 1978 (PERSONNEL: A8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Attendance by Fire Chief at Metropolitan
Committee Meeting - International Association
of Fire Chiefs

The City Manager reports as follows:

Each year in a selected city in North America, the International Association of Fire Chiefs sponsors a meeting of the Association's Metropolitan Committee. Through panel discussions and guest speakers, participants are afforded the opportunity to gain up-to-date technical data on new procedures and systems that have been introduced within the fire prevention and defence community during the past year.

Fire Chief Konig has advised me that he is of the opinion that the information provided at these meetings is extremely worthwhile and provides him with the opportunity to gain valuable information which might not necessarily be available otherwise. Chief Konig has attended, at his own expense, all Metropolitan Committee meetings for the past eight years.

This year, the Committee is holding their annual meeting in Hawaii, from April 24th to April 27th inclusive, and Chief Konig has been requested to attend as a guest speaker on the subject of "Mobilizing Fire Safety Expertise in Your Community".

Total costs to have Chief Konig attend the Metropolitan Committee are estimated at \$812.00 (including \$50.00 registration fee) and five days leave of absence with pay. The Comptroller of Budgets advises that this amount is available from Appropriation 7090/929 - Travel of City Officials.

Because of the valuable information that Chief Konig has derived from previous meetings and in view of the request to have him attend as a guest speaker, the City Manager RECOMMENDS that approval be given to have Chief Konig attend the Metropolitan Committee Meeting in Hawaii from April 24th to 27th inclusive.

2. Business Orientation Program

The Director of Personnel Services reports as follows:

"The Vancouver Chapter of the Administrative Management Society is again sponsoring a one-week on-the-job training programme for selected students from the Commercial Departments of Vancouver Secondary Schools, April 17-21, 1978. This is the same programme which has been approved by Council in past years.

The students will work as trainees with no salaries, fees or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases, the parents provide their own insurance coverage for the student. The plan is of great value in providing the students with practical experience and also acquaints us with potential candidates for beginning clerical jobs at graduation time.

Several City Departments and the Vancouver Municipal and Regional Employees' Union indicate their willingness to co-operate with the Administrative Management Society in their Business Orientation Programme for students.

I therefore recommend that the City co-operate with the Vancouver Chapter of the A.M.S. by utilizing students as outlined above."

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

cont'd....

MANAGER'S REPORT, MARCH 10, 1978 (PERSONNEL: A8 - 2)

3. Two Additional File Clerks, Health Department

The Medical Health Officer reports as follows:

"The Canada Works program - Management Information Systems Development - Health Department, Project #1347-DX-5, which was submitted by the City of Vancouver to the Federal Department of Manpower and Immigration, was approved for funding for the period July 4, 1977 to June 23, 1978.

The Project staff consists of one (1) Clerk Typist III, who serves as Co-Ordinator of the Project, and four (4) Clerk Typists II. The primary objectives of the Project are:

- (a) To set up a Central Records System for the Central Office of the Vancouver Health Department, encompassing all active records generated by the various divisions of the Vancouver Health Department;
- (b) To set up a condensed version of the Central Records System at each Health Unit of the Vancouver Health Department;
- (c) To assume responsibility, until filing personnel can be hired, for maintaining proper records management procedures for the Central Records System;
- (d) To remove all inactive records from the files of the Central Office and the Health Units for storage in the City Records Centre.

The consultant on this project is Mr. John Chang, Records Manager, Archives & Records Division of the City Clerk's Department, who has given us considerable assistance and advice in the establishment of a workable records system.

In order to ensure the continued efficient operation of the records system, it is essential that two (2) filing clerk positions be established, on a temporary basis in the first instance, as from April 1, 1978 to December 31, 1978 - the first position to be classified as a Clerk Typist III and the second as a Clerk Typist II.

At least a three-month training period will be required and it should develop with the final period of the job creation filing project team now working (The project ends June 23, 1978).

It is recommended that an open-shelf filing system be established, and the following equipment and supplies will be required:

Item 1(a) Two runs - 132" long, single faced, 78" high) (legal size, open-shelf filing)	\$ 1,700.00
1(b) One run - 90" long, single faced, 78" high) (legal size, open-shelf filing)	
1(c) Three (3) retractable work shelves)	
2. File supplies	1,000.00.

The total estimated costs are as follows:

<u>Position</u>	<u>Apr.-Dec. '78</u>	<u>Annual Recurring</u>
One (1) Clerk Typist III, \$886/month Pay Grade 13, 1977 rate	\$ 7,974.00	\$ 10,632.00
One (1) Clerk Typist II, \$785/month, Pay Grade 9, 1977 rate	7,065.00	9,420.00
Fringe benefits (13½%)	2,031.00	2,707.00
Equipment & Supplies	2,700.00	
	<hr/>	
	\$ 19,770.00	\$ 22,759.00

cont'd...

MANAGER'S REPORT, MARCH 10, 1978 (PERSONNEL: A8 - 3)

Clause No. 3 continued:

The Medical Health Officer recommends that:

- (a) One (1) position of Clerk Typist III and one (1) position of Clerk Typist II be established on a temporary basis from April 1, 1978 to December 31, 1978;
- (b) The Director of Personnel Services be directed to review and classify immediately the two (2) positions of Clerk-Typist III and Clerk-Typist II - the effective date of classification to be April 1, 1978;
- (c) The sum of \$19,770.00 be approved in advance of the 1978 operating budget."

However, a large part of this workload relates to administration of programs partially supported by the Provincial Government. The positions should remain temporary for a limited period until suitable Provincial funding for administration costs is obtained.

The City Manager notes that it is almost certain that the Medical Health Officer will subsequently recommend these positions be made permanent. The Administrative Analyst has reviewed the proposal and supports it on the basis of present Health workload.

The City Manager RECOMMENDS that the foregoing report of the Medical Health Officer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 443, 444
d 451

PROPERTY MATTERS

INFORMATION

1. Heritage Building - "A" Category -
Roedde House - 1415 Barclay Street
Lot 19, Block 45, D.L. 185

The Supervisor of Properties reports as follows:

"City Council, at the request of the Board of Parks and Recreation, instructed the Supervisor of Properties to "Investigate and report to Council on the use and cost of upgrading and operating the old Roedde House, in view of its category 'A' heritage designation." Located at 1415 Barclay Street and legally described as Lot 19, Block 45, D.L. 185.

Four options appear to be open as possible uses for the building. The Parks Board in their communication has suggested that it might be used as a Museum. Other options would be that it be put to some commercial use such as Restaurant, Architects or Lawyer's office, or it could be retained in its present use as rental housing accommodation. The final use would be that of Caretaker's quarters with public washrooms installed in a basement.

A preliminary estimate to rehabilitate and restore the building has been compiled as follows:

a. Raise building and install concrete foundation basement and new support timbers.	
	Minimum \$24,000.00
b. Alter building to improve appearance as heritage structure	
	Carpentry \$18,000.00
c. Plumbing - renew	\$ 3,600.00
d. Heating - improve	\$ 2,500.00
e. Electrical	\$ 4,500.00
f. Sprinkler System	\$ 8,500.00
g. Painting	\$ 5,500.00
h. Landscaping & Parking	<u>\$ 6,000.00</u>
	Minimum Estimate <u>\$72,600.00</u>

*Plus Architect's plans and fees.

It is to be noted that the estimate has been calculated on the basis of replacement of materials and not reproduction. To reiterate, as no definite plan has been established to date for use of the building, the requirements and costs would vary with the different options. The Roedde House is situated on a park site and it appears to be impractical to move it off this block, but when the Parks Board develops the block as park, the house should be re-sited to make the best use of the land for park and enhance the appearance of the building.

The operating costs of the house would not be significant if the property were leased as Restaurant, Office, or housing, as these costs would be taken into account when arranging a Lease. If it were used as a Museum, the costs would be significant, but depend upon the days and hours of operation and whether a charge were made for admittance.

This estimate can be used as a general guide only. The different uses would require different alterations and in the case of a caretaker's unit and public washrooms would require considerably higher plumbing and alteration costs.

MANAGER'S REPORT, MARCH 10, 1978 (PROPERTIES: A9 - 2)

Clause No. 1 continued:

It has recently come to our attention through discussions with Mr. Rob Watt, Curator of the Centennial Museum, that both the Vancouver Historic Society and the Arts Council Heritage Committee are interested in preservation of the Roedde House. Mr. Watt is the President of the Vancouver Historical Society and is enthusiastic about preservation of the house.

The Arts Council Heritage Committee has committed a \$500.00 grant for a restoration Architect to study the cost of restoring the exterior and renovating the interior. Their aim is to preserve the house, if the study proves it feasible, through private donations with a minimum of Civic funds required. The initial feeling is that there could be a multi use for the building with the foyer and the parlor on the main floor being restored and used as a community facility, the second floor remodelled and possibly used as offices for income purposes with the basement as Caretaker's quarters. In this way, it is envisaged that the property could be self-supporting."

Comments of the Vancouver Heritage Advisory Committee

At its meeting on February 27, 1978, the Heritage Committee considered the above Manager's report. The following is an extract of the minutes of the meeting:

"The Committee considered a draft Manager's report on the Roedde House, 1415 Barclay Street outlining the cost of renovations, and possible uses of the restored building.

The Committee observed that as an owner of Heritage buildings, the City should set an example for other owners by preserving its buildings.

It was therefore

RESOLVED that the City of Vancouver should be encouraged to proceed with the upgrading of the Roedde House in consultation with a restoration architect.

The City Manager submits the foregoing report of the Supervisor of Properties and the comments of the Vancouver Heritage Advisory Committee to Council for INFORMATION.

RECOMMENDATION

2. Rent Review of City Property -
N.W. Corner of Beach Avenue and
Burrard Street

The Supervisor of Properties reports as follows:

"City Lot C, Block 14, D.L. 185, is leased to Gordon Lee Horie for 15 years from January 1, 1973, for parking purposes at a base rent of \$192.00 per month, plus additional rent in the amount by which 70% of the gross exceeds \$4,200.00 per year.

The rent is subject to review as of January 1, 1978, and after negotiation, the following agreement has been reached:-

- A. The base rent to be increased to \$250.00 per month as of January 1, 1978.
- B. In addition, for any calendar year, the Lessee to pay to the City the amount by which 70% of the gross receipts derived from the operation exceed \$3,000.00 in any calendar year.

cont'd....

Clause No. 2 continued:

- C. The Lessee to have the same right as the City in that he can give the City 12 months notice to cancel the lease.
- D. The City to approve the Assignment of the Lease to Trans Marine & Dock Ltd., and a sub-lease from Trans Marine & Dock Ltd., to the Essington Sternwheeler Wharf Ltd., subject to the assignee agreeing to the head lease being amended as detailed above.

The Supervisor of Properties considers the agreement realistic."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

- 3. Lease of office space at 515 West 10th Avenue for Champlain Heights Development Group and Economic Development Department

The Supervisor of Properties reports as follows:

"On October 25, 1977, City Council approved a report from the Director of Permits and Licenses dated October 21, 1977, which contained in part, a request to seek space for the Champlain Heights Group outside of City Hall.

Space was found on the fourth floor of 515 West 10th Avenue, consisting of 1,237 square feet which was being held on option to an adjacent tenant. The owners agreed to allow the City to utilize 605 square feet; until such time as the adjacent tenant exercised his option to occupy the space. Further, in the event that the option was exercised by the tenant, the owners covenanted to provide suitable alternate accommodation.

On November 8, 1977 it was determined that additional space would be required for the newly formed Economic Development Department and in this regard a search was conducted to determine if there was space available at 515 West 10th Avenue. It had been determined that there was insufficient room in the area occupied by the Champlain Heights Group to accommodate both parties.

On December 15, 1977 the building was sold to Vancouver City Savings Credit Union who stated that the tenant adjacent to the Champlain Heights Group intended to exercise his option to occupy the area presently leased to "Champlain". Vancity further stated that the smallest rentable area available consisted of approximately 1,390 square feet.

Negotiations continued, and in a letter from Vancouver City Savings Credit Union dated February 16, 1978, it was proposed that the Champlain Heights Group would be allowed to remain in its present office providing they paid for the total area occupied.

Vancouver City Savings Credit Union, in a letter dated March 6, 1978 agrees to:

- (a) Lease Suite #402 to the Champlain Heights Group from April 1, 1978 to March 31, 1980 inclusive.
 - (i) Two year option to renew subject to a prior option in favour of the adjoining tenant.

cont'd....

MANAGER'S REPORT, MARCH 10, 1978 (PROPERTIES: A9 - 4)

Clause No. 3 continued:

- (ii) Area = approximately 1,237 square feet.
- (iii) Rental Rate = \$8.75 per square foot net, or approximately \$900.00 per month net.
- (b) Lease Suite #405 to the Economic Development Office from April 1, 1978 to March 31, 1980 inclusive.
 - (i) Two year option to renew
 - (ii) Area = approximately 1,389 square feet
 - (iii) Rental Rate = \$8.75 per square foot net, or approximately \$1,012.00 per month net.
 - (iv) To provide a \$2.00 per square foot leasehold improvement allowance.
 - (v) One month rental abatement effective April 1, 1978.

The lessee covenants to:

- Be responsible for lampage estimated at \$0.55 per square foot per annum.
- The pro rata share of property tax increases and operating expenses over the base year 1977.
- Pay \$25.00 per month underground parking per vehicle-if required.
- Supply rugs and construct offices in Suite #405.

It is noted that this accommodation is comparable to new office space such as contained in the City Hall complex and therefore the rental by reason of being convenient and better suited to the office needs of the Champlain Heights Project Manager, and the Economic Development Officer is considered appropriate.

It is recommended that the City enter into lease agreements on the terms outlined above satisfactory to the Director of Legal Services, to accommodate the Champlain Heights Development Group and the Economic Development Department, at 515 West 10th Avenue."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Properties be approved.

4. 475 Main Street - By-Law Fines Collection Offices and Police Offices

The Supervisor of Properties and the City Architect report as follows:

"City Council, November 9, 1976, authorized the extension of the lease of this privately owned office building until March 31, 1978, at a gross rental of \$18,533.17 per month, which includes the City paying for the electric light and supplying janitor service. The building is utilized by the City and the Province as shown below and the rent is shared on this basis.

cont'd....

MANAGER'S REPORT, MARCH 10, 1978 (PROPERTIES: A9 - 5)

Clause No. 4 continued:

<u>COMMON AREA</u>	<u>CITY BY-LAW FINES COLLECTION</u>	<u>POLICE & BY-LAW PROSECUTOR</u>	<u>PROVINCE TRAFFIC COURTS</u>
Main Floor	--	3,155 sq.ft. (Police)	--
2nd Floor 3,420 sq.ft.	1,834 sq.ft.	1,818 sq.ft. (Police and By-Law Prosecutor)	8,686 sq.ft.
Pro-rata Gross Rent Per Month:	\$2,194.67	\$5,951.50	\$10,387.00

At the time the renewal was negotiated, it was hoped that the renovations to the Public Safety Building at 312 Main Street would be completed, and that the Police operations would be relocated to that building before the lease expired. Unfortunately, because of construction problems relating to difficult excavations, the date of occupancy has been set back to July 31, 1978. The Provincial Traffic Courts also had hoped to relocate to premises more suitable to them but will now enter a short term lease for the second floor.

It was the original intent that during the phasing in of the City By-Law Fines Collection office that it be located near the Provincial Courts operations. The phasing in is now complete, and more suitable space in close proximity to the Police Enforcement Groups at 312 Main Street is available at a more reasonable rent.

We have, after negotiation, received the following offer from Blue Line Holdings Ltd. (Police Union) to rent a portion of their new air-conditioned concrete office building located at 190 Alexander Street (Main and Alexander) to accommodate the City By-Law Prosecutor and the City By-Law Fines Collection offices.

The City to lease 2,550 sq.ft. for a five (5) year term, commencing May 1, 1978 at a rent of \$1,700.00 per month, plus an additional \$60.00 per month for two parking stalls.

The full detail of the offer is shown in Appendix A. The premises are considered suitable and the rent reasonable.

The total rent for 1978 for superior accommodation; an area 716 sq.ft. larger than the existing accommodation and two parking stalls would be \$1,887.50 per month representing a saving of \$307.17 per month from the existing pro-rata rent of \$2,194.67 per month.

The additional square footage is required to eliminate present congestion at 475 Main Street and to provide an office for the City By-Law Prosecutor.

The City Architect advises that the estimated costs for leasehold improvements and moving expense to 190 Alexander Street are shown below. Since the existing floor is bare concrete, and because of the high noise level and stand-up activities of the by-law fines operation, carpet is recommended and has been included in the estimate.

Leasehold Improvements	\$18,250.00	
Less Floor Covering Credit From Lessor	<u>1,275.00</u>	
	\$16,975.00	\$16,975.00
Electrical Alterations		1,600.00
Telephone Installation		250.00
Moving Expense		<u>700.00</u>
		\$19,525.00

cont'd....

MANAGER'S REPORT, MARCH 10, 1978 (PROPERTIES: A9 - 6)

Clause No. 4 continued:

City's lease of 475 Main Street expires on March 31, 1978, but, the new premises at 190 Alexander Street will not be ready until May 1, 1978.

The Supervisor of Properties advises that the Province will be taking over the lease of the second floor of 475 Main Street as of April 1, 1978, and will sub-lease space to the City for the month of April on the following terms:

Rent - \$1,903.00 per month in advance
Heat - Province to supply
Janitor Service - City to supply
Electric Light - City to pay pro-rata cost

The Supervisor of Properties has also made the following arrangements:

(a) Police Operation to Continue on Main Floor of 475 Main Street (3,155 sq.ft.)

Pender Main Investments et al, will lease this area to the City on the following basis:

Term: Month-to-month basis from April 1, 1978 with 3 months certain.

Rent: \$2,100.00 per month payable in advance.

Electric Light: City to pay cost

Janitorial Service: City to supply

(b) Police Operations to Continue on Second Floor of 475 Main Street (1,818 sq.ft.)

The Province has agreed to sub-lease to the City on the following terms:

Term: Month-to-month from April 1, 1978 for 3 months certain.

Rent: \$1,887.00 per month in advance

Janitorial Service: City to supply

Electric Light: City to pay pro-rata portion

The rents charged by the Province are a pro-rata portion of the rent that will be charged by Pender Main Investments.

The City will continue to supply janitor service for the whole of 475 Main Street until June 30, 1978, and the Province has agreed to pay the City \$6,336.46 for April, May, and June as their share of the costs.

The Director of Finance advises that the funds will be included in the 1978 Revenue Budget for the rental and improvement costs.

Therefore, it is recommended that the City enter into the following leases drawn to the satisfaction of the Director of Legal Services and the Supervisor of Properties.

- a) With Blue Line Holdings Ltd. commencing May 1, 1978, for 2,550 square feet of the third floor of 190 Alexander Street for the City By-Law Fines Collection Office and the City By-Law Prosecutor for five years with an estimated moving and leasehold improvement cost of \$19,525.00 at an initial gross rent of \$1,887 per month (includes all outgoings, electric light and two parking stalls).

cont'd....

MANAGER'S REPORT, MARCH 10, 1978 (PROPERTIES: A9 - 7)

Clause No. 4 continued:

- b) With the Province for approximately 1,834 square feet of the second floor of 475 Main Street for the month of April 1978. For the By-Law Fines Collection Office and the By-Law Prosecutor at a rent of \$1,903.00.
- c) With Pender Main Investments et al, for 3,155 square feet of the main floor of 475 Main Street on a month-to-month basis with a three months certain, for the Police Department at a rent of \$2,100.00 per month.
- d) With the Province for approximately 1,818 square feet of the second floor of 475 Main Street on a month-to-month basis with a three months certain. For the Police Department operation at a rent of \$1,887.00 per month.

The City Manager RECOMMENDS that the foregoing recommendation of the City Architect and Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 444

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

I

MARCH 2, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, March 2, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Gerard
 Alderman Marzari

ABSENT: Alderman Ford

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of February 9, 1978 and a part report of the Community Services Committee meeting of February 16, 1978, were adopted.

RECOMMENDATION

1. Strathcona, Thunderbird Community
 Recreation Youth Workers

The Committee had before it for consideration a Manager's report dated January 9, 1978, (copy circulated) in which the Superintendent of Parks and Recreation reported on the history of the Strathcona and Thunderbird youth recreation projects which were originally approved by City Council in April 1975.

In the report, the Superintendent of Parks and Recreation recommended the establishment of two permanent youth workers - one at Thunderbird and one at Strathcona - and the approval of casual staff assistance, auto allowance and program expenses for both projects at a total cost in 1978 of \$31,706 and \$29,906 respectively.

In the Manager's report, the Director of Social Planning concurred with the recommendations of the Superintendent of Parks and Recreation. However, the City Manager, noting the program represents an increase in costs, that it had previously been predicated upon receiving C.A.P. funding and because two additional people will have to be hired, had submitted the matter for the Committee's consideration.

Appearing before the Committee on this matter were representatives of the Park Board, and following discussion, it was

RECOMMENDED

- A. THAT the following permanent positions be established subject to classification by the Director of Personnel Services at an estimated annual cost of \$36,826:

Youth Worker - Thunderbird Youth Project
 Youth Worker - Strathcona Youth Project

- B. THAT casual staff assistance, auto allowance and program expenses be approved for the Strathcona Youth Project at an annual cost of \$11,493.

Continued . . .

Report to Council
 Standing Committee of Council on Community Services
 March 2, 1978

(I-2)

Clause No. 1 Continued

- C. THAT casual staff assistance, auto allowance and program expenses be approved for the Thunderbird Youth Project at an annual cost of \$13,293.

INFORMATION

2. Sale of Surplus City Furniture and Equipment - Anna Wyman Dance Theatre

Under procedures approved by City Council on April 23, 1974, the Committee has authority to approve the sale of surplus City furniture and equipment with an auction value over \$300.00 to non-profit organizations for a nominal sum (\$10.00 or 10% of auction value, whichever is greater).

The Committee had before it for consideration a form (copy circulated) containing the request of Anna Wyman Dance Theatre for surplus City furniture and equipment valued at \$565.00 which would be sold for \$60.46.

The Director of Social Planning had recommended approval by the Standing Committee.

Following brief discussion, it was

RESOLVED

THAT the request of the Anna Wyman Dance Theatre for surplus City furniture and equipment valued at \$565.00 be approved and the furniture and equipment be sold to the organization for \$60.46.

RECOMMENDATION

3. Sale of Surplus City Furniture and Equipment to Non-Profit Organizations - 1976/1977

The Committee had before it for consideration a Manager's report dated February 8, 1978 (copy circulated) in which the Director of Social Planning reported on the volume of surplus City furniture and equipment which was sold to non-profit organizations during 1976 and 1977 for 10% of the auction value or \$10.00 under procedures approved by City Council on April 23, 1974.

It was noted that in 1976, \$8,339.00 worth of surplus furniture and equipment was sold for \$910.30 and in 1977, \$13,799.00 worth of furniture and equipment was sold for \$1,492.00.

Following brief consideration, it was

RECOMMENDED

THAT the Manager's report dated February 8, 1978, on the sale of surplus City furniture and equipment to non-profit organizations in 1976 and 1977 be received.

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 2, 1978

(I-3)

4. Liquor Permit Application - 2052 Kingsway

The Committee had before it for consideration a Manager's report dated February 20, 1978, in which the Director of Planning reported on the application of Mr. Gerry Akerboom, Jr. for Development Permit Application No. 79513 for premises at 2052 Kingsway as follows:

'The above noted Development Permit Application has been filed to use a portion of the main floor of the existing building as a holding bar area, in conjunction with the existing restaurant.

This development is situated on the south side of Kingsway, east of Victoria Drive.

The proposed holding bar development will provide an assembly area of approximately 161 sq. ft. (7.3% of the floor area of the restaurant). For Council's guidance, the City Building Inspector has advised that having regard to the City Building By-law requirements, the holding bar could accommodate a maximum of 16 people.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning is prepared to approve this Development Permit Application subject to revised drawings being submitted to comply with all City and Provincial Regulations, but before making a final decision, is referring the application to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet.'

Appearing before the Committee on this matter was a representative from Planning Department.

Following brief consideration, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 79513 to Mr. Gerry Akerboom, Jr. to use a portion of the main floor of 2052 Kingsway as a holding bar area in conjunction with the existing restaurant.

5. False Creek Neighbourhood Pub

The Committee had before it for consideration a report dated February 28, 1978, from the City Clerk (copy circulated) which reported on the results of a petition plebiscite taken at the instruction of Council in a four-block walking distance of the proposed pub location at 610, 611 and 612 Stamps Landing as applied for by Mr. G. Fearnside.

Appearing before the Committee on this matter was the City Clerk, and during discussion, it was noted from his report that 70.8% of those voting in the petition plebiscite voted "Yes" to the establishment of a neighbourhood pub at 610, 611 and 612 Stamps Landing. A 60% vote in favour is required by Council resolution of February 25, 1975, for approval by Council of neighbourhood pubs.

Continued

Report to Council
 Standing Committee of Council on Community Services
 March 2, 1978

(I-4)

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

THAT the application of Mr. G. Fearnside to operate a neighbourhood pub at 610, 611 and 612 Stamps Landing be approved subject to the applicant complying with all relevant City by-laws and regulations.

6. Emergency Services Implementation Committee

The Committee had before it for consideration a Manager's report dated February 20, 1978 (copy circulated) in which the Director of Social Planning reported on the functions of the Emergency Services Implementation Committee.

Appearing before the Committee to speak to this report was a representative of the Director of Social Planning, who pointed out that the report was merely for information and that there would be a further report in approximately six months which will include a review of psychiatric services and agency follow-up systems.

Following brief discussion, it was ,

RECOMMENDED

THAT the Manager's report dated February 20, 1978 on the Emergency Services Implementation Committee be received.

7. Macs Milk Store, 1055 Denman Street

The Committee had before it for consideration a Manager's report dated February 14, 1978 (copy circulated) in which the Director of Permits & Licenses reported on the complaint of Mr. M. Gaska of 1825 Comox Street regarding the operation of the Macs Milk Store at 1055 Denman Street.

It was noted from the report that Mr. Gaska had previously complained about the operation of this particular store and his earlier complaint had been dealt with by the Community Services Committee on September 28, 1977, at which time the Director of Permits & Licenses was instructed to persuade the operator of the store to lock the rear door of his premises at 11:00 P.M. and to chain off the offending parking area at the same time.

In the report, it was noted that no other complaints had been received respecting this operation or the conduct of the patrons of this store.

Appearing before the Committee on this matter were a representative of the Director of Permits & Licenses, the complainant Mr. M. Gaska and the operator of the store Mr. M. Jamal.

Mr. Gaska advised the Committee that the chain across the entrance to the parking lot had only been in place on four occasions. However, it was noted from the report that the chain and lock had been removed by persons unknown and the store manager advised the Committee that a new, more secure chain has now been installed.

Continued . . .

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Clause No. 7 Continued

Mr. Gaska circulated to the Committee letters of complaint from residents of the apartment building he lives in at 1825 Comox Street and a petition signed by approximately 100 persons. However, Mr. Gaska retained possession of these materials.

During discussion, it was the feeling of the Committee that the City has done everything possible in an attempt to cut down on the noise at the rear of the store which is disruptive to Mr. Gaska and other tenants of 1825 Comox Street, and the store manager indicated that the rear door will continue to be locked at 11:00 P.M. and a chain blocking off the rear parking lot will be erected each night at 11:00 P.M.

Following discussion, it was

RECOMMENDED

THAT the Manager's report dated February 14, 1978, on the Macs Milk Store at 1055 Denman Street be received and the Director of Permits & Licenses be requested to report further on this subject in three months.

8. Downtown Community Workers re Chronic Alcoholics

The Committee had before it for consideration a Manager's report dated February 9, 1978 (copy circulated) in which the Director of Social Planning reported on the issues raised by Mrs. May Gutteridge in a letter to the Community Services Committee dated December 7, 1977.

Appearing before the Committee on this matter were a representative of the Director of Social Planning, members of various Downtown Community workers, including Mrs. M. Gutteridge, and Commissioner John Russell of the Alcohol & Drug Commission.

It was noted from the Manager's report that the Community workers are complaining about the inability to cope with approximately 300 persons who are chronic alcoholics and constant users of social and health services.

There was a wide ranging discussion on the continuing problem of chronic alcoholics during which the community workers stated they are unable to get any beneficial treatment for the chronic alcoholic who is unable to make his own decisions. (A letter dated March 2, 1978, from M.L.A. Emery O. Barnes and a list of incidents at Cordova House had been distributed by the community workers to the Committee during discussion. Copies are on file in the City Clerk's office.)

It was suggested by the community workers that close co-ordination of existing services may be of some assistance in approaching this problem. It was also noted there is a lack of facilities for the chronic alcoholic and that detoxification centres will not accept an alcoholic who has been in the detoxification centre during the previous fourteen days.

Mr. Russell of the Alcohol & Drug Commission pointed out that the Commission operates the Pender Street detoxification centre, that it provides funds for the Salvation Army detoxification centre and that the Commission has committed itself to opening a compulsory detoxification centre to replace the City jail.

Continued

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(I-6)

Clause No. 8 Continued

There was some discussion on why Section 64(a) of the Provincial Summary Convictions Act is not utilized as it specifies that a physician may authorize a person under the influence of alcohol to be held for treatment, and it was noted that the section is not used because there is a lack of facilities in which to treat the chronic alcoholic and that there is no guaranty that the use of this legislation would cure anyone afflicted with chronic alcoholism. In addition, there is no legislation providing for custody of a person referred for treatment under Section 64(a); that a person referred under this section can simply walk away from any treatment centre.

In addition to the need for facilities which such persons can be sent to, it was also suggested that there may be a need for a special prosecutor and judge who would handle the processing of persons under Section 64(a).

Following discussion, it was

RECOMMENDED

- A. THAT the Community Services Committee inquire of appropriate persons the reasons why Section 64(a) of the Summary Convictions Act is not used to refer chronic alcoholics for treatment; such inquiries to also seek comment on the custodial aspects of treating alcoholics.
- B. THAT the Director of Social Planning, in co-operation with the Downtown Community workers, prepare an inventory of facilities and services currently available to chronic alcoholics.

The meeting adjourned at approximately 3:30 P.M.

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REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES AND FINANCE & ADMINISTRATION

MARCH 2, 1978

A Joint meeting of the Standing Committees of Council on Community Services and Finance & Administration was held on Thursday, March 2, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy
Alderman Brown
Alderman Gerard
Alderman Gibson (Up to Grant No. 26)
Alderman Marzari
Alderman Puil

ABSENT: Alderman Ford

COMMITTEE CLERK: H. Dickson

RECOMMENDATION1. "Italian Spring Carnival"

The Committee had before it for consideration a memorandum dated March 1st, 1978, from the Mayor (copy circulated) in which he advised that the Italian Immigrants Association, in cooperation with the Italian Consulate and the Consular Committee for Italian Activities in Vancouver, requested City approval of its application to the Liquor Control & Licensing Branch for permission to serve wine, beer and liquor at the "Italian Spring Carnival" on March 3rd, 4th and 5th, 1978, at the Italian Cultural Centre, 3075 Slocan Street.

Owing to an oversight and misunderstanding, the organizers of the event did not apply in time for processing by Council in the normal manner and the application was therefore submitted to today's joint Committee meeting.

Following brief discussion, it was

RECOMMENDED

THAT the application of the Italian Immigrants Association to serve wine, beer and liquor at the "Italian Spring Carnival" at the Italian Cultural Centre on March 3rd, 4th and 5th be approved, subject to the following conditions:

- a) Approval by the Chief Constable;
- b) Any food concessions to be approved by the City Health Department;
- c) The applicant obtaining the necessary special event liquor permits from the Liquor Control & Licensing Branch;
- d) Proper supervision by the organizers;

FURTHER THAT the Liquor Control & Licensing Branch be advised that the City has no objection to the issuance of a permit to allow the sale of wine, beer and liquor at this event.

Continued

Report to Council
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 and Finance Administration
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(II-2)

CONSIDERATION AND RECOMMENDATION

2. Civic Grants for Community Services

The Committee had before it for consideration a Manager's report dated February 22, 1978 (copy circulated) in which the Director of Social Planning reported on the first quarter community services grant applications for 1978.

In the report the Director of Social Planning reported on forty-six grant applications totalling \$1,079,225.00 and he recommended approval of forty-one grants totalling \$812,056.00.

All grant applicants had been notified by the City Clerk's office of today's meeting and most of them were in attendance.

It was pointed out by the Chairman that submissions from grant applicants are not heard at this time; however, four or five applicants were called upon to answer questions from the Committee. Applicants may appeal Council's decision on their grants.

Appearing before the Committee to speak to the report were several members of the Social Planning Department headed by Deputy Director D. Purdy who advised the Committee that the Social Planning Department is currently examining another fourteen grant applications for \$405,000.00 and these will be the subject of the next grants report.

In the Manager's report, the Director of Social Planning reported that the Council process for considering civic grant requests for community services is as follows:

- "a) A joint committee meeting of Community Services and Finance & Administration;
- b) The joint committees grant recommendations are forwarded to Council; and
- c) Agencies and groups wishing to do so may appeal Council's decision at a subsequent Council meeting. "

The Director of Social Planning proposed that grant appeals could be heard when full Council votes on the grant requests, but the City Manager recommended that the processing of grants by the Committee and Council remain as in past years.

Following brief introductory comments by the Deputy Director of Social Planning, the Committee then considered each grant application individually, hearing comments on each by the Social Planning representatives and making recommendations.

One member of the Committee left the meeting during consideration of the grants, resulting in a number of tie votes.

On the application of the Y.W.C.A. Rooms Registry (No. 44), a representative of the Y.W.C.A. distributed an information sheet (Schedule "A") at the meeting (copy circulated), which indicated a reduced demand for service and the expanded use of volunteers has resulted in a reduced budget for 1978. Accordingly, the Y.W.C.A. had reduced its 1978 grant request to \$16,224.00 for the Y.W.C.A. Rooms Registry.

Continued

Report to Council
 Standing Committees of Council on Community Services
 and Finance Administration
 March 2, 1978

Clause No. 2 Continued

Following discussion, it was

RECOMMENDED

A. THAT the following process for considering civic grant requests for community services be continued:

- i) A joint committee meeting of Community Services and Finance & Administration;
- ii) The joint committees grant recommendations are forwarded to Council; and
- iii) Agencies and groups wishing to do so may appeal Council's decision at a subsequent Council meeting.

B. THAT civic grants totalling \$789,601.00 be approved, subject to any terms and conditions suggested by the Director of Social Planning in the Manager's report dated February 22, 1978, and in the amounts as recommended by the Committee in the right hand margin of Appendix I of the Manager's report.

TIE votes resulted on recommendations to approve five grants totalling \$78,843.00 and they are therefore submitted to Council for CONSIDERATION as follows:

<u>A grant of</u>	<u>Organization</u>	<u>Grant No.</u>
\$14,525	Strathcona Children and Youth Services Advisory Committee	30
\$20,000	Vancouver Neurological Centre	35
\$13,318	Vancouver Status of Women	38
\$25,000	Vancouver Volunteer Centre	40
\$ 6,000	Vancouver Counselling Service	41

The Committee recommended that the grant application of the Y.W.C.A. Coop Homes for Single Parents (No. 46) for a grant of \$21,736.00 be DEFERRED to the Council meeting of Tuesday, March 14th, 1978, and that the Director of Social Planning provide additional information on this application at that time.

The meeting adjourned at approximately 5:15 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 446-451