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CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, September 21, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2:00 p.m.

PRESENT: Mayor Phillips  
Aldermen Bird, Bowers, Boyce, Cowie,  
Harcourt Kennedy, Marzari,  
Rankin, Sweeney and Volrich

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

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

ADOPTION OF MINUTES

MOVED by Ald. Bird

SECONDED by Ald. Bowers

THAT the minutes of the following meetings be adopted.

- (a) Special Council (Public Hearing) - August 25, 1976,
- (b) Special Council (Public Hearing) - August 26, 1976,
- (c) Regular Council of August 31, 1976, (with the exception of the 'In Camera' portion)
- (d) Special Council (Public Hearing) - September 2, 1976.

- CARRIED UNANIMOUSLY

Alderman Sweeney requested to be recorded as being on Civic Business at the time of the Special Council (Public Hearing) of August 25, 1976, and Special Council (Public Hearing) of September 2, 1976. The Mayor so directed.

APPRECIATION - MRS. GWEN FAIRLEY

Alderman Rankin paid tribute to the service rendered to the City in the City Manager's Office by Mrs. Gwen Fairley, while occupying the position of Secretary to the City Manager and, therefore, it was

MOVED by Ald. Rankin

THAT Council express its appreciation to Mrs. Gwen Fairley for her thirty-one years of efficient and conscientious service to the City.

- CARRIED UNANIMOUSLY

At this point in the Meeting, Council agreed to vary the agenda to deal with the City Manager's report 'B', By-laws 1, 2, 3 and 4, and Resolution 'G', due to the time factor involved.

B. Manager's Report  
(September 13, 1976)

City of Vancouver Bond Issue  
in Euro-dollar Market.

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

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

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No.5002.  
(Borrowing Authority for N.I.P).

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

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

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

2. BY-LAW TO CONTRACT A DEBT BY THE  
ISSUE AND SALE OF DEBENTURES IN  
THE AGGREGATE PRINCIPAL AMOUNT OF  
\$10,000,000 IN LAWFUL MONEY OF THE  
UNITED STATES OF AMERICA FOR THE  
OBJECTS SET OUT IN SCHEDULE "B".

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

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

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO CONTRACT A DEBT BY THE  
ISSUE AND SALE OF DEBENTURES IN  
THE AGGREGATE PRINCIPAL AMOUNT OF  
\$5,000,000 IN LAWFUL MONEY OF THE  
UNITED STATES OF AMERICA FOR THE  
OBJECTS SET OUT IN SCHEDULE "B".

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

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

- CARRIED UNANIMOUSLY

4. BY-LAW AUTHORIZING THE CITY TO ENTER  
INTO VARIOUS AGREEMENTS IN CONNECTION  
WITH ISSUANCE OF DEBENTURES AUTHORIZED  
SEPTEMBER 21, 1976.

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

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

- CARRIED UNANIMOUSLY

MOTION

MOVED by Ald. Volrich

SECONDED by Ald. Bowers

THAT WHEREAS the City of Vancouver has authorized the issuance  
of debentures in the aggregate principal amount of U.S. \$10,000,000  
bearing interest at the rate of 8-3/4 per centum per annum,  
maturing in 1988 and debentures in the aggregate principal amount  
of U.S. \$5,000,000 bearing interest at the rate of 8-1/4 per centum  
per annum, maturing in 1981;

Cont'd.....

MOTION (Cont'd)

THEREFORE BE IT RESOLVED THAT the City issue a final Prospectus substantially in the form of the preliminary Prospectus dated September 10, 1976, with such changes as to the Director of Finance or the City Manager seem appropriate and the Director of Finance and the City Manager are hereby authorized to make any such changes to the said preliminary Prospectus.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers

SECONDED by Ald. Sweeney

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

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS & DELEGATIONS

1. Grant Appeals

Consideration of this item was deferred until this evening,  
pending the hearing of delegations.

2. Proposed Amendments to the Fire  
and Building By-laws.

City Council, at its meeting on August 31, 1976, when considering proposed amendments to the Fire and Building By-laws resolved the matter be deferred to the next meeting of Council to give the Committee of Tenants at 1101 Nicola Street, and others, an opportunity of studying the by-laws.

Before Council this day were delegation requests from:

The Rental Housing Council of B.C.,

Committee of Tenants at 1101 Nicola Street,

Apartment Tenant Owners Association,

Apartment and Lodging House Association.

MOVED by Ald. Bowers

THAT the requests from the above organizations to make representations this day, be approved.

- CARRIED UNANIMOUSLY

Council heard the following delegations:

Mr. J. Whitworth, Rental Housing Council of B.C., addressed Council and filed a brief which concluded with the following recommendations:

"That Council

- (1) Call for a broad and impartial study by such a committee on the implications of the Fire By-law and its possible modifications with emphasis on improving life protection against fire in existing buildings.

Cont'd.....

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Proposed Amendments to the Fire and Building By-laws (Cont'd)

- (2) Call for a technically based, impartial study on the reliability and effectiveness of early warning smoke and fire detectors in residential buildings in Canada with particular reference to the City of Edmonton and the Manitoba Public Insurance Corporation.
- (3) Review the Fire By-law in the light of these studies, and if appropriate, allow such detectors as an alternate means of upgrading residential buildings to obtain optimum life safety, building security and cost benefits with the least possible impact on the occupants.
- (4) Spend a fraction of the millions required for proposed building changes, on bringing information to the public in schools, via newspapers and radio, on fire prevention, road safety and accident prevention, through a Director of Public Safety, who can draw on Fire, Police and Workers Compensation Board records to inform and educate the public to safer living."

Mr. F. Cottman, representing the Committee of Tenants at 1101 Nicola Street, spoke to the Committee's brief which was circulated to Council. The brief concluded with the following suggestions:

- "(1) Put in place an appeal procedure as previously described to be effective as soon as Victoria has amended the City Charter.
- (2) Hold in abeyance all orders, already issued, to comply with the Fire By-law, and issue no further orders until such time as the appeal procedure is in effect.
- (3) Embody in a resolution the statement that it is not Council's intention to require the upgrading of existing buildings which, as constructed, provide an acceptable degree of life safety.
- (4) Request a report from the Director of Social Planning on the social consequences of removing the existing exemption for rooming houses, etc.
- (5) Request a report from the Police Department on the possible increase in the crime rate which would result from the requirement for solid fire doors, and fire escapes to street level. Until that has been considered by Council, retain the existing conditions.
- (6) The City Building Inspector has stated that he would find acceptable, as an alternative to sprinklers etc., as specified in the proposed amended Section 40 (7) (c), the provision of smoke detectors in each suite, with automatic door closers on the entry door providing he can be satisfied that the smoke detector meets certain performance standards.
- (7) We ask that Council request a study of smoke detectors from Mr. Hebert, who has expressed a willingness to do that. "

Cont'd.....

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Proposed Amendments to the Fire and Building By-laws (Cont'd)

Mrs. E. Wilson, representing the Apartment Tenant Owners Association, addressed Council and filed a brief. The brief requested that Council reconsider the proposed amendments to the Fire By-law. Mrs. Wilson indicated that the cost to the Association members to comply with the proposed amendments would be excessive. The brief requested that Council reconsider the amendments, taking into account the position of all the elderly citizens who will be affected, and the difficulties which will be caused for them, also the additional cost in rent which would result from compliance with the amendments.

Mr. O. A. Kuys submitted a brief on behalf of the Apartment and Lodging House Association and addressed Council on the contents of the brief. He stated that the varying definitions in the City Fire By-law, the Provincial Fire Marshal Act, the National Building Code and the National Fire Code cause confusion to the members of the public when they are required to comply with any of these by-laws. He also requested that any apartment or lodging house with twenty rooms or less, be exempted from compliance with the proposed by-law amendments.

Chief A. Konig and Mr. R. Hebert, Assistant Director, Inspections and Enforcement Division, Permits and Licenses, both commented on a number of points raised by the delegations and also answered questions from Members of Council. It was noted that the Director of Legal Services has applied for a Charter amendment to permit implementation of an appeal procedure relative to the requirements of the Fire By-law. Chief Konig advised that at present the only appeal procedure in effect deals with fire alarm systems.

MOVED by Ald. Rankin

THAT, following passage of the by-law amendments, the Fire Chief be requested to inform all persons in contravention of these by-laws, of their rights of appeal and, in the case of those persons who wish to appeal and affected by the proposed Charter amendments relating to the appeal procedure beyond the present by-law provisions, the Fire Chief be asked to withhold enforcement until such appeal procedures are instituted:

FURTHER THAT the Director of Social Planning report to Council in March, 1977, on the implications of loss of low-income housing through enforcement of these particular by-laws.

- CARRIED UNANIMOUSLY

CIVIC RECOGNITION - Mr. J. F. Aitken.

At this point in the proceedings Council recognized Mr. Jack F. Aitken, the City Supervisor of Property and Insurance, who is retiring from the City service on September 27, 1976.

Mr. Aitken, who was present in Council Chamber with Mrs. Aitken, was presented with silver cuff links.

MOVED by Ald. Harcourt

THAT WHEREAS Jack F. Aitken joined the staff of the City of Vancouver as a Lands and Rental Clerk on June 24, 1946, which position he held until his promotion to Industrial Development Officer on November 29, 1948;

Cont'd.....

Civic Recognition - Mr. J. F. Aitken (Cont'd)

AND WHEREAS he became Deputy Supervisor of Property and Insurance on August 4, 1958, and was appointed Supervisor of Property and Insurance on March 5, 1963, which position he has since held;

AND WHEREAS on September 27, 1976, he will be retiring from the City service;

THEREFORE BE IT RESOLVED THAT the Council of the City of Vancouver be and is hereby recorded as extending to

JACK F. AITKEN

sincere and grateful appreciation, thereby commending him for his 30 years of continuous, loyal and devoted service.

- CARRIED UNANIMOUSLY

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The Council recessed at 3.50 p.m., and following an 'In Camera' meeting in Committee Room #3, reconvened in Open Council at approximately 4.15 p.m.

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UNFINISHED BUSINESS (Cont'd)

3. Grant to Hellenic School Parents Association.

At its meeting on August 31, 1976, Council deferred a vote on the grant request of the Hellenic School Parents Association until such time as all members of Council are present.

All members being present this day, it was

MOVED by Ald. Rankin

THAT Council approve a grant to the Hellenic School Parents Association in the amount of \$11,220.

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Ald. Bird, Bowers, Boyce, Cowie, Sweeney  
and Volrich opposed)

COMMUNICATIONS OR PETITIONS

1. City Representation at Canada Council on Social Development Meeting in Banff, Alberta.

The Greater Vancouver Regional District, in a letter dated August 27, 1976, invited Council to send, at the City's expense, an elected or staff representative to a meeting of the Canada Council on Social Development . This meeting will be held in the Banff School of Fine Arts, Banff, Alberta, on November 28 - 30, 1976. Topics will include land banking, land assembly, rights and obligations associated with land ownership, servicing urban land policy and influencing land use patterns.

MOVED by Ald. Harcourt

THAT the above-mentioned communication from the Greater Vancouver Regional District, be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

2. Expenses - Ald. Cowie and  
Ald. Volrich. Attendance at  
Federation of Canadian  
Municipalities Meetings.

Under date of September 7, 1976, the Mayor submitted the following communication with respect to remuneration to certain Aldermen attending meetings of the Federation of Canadian Municipalities.

" As you no doubt are aware, Alderman Cowie was elected to the Board of Directors of the Federation of Canadian Municipalities at their meeting in June and as such he attended his first board meeting August 31st.

I recommend that approval be given to cover his expenses for this meeting and that approval for necessary expenses be given for his attendance at future meetings in his capacity as a member of the Board.

Alderman Volrich is a member of the Executive Committee and as such his expenses are taken care of by FCM in most cases, but where they are not, I recommend his also be covered without the necessity of coming to Council. "

MOVED by Ald. Harcourt

THAT the recommendations of the Mayor, contained in the above communication, be approved.

- CARRIED UNANIMOUSLY

3. Request for Financial Support  
for Annual Conference -  
Canadian Association on Gerontology

The Canadian Association on Gerontology, in a letter dated September 2, 1976, requested that Council consider financial support for their Annual Conference to be held in Vancouver from November 11 - 14, 1976. The Association asked that Council either sponsor an evening reception, a meal or, alternatively, fund a key speaker for the conference.

MOVED by Ald. Harcourt

THAT no action be taken on the request of the Canadian Association on Gerontology.

- CARRIED UNANIMOUSLY

4. Gastown Days Festival.

The Gastown Days Festival Committee submitted a request dated September 3, 1976, for financial support towards their Gastown Days Festival. The Festival is planned for September 25 and 26, 1976. Submitted with the letter was a basic program and the estimated Festival costs.

MOVED by Ald. Bowers

THAT Council approve a grant to the Gastown Days Festival Committee in the amount of \$4,350.

- CARRIED BY THE  
REQUIRED MAJORITY

(Ald. Bird and Boyce opposed)



COMMUNICATIONS OR PETITIONS (Cont'd)5. Parking Garage Rates -  
Queen Elizabeth Theatre.

Vancouver Civic Auditorium, in a letter dated September 14, 1976, submitted the following:

" The Auditorium Board has further reviewed the parking rates for the Queen Elizabeth Theatre garage. In the recent increases in these rates, no provision was made for an increase for night parking. The Board notes that:

- (a) The rate of \$1.00 has not changed since 1971.
- (b) The night garage parking expenses are higher than for the rest of the operating period due to the need for more staff.
- (c) There is considerable demand for night parking in the garage during performance periods.

In view of the foregoing the Board recommends the nightly parking rates for the Queen Elizabeth Theatre garage be increased from \$1.00 to \$1.50 effective as soon as appropriate. "

MOVED by Ald. Bowers

THAT the foregoing recommendation of the Vancouver Civic Auditorium Board, be approved.

- CARRIED

(Ald. Sweeney opposed)

6. By-law amendment re Orpheum  
Theatre and Name of Board.

The Vancouver Civic Auditorium Board, in a letter dated September 14, 1976, submitted for Council's consideration the following recommendations:

- A. The Vancouver Civic Auditorium Board be changed to 'The Vancouver Civic Theatres' Board'.
- B. The Orpheum Theatre be included in its by-law in respect of the Board's advisory responsibilities.

MOVED by Ald. Bird

THAT the above recommendations of the Vancouver Civic Auditorium Board be approved and the Director of Legal Services be instructed to bring forward the appropriate amending by-law.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)7. Budgets - Five Year Plan  
and Harbour Park Plebiscite.

Council had before it a memorandum from the City Clerk, dated September 16, 1976, submitting for information details of his budget with respect to the Five-year Plan Plebiscite. The City Clerk also submitted a proposed budget for the Harbour Park Plebiscite for consideration of Council.

MOVED by Ald. Marzari

THAT the resolution of Council dated June 15, 1976, authorizing the submission of a plebiscite to the electors on November 17, 1976, in respect of retention of the Harbour Park site, together with such other subsequent resolutions of Council as relate to the submission of this plebiscite, be rescinded;

FURTHER THAT this property be retained for public use.

At the request of Alderman Boyce, it was agreed that this motion would be dealt with in two parts.

MOVED by Ald. Marzari

THAT the resolution of Council dated June 15, 1976, authorizing the submission of a plebiscite to the electors on November 17, 1976, in respect of retention of the Harbour Park site, together with such other subsequent resolutions of Council as relate to the submission of this plebiscite, be rescinded.

- CARRIED BY THE  
REQUIRED MAJORITY

(Ald. Bird and Harcourt opposed)

MOVED by Ald. Marzari

THAT this property be retained for public use.

- CARRIED

(Ald. Bird, Bowers, Cowie, Harcourt and Volrich opposed)

MOVED by Ald. Harcourt

THAT the communication from the City Clerk with respect to his budget on the Five-Year Plan Plebiscite be received for information.

- CARRIED UNANIMOUSLY

8. Renovations & Additions -  
Kitsilano War Memorial  
Community Centre.

In a letter dated September 15, 1976, the Kitsilano War Memorial Community Centre Association requested an opportunity to appear as a delegation to secure Council's financial support towards the renovation of the Kitsilano Community Centre and to link it with the new Kitsilano Ice Rink. Attached to this letter was a report detailing the nature and amount of the financial support being sought.

MOVED by Ald. Bird

THAT the representations from the Kitsilano War Memorial Community Centre be heard at the October 5, 1976 meeting of Council;

FURTHER THAT the communication and report from the Centre be referred to the Park Board, Director of Planning and Director of Finance for a report to Council at this time.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

9. Provincial Government Metric  
Housing Demonstration Project.

The Champlain Heights Planning Advisory Committee, in a letter dated September 20, 1976, requested that the Manager's Report (Building and Planning Matters) dated September 17, 1976, on the Provincial Government Metric Housing Demonstration Project be deferred for one week to allow for discussion between the various members of the Advisory Committee and City staff. The Committee further requested to appear as a delegation when the report is again before Council on September 28, 1976.

At this point Council varied the agenda to deal with Clause 6 of the Manager's Report (Building and Planning) on the Provincial Government Metric Housing Demonstration Project.

Mr. J. Moodie, Project Manager - Champlain Heights, advised that there will be a meeting on Monday, September 27, 1976, with the citizens, Planning Department, himself and other staff members to discuss their concerns. He further requested that Council not defer consideration of the Manager's Report, but rather agree to hear the delegations when the Manager reports back on the sale price of Enclave 16 - Champlain Heights to Dunhill Development Corporation.

MOVED by Ald. Rankin

THAT the delegation request from the Champlain Heights Planning Advisory Committee be approved for September 28, 1976;

FURTHER THAT consideration of this clause of the Manager's report (Building and Planning) dated September 17, 1976, be deferred to that time.

- LOST

(Ald. Bowers, Boyce, Cowie, Kennedy, Volrich and the Mayor  
opposed)

MOVED by Ald. Bowers

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

- (amended)

MOVED by Ald. Cowie (in amendment)

After adding the words 'or lease' after the word 'sale' in the first recommendation;

FURTHER THAT the delegation be heard when the City Manager reports back on the disposition of the land.

- CARRIED

(Ald. Kennedy opposed)

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

'THAT the recommendation of the City Manager, contained in this clause be approved, after adding the words 'or lease' after the word 'sale' in the first recommendation;

FURTHER THAT the delegation be heard when the City Manager reports back on the disposition of the land.'

Underlining denotes amendment.

CITY MANAGER'S & OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
SEPTEMBER 17, 1976

Works & Utility Matters  
(September 17, 1976)

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

- Cl. 1: Arthur Laing Bridge (Formerly Hudson Street Bridge)
- Cl. 2: Contract 763, Overpass North of Sixth Avenue  
Between Birch and Alder
- Cl. 3: Proposed B.C. Hydro Lighting Attached to Georgia  
Viaduct
- Cl. 4: Tender Awards
- Cl. 5: Boundary Road Reconstruction at Kingsway

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, as contained in clauses 1, 2, and 3 be approved, and clauses 4 and 5 be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(September 17, 1976)

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

- Cl. 1: Development Permit Application for  
331 Carrall Street
- Cl. 2: 1055 West 41st Avenue - Development Permit  
Application #71945 - Zone: (RS-1) One-Family  
Dwelling District Schedule
- Cl. 3: 1024 West 7th Avenue - Development Permit  
Application #74524
- Cl. 4: Kitsilano Neighbourhood Improvement Program:  
Henry Hudson School Playground
- Cl. 5: Rezoning Application - 8719 Granville Street
- Cl. 6: Provincial Government Metric Housing  
Demonstration Project

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt

THAT Clause 1 be received for information, and the recommendations of the City Manager, as contained in clauses 2, 3, 4, and 5 be approved.

- CARRIED UNANIMOUSLY

For Council action on Clause 6 - see page 11.

Licenses and Claims Matters  
(September 17, 1976)

Public Market at 1148 Homer Street -  
License Fee.  
(Clause 1)

MOVED by Ald. Harcourt

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

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Fire and Traffic Matters  
(September 17, 1976)Street Closures to Accommodate  
Gastown Days.(Clause 1)

MOVED by Ald. Bowers

THAT the request of the Gastown Merchants Association to close to vehicular traffic the streets referred to in this report, on Saturday, September 25, 1976, from 11.a.m. to 2.a.m. Sunday, September 26, 1976, and on Sunday, September 26, 1976, from 12 noon to 10.30 p.m., be approved, subject to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. Any food concessions be approved by the City Health Department.
3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
4. The cost of temporary traffic controls be borne by the applicant.
5. That any licenses required by the Department of Permits and Licenses, or Health Department be obtained prior to the closure.
6. Unrestricted access to be provided for emergency vehicles.

- CARRIED UNANIMOUSLY

Finance Matters  
(September 17, 1976)

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

- Cl. 1: Complaint Re Tax Penalty
- Cl. 2: Miscellaneous Amendments to Encroachment By-law Fee Schedule
- Cl. 3: Grant Request - Metro Communities Council
- Cl. 4: Quarterly Review of Revenue and Expenditures as at June 30, 1976

Clauses 1 and 2.

MOVED by Ald. Harcourt

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

- CARRIED UNANIMOUSLY

Grant Request - Metro  
Communities Council  
(Clause 3)

MOVED by Ald. Bird

THAT a grant to Metro Communities Council, in the amount of \$500, be approved.

(Ald. Boyce, Bowers, Cowie, Harcourt,  
and Marzari opposed)

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

Finance Matters  
(September 17, 1976) (Cont'd)

Quarterly Review of Revenue and  
 Expenditures as at June 30, 1976.  
(Clause 4)

MOVED by Ald. Volrich

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

- CARRIED UNANIMOUSLY

Personnel Matters  
(September 17, 1976)

M.S.A Dental Care Plan  
 Service Contract  
(Clause 1)

MOVED by Ald. Harcourt

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

- CARRIED UNANIMOUSLY

Property Matters  
(September 17, 1976)

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

- Cl. 1: Demolition - 3293 Findlay Street
- Cl. 2: Consent to Sub-Lease Portion of City-owned Land  
 Situated West Side of Columbia-Quebec Connector  
 Between Terminal Avenue and Prior Street
- Cl. 3: Lots Sold by the City for Strathcona Infill Housing,  
 Covered by Option to Repurchase Agreement
- Cl. 4: Open Bible Chapel - Exchange of 405 West 10th Avenue  
 for City-Owned Lots in Champlain Heights
- Cl. 5: Antoinette Lodge - F.P.-31 535 East Cordova Street

Clauses 1 - 5 inclusive

MOVED by Ald. Harcourt

THAT clause 1 be received for information, and the recommend-  
 ations of the City Manager, as contained in clauses 2, 3, 4, and 5,  
 be approved.

- CARRIED UNANIMOUSLY

For Council action on Report 'B' see page 2.

C. Closure of Portion of  
Millbank - False Creek.

MOVED by Ald. Harcourt

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

- CARRIED UNANIMOUSLY

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

I. Part Report of Standing Committee  
on Housing & Environment  
August 26, 1976

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

- Cl. 1: Ohio Rooms, 245 Powell Street -  
Lodging House By-law
- Cl. 2: Royal Rooms, 237 Main Street -  
Standards of Maintenance By-law
- Cl. 3: Wicklow Hotel, 1516 Powell Street -  
Lodging House By-law
- Cl. 4: Standards of Maintenance By-law:  
Test Case for Non-Compliance
- Cl. 5: 1168 East Hastings Street - Standards of  
Maintenance By-law
- Cl. 6: Cheshire Homes Society: Proposed Purchase  
of City-Owned Land at N.W. Corner Ash Street and  
S.W. Marine Drive
- Cl. 7: Grant Request: Japanese Canadian Society  
of Greater Vancouver
- Cl. 8: Design Improvement Program for Single Family  
Housing on Small Lots
- Cl. 9: Removal of Roof Signs in C-2, C-2A and C-3  
Commercial Areas - Progress Report.

Clauses 1 - 3 inclusive

MOVED by Ald. Harcourt

THAT clauses 1 and 3 be received for information and the recommendations of the Committee, as contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Standards of Maintenance By-law  
Test Case for Non-compliance.  
(Clause 4)

Dr. R. Paris, owner of the premises in question, addressed Council and advised that these rooms have been vacated now for some two-and-a-half years, and set forth reasons, mainly economic, why he was unable to bring his vacant premises up to standard.

MOVED by Ald. Harcourt

THAT the recommendation of the Committee contained in this clause be approved.

- LOST

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

For Council action on clauses 5, 6, 8 and 9 see page 17.

Grant Request -  
Japanese Canadian Society of  
Greater Vancouver  
(Clause 7)

Council heard representation from Mr. A.G. Oikawa, President of this Association, putting forward reasons for Council approving the Association's request.

MOVED by Ald. Harcourt

THAT the recommendation of the Committee contained in this clause be approved.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY.

The Council recessed at 5.40 p.m. for an 'In Camera' session, and reconvened in the Council Chamber at 7.30 p.m. to continue with Regular Council business.

- - - - -

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

PRESENT: Mayor Phillips  
Aldermen Bird, Boyce, Cowie, Harcourt,  
Kennedy, Marzari, Rankin, and Sweeney

ABSENT: Alderman Volrich

CLERK TO THE COUNCIL: R. Henry

City Manager Position

The Mayor advised the members of the public that the Council this day at an In Camera session had appointed Alderman Bowers to the position of City Manager effective January 1, 1977, and is recommending that the Alderman resign from his aldermanic seat effective immediately.

Alderman Bowers then thanked the Members of Council for their trust and confidence expressed by appointing him and advised that in accordance with wishes of Council he will resign immediately. The Alderman then left the meeting.

Appointment of New Chairman:  
Planning and Development Committee

The Mayor recommended that Council appoint Alderman Kennedy as Chairman of the Planning and Development Committee replacing former Alderman Bowers.

MOVED by Ald. Boyce,  
THAT the recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

The Mayor was then instructed to appoint other Members of Council to replace Alderman Bowers on any committees or boards.

The Mayor immediately appointed Alderman Kennedy to be a Member of the Property Endowment Fund Board and advised he would appoint a new Council representative to the Auditorium Board.

Procedure Requiring Two-Thirds  
of Council Vote

After obtaining legal opinion from the Director of Legal Services the Mayor advised that for the balance of the year only seven affirmative votes will be required to approve civic grants, as Council now comprises ten members, as a result of the resignation of Alderman Bowers.



UNFINISHED BUSINESS & DELEGATIONS (Cont'd)Grant Appeals

Council received a delegation from the Vancouver Status of Women Council speaking in support of its grant request of \$13,819 which was detailed in a report from the Standing Committee on Community Services dated August 12, 1976. No grant had been recommended by the Director of Social Planning.

MOVED by Ald. Rankin,

THAT a grant of \$7,000 be approved to the organization towards the salary of a co-ordinator.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

The Council considered a grant request from the Canadian Council of Christians and Jews. It was noted that the grant request was \$14,500, which the Social Planning Department had recommended. The Council had previously approved \$4,900 of this total at its meeting on August 24, 1976.

MOVED by Ald. Bird,

THAT a total grant of \$14,500 be approved to this organization for 1976.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

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

Report of Standing Committee  
on Housing and Environment  
(August 26, 1976) (Cont'd)

Clauses 5, 6, 8 and 9.

MOVED by Ald. Harcourt

THAT clause 5 be received for information and the recommendations of the Committee, as contained in clauses 6, 8 and 9, be approved.

- CARRIED UNANIMOUSLY

For Council action on Clause 7 see page 15

II. Report of Standing Committee  
on Community Services  
August 26, 1976

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

- Cl. 1: Liquor Permit Application - 1018 Burnaby Street
- Cl. 2: Sale of Glue to Juveniles - 1668 Kingsway
- Cl. 3: Proposed Local Improvement Money By-law for  
a Community Office in Marpole-Oakridge
- Cl. 4: Central and Oliver Hotels

Clauses 1, 2, 3.

MOVED by Ald. Rankin

THAT the recommendation of the Committee, as contained in clause 1 be approved, and clauses 2 and 3 be received for information

- CARRIED UNANIMOUSLY

(Ald. Kennedy opposed to clause 1)

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

Report of Standing Committee  
on Community Services  
(August 26, 1976) (Cont'd)

Central and Oliver Hotels  
(Clause 4)

MOVED by Ald. Rankin

THAT this clause be received for information;

FURTHER THAT the Director of Social Planning report back to the  
Community Services Committee on the current status of this matter.

- CARRIED UNANIMOUSLY

III. Report of Standing Committee  
on Housing and Environment  
September 2, 1976

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

- Cl. 1: Services to Seniors: Renfrew/Collingwood Area
- Cl. 2: Hotel Metropole, 320 Abbott Street -  
Citizens Complaint re Noise By-law
- Cl. 3: Social Housing Program: Grandview-Woodlands Area
- Cl. 4: Experimental Shell Housing: Champlain Heights
- Cl. 5: Proposed Leash By-law

Clauses 1, 2 and 4.

MOVED by Ald. Harcourt

THAT the recommendations of the Committee, as contained in  
clauses 1 and 4 be approved, and clause 2 be received for information.

- CARRIED UNANIMOUSLY

Social Housing Program -  
Grandview Woodlands Area  
(Clause 3)

MOVED by Ald. Harcourt

THAT the recommendations of the Committee be amended and  
then approved as follows:

A. THAT the City proceed with family non-profit housing  
projects on the following sites:

|                       |             |
|-----------------------|-------------|
| Triumph at Templeton  | (Daon)      |
| 1800 Block Adanac     | (Daon)      |
| 8600 Block Osler      | (Westwater) |
| 950 West 6th Avenue   | (Lewarde)   |
| <u>8th and McLean</u> | (Daon)      |

B. THAT family housing projects be processed as rapidly  
as possible for the following C.D.1 zoned sites:

2nd Avenue and Wallace  
Foster and Euclid.

- CARRIED UNANIMOUSLY

Underlining denotes amendment.

Regular Council, September 21, 1976. . . . .19,

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

Report of Standing Committee  
on Housing and Environment.  
(September 2, 1976) (Cont'd)

Proposed Leash By-law  
(Clause 5)

MOVED by Ald. Harcourt

THAT the recommendation of the Committee contained in this clause be approved.

- (carried unanimously)

MOVED by Ald. Cowie (in amendment)

THAT, during the months of November to May each year, enforcement of the proposed Leash By-law be relaxed.

- LOST

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

The amendment having lost, the motion by Alderman Harcourt was put and CARRIED UNANIMOUSLY

IV. Report of Standing Committee  
on Community Services  
September 2, 1976

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

- Cl. 1: Liquor Permit Application - 3484 Kingsway
- Cl. 2: Chimo Terrace - Wall Street Park Proposal
- Cl. 3: Renovation and Conversion of the Carnegie  
Library for Community Use
- Cl. 4: Jericho Park - Use of Hangar #5

Clauses 1 and 2.

MOVED by Ald. Rankin

THAT clause 1 be received for information, and the recommendations of the Committee contained in clause 2, be approved.

- CARRIED UNANIMOUSLY

Renovation and Conversion of the  
Carnegie Library for Community Use  
(Clause 3)

MOVED by Ald. Rankin

THAT the recommendations of the Committee be amended by adding the following as recommendation 'H', and then approved:

"H. THAT the grant application to the Provincial Government be in the name of the City of Vancouver."

- CARRIED UNANIMOUSLY

Jericho Park -  
Use of Hangar #5.  
(Clause 4)

MOVED by Ald. Rankin

THAT the resolution of the Committee, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

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

V. Report of Standing Committee  
on Finance and Administration  
September 9, 1976

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

- Cl. 1: Festival Concert Society -  
Cultural Grant Request
- Cl. 2: Harbour Park Plebiscite - Draft Pamphlet
- Cl. 3: Local Initiatives Program - 1976-77

Festival Concert Society -  
Cultural Grant Request  
(Clause 1)

MOVED by Ald. Sweeney

THAT the recommendations of the Committee, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY  
AND BY THE  
REQUIRED MAJORITY

Harbour Park Plebiscite -  
Draft Pamphlet.  
(Clause 2)

MOVED by Ald. Sweeney

THAT this clause in the Committee's report be received for information and no further action taken.

- CARRIED UNANIMOUSLY

Local Initiatives Program  
1976-77.  
(Clause 3)

The Director of Social Planning addressed Council and referred to his memorandum to the Chairman of the Committee (which had previously been circulated to all members of Council). In this memorandum he requested that Council reconsider his Department's L.I.P. application - "Vancouver Census Pilot Project" for a Priority 2 rather than a Priority 3 rating, as a '3' rating disqualifies it from competition.

MOVED by Ald. Marzari

THAT the resolutions of the Committee, contained in this clause be approved with the addition of 'Vancouver Census Pilot Project', for a total cost of \$28,365, of which the City's share will be \$10,003 to Resolution 'A'. (Priority One)

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee  
on Finance and Administration  
September 14, 1976

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

- Cl. 1: Harbour Park Plebiscite - Wording of Pamphlet
- Cl. 2: Information Pamphlet on Five-Year Plan
- Cl. 3: Advertising for the Five-Year Plan -  
Interim Report from InterCorp Marketing

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

Report of Standing Committee on  
Finance and Administration  
(September 14, 1976) (Cont'd)

Harbour Park Plebiscite -  
Wording of Pamphlet  
(Clause 1)

MOVED by Ald. Sweeney

THAT clause 1 in the Committee's report be received for  
information and no further action taken.

- CARRIED UNANIMOUSLY

Information Pamphlet on  
the Five-Year Plan.  
(Clause 2)

MOVED by Ald. Sweeney

THAT this clause be received for information and the wording  
of the revised copy of the proposed information pamphlet, circulated  
to Council, be approved.

- CARRIED UNANIMOUSLY

Advertising for the Five-Year Plan -  
Interim Report from InterCorp Marketing  
(Clause 3)

MOVED by Ald. Sweeney

THAT this clause be received for information

- CARRIED UNANIMOUSLY

VI (ii) Manager's Report -  
September 9, 1976.

Harbour Park Site

Council also had for information a Manager's report dated  
September 9, 1976 on the Harbour Park Site.

MOVED by Ald. Sweeney

THAT the report of the City Manager, dated September 9, 1976,  
be received for information and no further action taken.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee  
on Planning and Development  
September 9, 1976

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

- Cl. 1: Monthly Status of Rezoning Applications
- Cl. 2: Standards of Maintenance By-law
- Cl. 3: Denman Street Beautification
- Cl. 4: Fairview Slopes Rezoning
- Cl. 5: Rezoning - Jericho/Locarno Area
- Cl. 6: Central Waterfront - Draft Official Development Plan
- Cl. 7: Oppenheimer Area Land Use and N.I.P. Concept Plan
- Cl. 8: Six Month Review of Central Area Development  
Control Process

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

Report of Standing Committee  
on Planning and Development  
(September 9, 1976) (Cont'd)

Clauses 1 and 2, and  
4 - 8, inclusive

MOVED by Ald. Kennedy

THAT clauses 1, 2, 7 and 8 be received for information and the recommendations of the Committee, as contained in clauses 4, 5 and 6, be approved.

- CARRIED UNANIMOUSLY

Denman Street Beautification  
(Clause 3)

MOVED by Ald. Kennedy

THAT consideration of recommendation 'A' of the Committee, contained in this clause, be deferred until after the results of the Five-Year Plan Plebiscite are known;

FURTHER THAT recommendation 'B' of the Committee, contained in this Clause be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Sweeney,  
SECONDED by Ald. Cowie,

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

- CARRIED UNANIMOUSLY

BY-LAWS

5. BY-LAW TO AMEND BY-LAW NO.2193  
BEING THE FIRE BY-LAW.  
(Outdoor Burning)

MOVED by Ald. Sweeney

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 amendment.

There being no amendments, it was

MOVED by Ald. Sweeney

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

BY-LAWS (Cont'd)

6. BY-LAW TO AMEND BY-LAW NO.3575,  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW.  
(Amendment to RM-2 Schedule)

MOVED by Ald. Rankin

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 amendment.

There being no amendments, it was,

MOVED by Ald. Rankin

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

(Aldermen Sweeney and Volrich excused from voting on this By-law)

7. BY-LAW TO AMEND BY-LAW NO.3575  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW.  
(Yew Street & S.W. Marine Drive)

MOVED by Ald. Rankin

SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Rankin

SECONDED by Ald. Bird

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

- CARRIED UNANIMOUSLY

(Alderman Harcourt excused from voting on this By-law)

8. BY-LAW TO AMEND BY-LAW NO.4054  
BEING THE STREET NAME BY-LAW.

MOVED by Ald. Boyce

SECONDED by Ald. Cowie

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 amendment.

There being no amendments, it was

MOVED by Ald. Boyce

SECONDED by Ald. Cowie

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

BY-LAWS (Cont'd)

9. BY-LAW TO AMEND BY-LAW NC.3575  
BEING THE ZONING AND DEVELOPMENT  
BY-LAW.  
(W/S Wallace, between W.2nd Ave.  
and Point Grey Road)

MOVED by Ald. Harcourt

SECONDED by Ald. Bird

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Harcourt

SECONDED by Ald. Bird

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

- CARRIED UNANIMOUSLY

(Aldermen Sweeney and Volrich excused from voting  
on this By-law)

10. BY-LAW TO AMEND BY-LAW NO.2193,  
BEING THE FIRE BY-LAW.

MOVED by Ald. Rankin

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 amendment.

There being no amendments, it was

MOVED by Ald. Rankin

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

11. BY-LAW TO AMEND BY-LAW No.4702  
BEING THE BUILDING BY-LAW.

MOVED by Ald. Rankin

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 amendment.

There being no amendments, it was

MOVED by Ald. Rankin

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



MOTIONS

A. Allocation of Land for Lane Purposes (4136 Skeena Street)

MOVED by Ald. Cowie,

SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 5 feet of Lot 1, Block 1, Southwest 1/4 of  
Section 51, Town of Hastings Suburban Lands,  
Plan No. 1525

(4136 Skeena Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for Lane Purposes (North 10 feet of Lots 14, 15 and 16, Block 294, D.L. 526, Plan 590)

MOVED by Ald. Cowie,

SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

North 10 feet of each of Lots 14, 15 and 16, Block 294,  
District Lot 526, Plan 590;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for Lane Purposes (4156 Skeena Street)

MOVED by Ald. Cowie,

SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

East 5 feet of Lot 2, Block 1, Southwest 1/4 of  
Section 51, Town of Hastings Suburban Lands,  
Plan 1525

(4156 Skeena Street);

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

D. Allocation of Land for Lane Purposes  
(South 2 feet of Lot 7, Block 242,  
D.L. 526, Plan 1058)

MOVED by Ald. Cowie,

SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2 feet of Lot 7, except the North 7 feet, now road, Block 242, District Lot 526, Plan 1058, the same as shown outlined red on a plan prepared by A. Burhoe, B.C.L.S., dated September 2, 1976, and marginally numbered LF 7886, a print of which is hereunto annexed;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

E. Allocation of Land for Lane Purposes  
(South 2.5 feet of Lot 4, Block 2,  
D.L. 700, Plan 1522)

MOVED by Ald. Cowie,

SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes, the following described lands:

South 2.5 feet of Lot 4, Block 2, District Lot 700, Plan 1522;

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

F. Allocation of Land for Lane  
Purposes (2018 West 4th Avenue)

MOVED by Ald. Cowie,

SECONDED by Ald. Kennedy,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for lane purposes the following described lands:

South 2 feet of Lots 15 and 16, except the North 7 feet of each lot, now road, Block 245, District Lot 526, Plan 590, the same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S. dated August 26, 1976 and marginally numbered LF 7835, a print of which is hereunto annexed

(2018 West 4th Avenue)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

Regular Council, September 21, 1976 . . . . . 27

MOTIONS (Cont'd)

1. Charter Amendments re  
Local Improvement Plebiscites

MOVED by Ald. Marzari,  
SECONDED by Ald. Rankin,

THAT

- (1) Council request the necessary changes in the Vancouver Charter to allow for local improvement plebiscites in local communities for purposes other than capital expenditures, including provision for social expenditures such as community offices.
- (2) Such referendums to allow property owners and tenants to vote.

Possible guidelines for Council selecting which groups or communities to recognize.

1. Monies to be raised would not exceed \$50,000.
2. That purposes for monies be spelt out clearly to Council and in the referendum to the community.
3. That 500 signatures and addresses of residents be required before Council gives permission for such plebiscites.
4. That such neighbourhood offices would be expected to house city staff delegated by the city to the community (i.e. Local Area Planning Staff).
5. That local groups delegated by the city to manage such neighbourhood offices assume a contract with the city guaranteeing that:
  - (a) they are incorporated as non-profit societies;
  - (b) their constitutions assure open membership at minimum fee to the community;
  - (c) well-publicized annual general meetings are held in the community.
6. That Council have the prerogative to cancel any agreement if a society does not abide by the above understandings.
7. That referendums be held simultaneously with civic elections so as to reduce costs and regularize the procedure.

- CARRIED

(Aldermen Bird, Cowie, Kennedy and Sweeney opposed.)

MOVED by Ald. Kennedy,  
THAT the foregoing motion by Alderman Marzari be deferred until the 1977 Council takes office.

- LOST

(Aldermen Boyce, Harcourt, Marzari, Rankin and the Mayor opposed.)

MOTIONS (Cont'd)

2. Use of Campaign Signs

At the Council meeting on August 31, 1976, Alderman Boyce submitted a Notice of Motion concerning the elimination of campaign signs during the forthcoming civic election. As no seconder could be obtained no further action was taken.

NOTICE OF MOTION

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

1. Fluoridation:  
Distribution of Free Fluoride Tablets

MOVED by Ald. Kennedy,

SECONDED by Ald. Sweeney,

THAT WHEREAS all Members of City Council have apparently agreed on the value of fluoride when used to protect children's teeth;

AND WHEREAS most Council Members, including proponents, are reluctant to impose fluoridation upon Vancouver's citizens;

THEREFORE BE IT RESOLVED THAT a plan of distribution of free fluoride tablets through the mechanism of the City's Health Department, School Board and through practicing dentists and physicians be submitted by the Medical Health Officer for the consideration of Council. The plan should give estimates of costs, publicity and other related factors.

(Notice)

2. Bus Fare Increases

MOVED by Ald. Rankin,

THAT WHEREAS B.C. Hydro, through its Chairman, Mr. Robert Bonner, has announced a deficit in the bus operation;

AND WHEREAS the Chairman has announced that this deficit will have to be met by higher bus fares;

AND WHEREAS such increases in bus fares will obviously result in a loss of patrons on buses and, by reason of that, a reduction in services followed by more frequent use of the automobile;

THEREFORE BE IT RESOLVED THAT this Council vigorously urge B.C. Hydro and the Provincial Government to refrain from any increases in bus fares.

(Notice)

3. Rental Accommodation for Families with Children

MOVED by Ald. Rankin,

THAT WHEREAS housing is a basic right of all people regardless of age, sex, nationality, etc;

AND WHEREAS rental accommodation is being denied by landlords to families with children where such accommodation is suitable for families;

THEREFORE BE IT RESOLVED THAT Vancouver City Council request a Charter Amendment to allow enactment of the following:

"Occupancy of housing accommodation by adults and children is deemed an appropriate use where such housing was on the 1st day of January, 1975, or

Cont'd...

NOTICE OF MOTION (Cont'd)

Rental Accommodation for  
Families with Children (Cont'd)

subsequent to that day, shared by at least one adult  
and one or more children,

THAT: The Director of Legal Services draw up a  
by-law to implement this policy."

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt -  
Towing

enquired on the progress with  
respect to tow-aways and also  
asked if the use of meter checkers  
might be expanded to ticket cars  
over-parked on parking lots.  
Alderman Rankin advised he would  
make memoranda available showing  
the progress made to date, but  
advised, as did the Mayor, that it  
was not possible or practical at  
this time to increase the duties  
of the meter checkers. Large  
administrative costs and certain  
legal requirements would be  
necessary.

Alderman Boyce -  
U.B.C.M. Attendance

enquired with respect to attendance  
at U.B.C.M. and whether or not  
per diem has been authorized. The  
Alderman was advised that  
Alderman Voirich would be raising  
this at the next meeting of Council.

- - - - -

The Council adjourned at 8:55 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting  
of September 21, 1976, adopted on September 28, 1976.

*O. Phillips*  
MAYOR

*B. A. Little*  
CITY CLERK

MANAGER'S REPORT, September 17, 1976 . . . . . (WORKS - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Arthur Laing Bridge (Formerly Hudson Street Bridge)

The City Engineer reports as follows:

"INTRODUCTION

On July 29, 1975, Council approved a report which outlined proposals for maintenance and right-of-way control for the north approaches to the bridge. This report stated, in part, that the Crown would convey certain lands to the City by letters patent and that this conveyance would form part of the Agreement. This was necessary since City streets were re-located to these lands as part of the bridge construction. The lands being conveyed to the City are shown in Appendix I.

Last year, the Ministry of Transport requested also that the City convey certain residual lands which are no longer required for street purposes, but since agreement could not be reached, it was decided to exclude this matter from the terms of the agreement approved by Council on July 29, 1975, and report at a later date. The purpose of this report is to recommend disposal of the residual lands.

COMMENTS

The land in question is on 75th Avenue, at Hudson Street and on Marine Drive at Hudson Street, as shown in Appendix I. The land is presently part of the City street system, but since the street is now realigned, this land is no longer required for street purposes. The Crown wish to obtain ownership to consolidate their adjacent lands and possibly develop parking areas. The area on 75th has on it bridge support piers and hereby precludes it being used for City Streets. The land at Marine Drive and Hudson Street has a sewerline running through it and the Crown has agreed that the City maintain an easement in perpetuity over these lands for the sewerline.

The City Engineer is agreeable to the Crown's request for a transfer of lands since the Crown is giving the City a much greater land area, and the streets have been realigned so the lands are residual for street purposes. Also, the City would not have to maintain these land areas.

The City Engineer RECOMMENDS that those portions of road outlined on the attached plans marginally numbered B.C. 1126 and B.C. 1135 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- A. The Crown to provide and register subdivision plans satisfactory to the Approving Officer. The Plans to consolidate the closed roads with the abutting lands.
- B. The Crown to grant a right-of-way for public utilities over the entire area of closed road shown on plan marginally numbered B.C. 1135.
- C. The Director of Legal Services and the City Engineer be authorized to include the conveyance of the said lands in the terms of reference, approved by Council July 29, 1975, for the Agreement with the Crown."

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

2. Contract 763, Overpass North of Sixth Avenue  
Between Birch and Alder

The City Engineer reports as follows:

"Tenders for the construction of an overpass north of Sixth Avenue between Birch and Alder Streets were opened on August 26, 1976. Eight bids were received and are tabulated below. This is a unit price contract. Items 14, 15, 16 and 17 are shown separately for clarification. Item 14 is for additional reinforcing steel that may be required. Item 17 is for bridge deck surfacing and is an option to Items 15 and 16.

| Contractor                        | Total Bid    | Item 14 | Item 15                 | Item 16                | Item 17                | Total Bid less Items 15, 16, 17 |
|-----------------------------------|--------------|---------|-------------------------|------------------------|------------------------|---------------------------------|
| A.R. Grimwood                     | \$514,060    | --      | \$3,100<br>@ \$10       | \$1,550<br>@ \$5       | --                     | \$509,410                       |
| Mutual Const.                     | \$577,363    | .25 lb. | \$3,100<br>@ \$10       | \$2,201<br>@ \$7.10    | --                     | \$572,062                       |
| Hallcraft Const.                  | \$579,993    | .24 lb. | \$2,976<br>@ \$9.60     | \$2,108<br>@ \$6.80    | \$2,573.00<br>@ \$8.30 | \$572,336                       |
| Manning Const.                    | \$636,840    | .26 lb. | \$3,100<br>@ \$10       | \$2,790<br>@ \$9       | --                     | \$630,950                       |
| Smith Bros. & Wilson              | \$688,483.06 | .26 lb. | \$3,146.50<br>@ \$10.15 | \$2,216.50<br>@ \$7.15 | \$12,586<br>@ \$40.60  | \$670,534.06                    |
| Van Const.                        | \$705,600.67 | .24 lb. | \$2653.60<br>@ \$8.56   | \$1,869.30<br>@ \$6.03 | --                     | \$701,077.77                    |
| Caversham Const. & Donaldson Eng. | \$846,566.50 | .26 lb. | \$3,596<br>@ \$11.60    | \$2,325<br>@ \$7.50    | --                     | \$840,645.50                    |
| Chinook Const.                    | \$985,921    | .43 lb. | \$7,316<br>@ \$23       | \$4,340<br>@ \$14      | \$13,300<br>@ \$43     | \$960,935                       |

The low bidder was Grimwood Construction. Our enquiries indicated that they have had considerable experience in this type of work. Further they have agreed to supply Item 14 at \$.24 lb. Funds for this work were approved by Council on May 23, 1975 and are available in account 316/2646. The contract price is within the budgeted amount.

I RECOMMEND that:

- A. Contract No. 763 be awarded to Grimwood Construction for the amount of \$514,060 including Items 15 and 16.
- B. The Director of Legal Services be instructed to prepare the necessary contract documents and execute the same on behalf of the City."

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

3. Proposed B.C. Hydro Lighting Attached to Georgia Viaduct

The City Engineer reports as follows:

"An application has been received from Roy Campbell Ltd., Consulting Electrical Engineers, 612 Clyde Avenue, West Vancouver on behalf of B.C. Hydro (Railway Division) for permission to mount area lighting on four columns supporting the Georgia Viaduct, in order to illuminate parking areas and roadways within the new B.C. Hydro Carrall Yard Pool Car Terminal under the Viaduct. The preliminary drawing submitted is satisfactory.

I RECOMMEND that the application be approved subject to a legal agreement satisfactory to the Director of Legal Services and the City Engineer including the following points:

- A. Final drawings and all details of construction and maintenance to be satisfactory to the City Engineer.
- B. Term 30 years.
- C. B.C. Hydro to remove or alter the lighting at its own expense on 30 days notice when required by City.
- D. B.C. Hydro to assume all liability and costs of the lighting."

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

INFORMATION

4. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

55 H.P. Tractor-Loader-Mowers  
Cane Fibre Joint Filler Material  
Traffic Controllers  
Traffic Counting Equipment  
Heavy Duty Panel Truck  
170 CFM Portable Air Compressors  
Firemen's Working Jackets  
Compact Pick-Up Truck  
Data Processing Continuous Stock Forms  
Dump Truck Hoist Kits

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



5. Boundary Road Reconstruction at Kingsway

The City Engineer reports as follows:

"At the Council Meeting of August 31, 1976 City Council approved the following recommendations of Burnaby Council:

1. THAT the City of Vancouver be asked to proceed immediately with the improvements to Boundary Road between Kingsway and Thurston Street, as geometrically modified on the attached sketch, and including the widening of the B.C. Hydro Railway underpass to four lanes with 50/50 cost sharing as previously agreed upon.
2. THAT the two Councils continue to discuss and resolve the whole question of the remainder of Boundary Road between 29th Avenue and Marine Drive.

When speaking to this item the City Engineer informed City Council that reduction in scope would probably result in higher unit costs. In re-negotiating the contract, the low bidder, Jack Cewe Ltd., offered to proceed with the work immediately but requested an increase of 7% in his unit bids. This increase is considered reasonable in view of the reduction in scope of the work. This increase will amount to \$7,000.

As City Council instructed that the work proceed immediately, knowing that additional unit costs were likely to be involved, the City Engineer has authorized Jack Cewe Ltd. to proceed on the above terms. Further delay would have meant postponing construction to the spring of 1977."

The City Manager submits the matter to Council for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 15

Manager's Report, September 17, 1976 . . . . . (BUILDING - 1)

BUILDING & PLANNING MATTERS

INFORMATION

1. Development Permit Application for  
331 Carrall Street

The Director of Planning reports as follows:

"On August 19th, 1976, the Planning Department received a Development Permit Application for a small, one-storey warehouse at 331 Carrall Street in Gastown. The application calls for a change of use to office/restaurant with extensive renovations to the street facade.

The proposed changes to this property meet the zoning and planning criteria for the Gastown Historic Area and accordingly the application will be approved.

The exterior renovations include the removal of the large, wall mural of a pigeon opposite Pioneer Place. The erection of this mural was done by special permission of Council dated May 27th, 1975. Because the permission for this mural was granted by Council action, the Director of Planning wishes to inform Council of the more recent application for this property."

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

RECOMMENDATION

2. 1055 West 41st Avenue - Development Permit  
Application #71945 - Zone: (RS-1) One-Family  
Dwelling District Schedule

The Director of Planning reports as follows:

"Development Permit Application #71945 has been filed by Dirassar, James & Jorgensen to construct additions to the existing Louis Brier Personal Care Home & Hospital located on this site at the northwest corner of Oak Street and 41st Avenue. The additions would be one-storey in height and would be located on the east side of the development adjacent to Oak Street. The area of the additions would be approximately 15,700 square feet and would contain 44 personal care units. (For details, see attachment.)

When dealing with the deletion of Section 3, Subsection 13 from the Zoning and Development By-law No. 3575 at a Special Council Meeting (Public Hearing) on March 11, 1976, two neighbouring property owners of the Personal Care Home & Hospital addressed Council and filed a brief containing 62 signatures opposing a Development Permit Application to construct additions to the development. They were concerned that the deletion of Section 3, Subsection 13 would permit the Director of Planning to permit large additions to the hospital. The majority of the objections were from residents located in the area west of the development.

Section 3(13) did not allow the Director of Planning to permit additions exceeding 30% of the area of the existing building.

Cont'd . . .

Clause #1 continued:

While approving the deletion of Section 3, Subsection 13 from the Zoning and Development By-law No. 3575, Council also passed the following resolution:

'Further that before any development permit is issued with respect to additions to the Louis Brief Home & Hospital, the Director of Planning submit the matter to Council for consideration.'

Urban Design Panel

The Urban Design Panel has recommended that the design as proposed be approved.

Landscaping

The landscaping and site treatment drawings have been reviewed and it is recommended that the landscaping as proposed be approved.

It is noted that this development permit application for an addition to the Personal Care Home portion of the existing building will permit the retention of most of the existing trees and lawn.

Notification of Neighbouring Property Owners

52 neighbouring property owners were notified and 2 objections (from neighbouring property owners to the west of the site) were received.

The Director of Planning recommends that this development permit application be approved, thereby permitting the construction of a one-storey addition to the Personal Care Home portion on the east side of the existing building and an addition of 1,000 sq. ft. to the existing dining area, subject to the following conditions:

1. The 49 off-street parking and 2 loading and unloading areas are to be provided, including surfacing, in accordance with the approved drawings and Sections 12 and 13 of the Zoning and Development By-law within 60 days from the date of any use or occupancy of the proposed development and thereafter permanently maintained.
2. All landscaping and treatment of the open portions of the site, other than off-street parking and loading area referred to in the preceding condition, shall be provided within 6 months from the date of any use or occupancy of the proposed development and thereafter permanently maintained.
3. All utilities, including telephone, television cable, and electricity shall be completely underground. "

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

3. 1024 West 7th Avenue - Development Permit Application #74524

The Director of Planning reports as follows:

"Development Permit Application No. 74524 has been filed by W. R. Ussner, Architect on behalf of Ryder Parsons and Associates, to construct a four (4) storey plus cellar apartment complex containing six (6) dwelling units and underground parking on this site (50' x 110') located on the south side of 7th Avenue between Spruce and Oak Streets.

Clause #3 continued:

The proposed building will be at variance to the regulations of Section 1 of the CRM-2 District Schedule with respect to floor space ratio setbacks and height. (for detailed comparison, see attachment).

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

- (a) The provision of private outdoor living space, daylighting, landscaping, the disposition of the required off-street parking and loading facilities, the location of the building in relation to the site and surrounding streets and buildings and its overall design.
- (b) For buildings approved under these clauses only, Council shall determine the maximum gross floor area which shall be allowed having particular regard to the factors noted above. In no case, however, shall:
  - (i) the maximum floor space ratio exceed 1.5 computed as described in Section 1.6 of the CRM-2 Multiple Dwelling District Schedule
  - (ii) the height of the building exceed thirty-five feet (35') nor twenty-five feet (25') measured from the centre line level of the nearest streets directly southward.

City Council on June 1st, 1976 adopted the Fairview Slopes Policy Plan. With respect to height this plan states:

'The height of a building should not exceed 35' measured vertically above a hypothetical line connecting the north and south property lines: additionally the height of a building should not exceed 25' above the south property line. Height should be calculated from the City building grades on all street frontages.

The following may be excluded from the height calculation: sundeck balustrade, planters, roof garden details and architectural appurtenances such as towers, turrets and cupolas provided that they are of acceptable design and are one third or less of the width of the building(s) as measured on the south elevation drawings.'

The proposed development does not exceed the height limitations noted above, but does exceed the maximum permitted floor space ratio by 0.06 or 354 square feet.

Area Planning

The Fairview Area Planner has recommended approval of this Development Permit Application.

Urban Design Panel

The Urban Design Panel recommended that this design be approved subject to landscaping to the satisfaction of the Director of Planning.

The Director of Planning recommends that this Development Permit Application be approved, thereby permitting the construction of a four (4) storey plus cellar apartment complex, consisting of six (6) dwelling units and underground parking, subject to the following conditions:

- 1. Prior to the issuance of the Development Permit:
  - (a) Revised drawings are to be first submitted to the satisfaction of the Director of Planning, clearly indicating:

Clause #3 continued:

- (i) details of all landscaping and treatment of open portions of the site including the type, location, quantity and size of all planting materials and ground cover and including details of all planters and method of irrigation.
  - (ii) details, including height, materials and finishes of all screens, fences and retaining walls.
  - (iii) overhead clearance in underground parking garage to be not less than 7' clear.
  - (iv) the provision, location and detail of garage ventilator(s).
  - (v) surfacing of off-street parking in accordance with the relevant requirements of Section 12 of the Zoning and Development By-Law.
  - (vi) floor space ratio not to exceed 1.50.
2. The 11 off-street parking spaces are to be provided in accordance with the relevant requirements of Section 12 of the Zoning and Development By-Law within sixty (60) days of any use or occupancy of the proposed development and thereafter permanently maintained.
3. All landscaping and treatment of open portions of the site is to be completed within six (6) months of the date of any use or occupancy of the proposed development and thereafter permanently maintained."

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

4. Kitsilano Neighbourhood Improvement Program:  
Henry Hudson School Playground

The Director of Planning reports as follows:

"On May 6, 1975 City Council adopted the Apartment Area Plan for Kitsilano. Plan Policy #26 states "Henry Hudson School be improved in order to be the primary community use facility within the apartment area." NIP funds have been allocated to improve two rooms within the school to make them useable by the community. Some improvements are required to be made to the school grounds so that they will be more attractive and useful to the community.

Earlier this year, the Hudson Parents Advisory Group started working with School Board staff, the Kitsilano Planning Office staff, School personnel and students to prepare plans for making improvements to the Hudson School grounds. Three members of the Parents Group are practising architects, so a fairly detailed and accurate plan was able to be produced.

The plans show the construction of an adventure playground, the relocation of the parking area and substantial landscaping (Details are listed in Appendix A and are shown in the plans in Appendix B). The School Board has estimated the total cost for this project at \$29,493. This figure excludes the cost of overheads (\$7319.00) which the School Board has agreed to pay, the cost of the wooden poles used in the playground construction (the Parents Group arranged to have them donated), and the School Board grant of \$2000.00 which is made available to all groups installing adventure playgrounds on school yards.

The Kitsilano Site Office Coordinator and the Kitsilano Citizens Planning Committee reviewed this proposal and recommended sufficient NIP funds be allocated to ensure its completion. C.M.H.C. concurs.

Cont'd . . .

Clause #4 continued:

On October 7, 1975 City Council approved the expenditure of up to \$10,100 to alter the lunchroom in Hudson School to make it suitable for community use. Because of a clerical error, this amount was actually \$550 less than was required to complete the job. This \$550 should be allocated to this project at this time.

It is therefore RECOMMENDED that:

City Council approve the expenditure of up to \$30,043 (thirty thousand and forty-three dollars) from the Kitsilano Neighbourhood Improvement Program budget (Recreation Facilities category) for the purpose of improving the school grounds, as detailed in the attached appendices (this includes \$550 required to balance the budget on the previous work done on Hudson School.) The cost sharing is as follows: City \$7510.75, Province \$7510.75, Federal \$15,021.50."

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

5. Rezoning Application - 8719 Granville Street

The Director of Planning reports as follows:

"An application has been received from L. Pedersen requesting an amendment to the Zoning and Development By-Law No. 3575 whereby the above-mentioned property be rezoned from (RM-3) Multiple Dwelling District to (C-2) Commercial District for the purpose of:

'building a retail outlet on the main floor with living quarters upstairs.'

SITE DESCRIPTION

The site is located on the West side of Granville Street 66 feet to the South of West 71st Avenue. The site is a rectangular lot measuring 33 feet along Granville Street and 109.5 feet in depth. The total site area is 3,614 square feet (See Appendix A).

The land to the West of the lot is zoned (RS-1) One-Family Dwelling District and is developed with single family houses. The two lots directly to the North of the site are zoned (C-2) Commercial District and contain a fast food outlet. The lands to the South and the East are zoned (RM-3) Multiple Dwelling District. The site immediately to the South of the subject site is developed with a frame-construction apartment building.

ANALYSIS

The property to be rezoned is a locked-in lot. The site is too small to permit development of a multiple dwelling. Even a duplex would require a considerable relaxation in the site size regulations by the Board of Variance. The only outright use for this lot under the (RM-3) Multiple Dwelling District Schedule is a one-family dwelling.

The intended use for this site, as stated by the applicant, is a T.V. and radio repair shop on the ground floor with living accommodation above. The provisions of the (C-2) Commercial District Schedule would permit this proposed use, however, the floor space ratio requirements would not permit the construction of a building which would be out of scale with adjacent structures. Furthermore, the proposed use would provide an acceptable transition between the adjacent commercial and apartment uses, a better one than would a one-family dwelling.

The Vancouver City Planning Commission at its meeting on September 1, 1976 concurred with the recommendation of the Director of Planning.

Cont'd . . .

Clause #5 continued:

RECOMMENDATION: That the application be approved and referred direct to a public hearing.

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

6. Provincial Government Metric Housing Demonstration Project

Dunhill Development Corporation, acting on behalf of the Provincial Government have approached the Project Manager/Champlain Heights regarding a metric housing demonstration project. The following letter from Dunhill outlines details of their proposal:

'As the Hon. Hugh A. Curtis, Minister of Municipal Affairs and Housing stated in a recent press release, Dunhill Development Corporation has been asked to complete a metric demonstration project in the Vancouver area. The project will be used to identify and resolve some of the major problems that may be encountered in adopting the metric system in the construction industry.

Canada is committed to the use of the international metric system, with implementation to begin in January, 1978, therefore an immediate start on a demonstration project is imperative. With this time constraint, we have attempted to locate a suitable property, zoned, fully serviced and in an area where a high standard of affordable housing would be appropriate. The site that most closely meets our requirements, is the parcel identified as Enclave 16 in Champlain Heights. We would, therefore appreciate favourable consideration of the sale of this property to Dunhill Development Corporation.

Discussions have been held with Mr. Jim Moodie, who agrees that our proposals do not conflict with your program for the area. At this stage we are suggesting the construction of 113 units of 2, 3 and 4 bedroom townhouses, with floor areas ranging from 98 to 140 square metres (1050 to 1500 sq. feet). The units will feature careful architectural treatment, be fully landscaped and emphasize privacy.

Our marketing objective is to produce units that will sell in the \$47,000 to \$65,000 range. It is intended to achieve a mix of housing, including units financed under the AHOP program. Additional costs attributable to the introduction of the metric system will be absorbed. Purchasers will, therefore, pay only the comparable units built conventionally.

If you agree in principle with this proposal, I suggest that we proceed immediately to the negotiation of the sale price and the development details for final approval by your Council and this Corporation.'

The Project Manager has reviewed this proposal and is of the opinion that it would be of considerable benefit to all concerned (City of Vancouver, the Province, Construction Industry and the community). The proposal has also been discussed with City staff (Finance, Property & Insurance, Planning) who concur with the following recommendations:

It is recommended:

THAT Council approve in principle the sale\* of Enclave 16/Champlain Heights to Dunhill Development Corporation for the construction of a Metric Housing Demonstration Project. This project to be subject to development guidelines and design controls similar to those specified in the "Implementation Report/Areas C & F Champlain Heights".

Cont'd . . .

Clause #6 continued:

AND FURTHER THAT the City and Dunhill Development Corporation jointly appoint an independent appraiser to determine fair market value for Enclave 16.

Final approval will be subject to Council agreeing on a suitable sale price. Approval of the form of development will be subject to normal development permit procedure.

\*TENURE

The Director of Finance reports as follows:

"On July 22, 1975, Council, when considering a report from the Director of Finance on the issue of whether to lease or to sell the land in Champlain Heights, resolved that all of the land would be disposed of through long term leases. The principal points dealt with in making this decision were the strategic issue of regaining control of a large segment of land in 60 years time versus the financial issues of a lower initial return on the land and the potential expenditures which the City would face to buy out the lessee's interest on termination of the lease. In addition, it was noted that it would be more economic to lease land for non-market use in order to realize increments in land value.

Since July, 1975, the City has had the experience of drawing up leases in False Creek, and while the City has resolved most of the complexities from its side, it has gained a greater appreciation of the financial and legal problems created for developers.

The other development since 1975 has been a glut on the market of condominiums with a corresponding drop in the demand for land. It was as a consequence of this drop in demand and the problems created in marketing the land that Council resolved to sell Enclave 1 in Champlain Heights, rather than lease it. However, it was also noted that Enclave 1 was not a strategic property due to its location.

The issue of strategic location becomes more relevant for Enclave 16 because it is likely that the majority of the property within the loop road will remain in City ownership due to its use as parkway or for non-market housing. Accordingly, if Council chooses to sell Enclave 16, there will be no compelling reason to pursue the lease option for the balance of the market enclaves.

Dunhill have indicated to the City that their preference is to buy the land, although they did not close the door on the option to lease. If the City wanted to lease the land, the proceeds for the land would be less, although the amount of discount cannot be accurately gauged at this time.

On balance, the Director of Finance RECOMMENDS that the land be sold rather than leased."

The City Manager RECOMMENDS that the recommendations contained in this report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 14415



MANAGER'S REPORT, September 17, 1976 . . . . . (CLAIMS - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Public Market at 1148 Homer Street - License Fee

The Director of Permits and Licenses reports as follows:

"On August 24, 1976, City Council considered a request for a reduced license fee for a "Flea Market and Swap Meet" type of business at 1148 Homer Street and passed the following motion:

'THAT the Director of Permits and Licenses report back to Council on an appropriate license category and fee for this type of operation.'

As pointed out in the report dated August 20, 1976, this type of operation is described as a Public Market in the License Bylaw and the license fee is \$100.00 per day. However, this fee was established to cover Public Markets which only operate for one or two days and are usually held in one of the Buildings at the Pacific National Exhibition, and therefore do not pay Business Tax.

The proposed market at 1148 Homer Street is to operate until the end of this year and may continue full time in 1977 depending upon the success of the venture. As a result, Business Tax can be charged and a lower license fee should be levied.

The Director of Permits and Licenses RECOMMENDS that the Director of Legal Services be instructed to propose an amendment to the License Bylaw to include the following definition:

PUBLIC MARKET - which is required to Fee: \$75.00 per annum pay business tax. "

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 15

A-6

MANAGER'S REPORT, September 17, 1976 . . . . . (FIRE - 1)

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Street Closures to Accommodate Gastown Days

The City Engineer reports as follows:

"In a letter dated September 3, 1976 (attached), Al Bowen, Chairman of the Gastown Merchants Association, requests that certain streets in Gastown be closed to vehicular traffic on September 25 and 26, 1976. The closure will facilitate the Gastown Days Festival Celebrations on the anniversary of the opening of the Water Street beautification project. The streets requested to be closed are:

- Water Street - from Cordova Street to Carrall Street
- Alexander Street - from Carrall Street to Columbia Street
- Carrall Street - from Powell Street to its north end
- Abbott Street - from the lane south of Water Street to its north end
- Cambie Street - from the lane south of Water Street to its north end
- Trounce Alley - lane south of Water Street from Carrall Street to Abbott Street (1 block)

The event will include a pancake breakfast, professional stage entertainment, ethnic dancing, mining displays, wine and beer gardens and a farmers' market.

The Police Department will provide special attention for the event. Further, there will be no disruption to transit services and there are no objections from a Traffic Engineering standpoint.

Should Council approve the applicant's request to close to vehicular traffic the requested streets on Saturday, September 25, 1976 from 11 a.m. to 2 a.m. Sunday, September 26, 1976, and on Sunday, September 26, 1976 from 12 noon to 10:30 p.m., such approval should be subjected to the following conditions:

1. The applicant enter into an arrangement satisfactory to the Director of Legal Services indemnifying the City against all claims that may arise from the proposed closure. Such indemnity to be in the form of Insurance in which the City of Vancouver is named insured.
2. Any food concessions be approved by the City Health Department.
3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
4. The cost of temporary traffic controls be borne by the applicant.
5. That any licenses required by the Department of Permits & Licenses, or Health Department be obtained prior to the closure.
6. Unrestricted access to be provided for emergency vehicles.

In connection with items (3) and (4), the applicant requests a grant to cover the cost of temporary signing and barricading as well as extra street cleaning. It is estimated that the cost of this work will be \$1150.

Should Council decide in favour of the applicant's request to defray costs, conditions 3 and 4 above would not apply and it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the funding for this grant will be provided from Contingency Reserves."

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

Manager's Report, September 17, 1976 . . . . . (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Complaint Re Tax Penalty

The Director of Finance has submitted the following report.

"Pacific Plastics Ltd. by letter dated August 17, 1976 wrote to the City and complained regarding the City charging a penalty for the late payment of their taxes. Their letter is as follows:

'Dear City Council:

Pacific Plastics Limited has been in Vancouver for more than ten (10) years and have paid our tax assessments each year without using the valuable time of the Court of Revision.

However, on our payment of \$12,069.71 being one day late and being charged 4% or \$482.79 penalty, we must object and object strongly.

We realize penalties should be imposed for late payment, but you must also realize that some common sense should also be utilized in the administration of these penalties. Most businesses allow three days grace on payment before slapping on penalties and then taking the hard line Mr. Bennett has taken in his letter dated August 5, 1976, (copy attached).

Would you and your council please make some decision in this matter and advise us of the outcome.'

In the above letter Pacific Plastics Ltd. refers to a letter from the Supervisor of Property Tax to Pacific Plastics Ltd., dated August 5, 1976. That letter is as follows:

'Re: Tax Account No. 144-9602, 144-9602, 144-9610 and 144-9636

I have checked our records for the above-noted tax accounts and find that your initial payments were received in this office on July 7, 1976. A further check of your envelope shows a meter post mark date of July 6, 1976. Since this is your own meter date it would appear that your payments were not mailed on July 2, 1976 as you have assumed in your letter of July 29, 1976.

For your further information your current payment of \$482.79 was dated July 29, 1976. The envelope was meter post-marked August 3, 1976 and was received in this office on August 4, 1976.

Perhaps you may have an internal mailing problem of which you are not aware.'

A report on the subject matter of tax penalties is being prepared for Council presently, but it was felt that the above letter from Pacific Plastics should not be delayed. The City's long-standing policy of charging a penalty on late payment of taxes is rigorously applied and the tax bill states on it that post marks will not be accepted. In any event, as the penalty in 1976 applied for any payments after July 5, i.e. July 6 being the first day penalty is applied, and the company's meter post mark on their envelope gave a date of July 6, it certainly appears that the company did not even get their letter in the mail before the penalty deadline. The apparent delays between preparation of cheques and their actual entry into the mailing system are a common problem with many companies and hardly the responsibility of the City.

I recommend that no action be taken on the complaint of Pacific Plastics Ltd. regarding their tax penalty."

The City Manager RECOMMENDS approval of the RECOMMENDATION of the Director of Finance.

2. Miscellaneous Amendments to Encroachment  
By-law Fee Schedule

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

"Of late there are more and more requests to place landscaping and special or decorative surfaces on City streets. In many cases the decorative surfacing is in substitution for the usual sidewalk. The present annual fee for such encroachments is 25¢ per square foot. These often cover large areas making the fee quite onerous. In some cases it is unreasonable to charge these fees so the City Engineer would like to have discretion to avoid annual charges in appropriate cases.

Newly constructed crossings are dealt with by way of permit under the Crossing By-law. However it is frequently necessary to prepare agreements for old crossings. At present the old crossings are dealt with in a fairly cumbersome manner. It will be much more efficient to deal with the old crossings as encroachments with no annual fees or modest annual fees in line with the thousands of existing agreements covering the old crossings. An initial levy of \$25.00 per crossing will be collected from the users as is now done with crossing permits under the Crossing By-law.

In order to implement these changes it will be necessary to amend the Encroachment By-law Schedule of Fees. It is RECOMMENDED that the Director of Legal Services prepare the necessary Encroachment By-law amendment."

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

CONSIDERATION

3. Grant Request - Metro Communities Council

The Director of Social Planning reports as follows:

"The Metro Communities Council, a non-profit society founded in 1935, sponsors Miss Vancouver in the Miss Canada Pageant. The Council also organizes the community and city pageants and various fund raising and publicity events. At both the local and national level the contestants are judged on "poise and carriage (20%), talent (20%), beauty of face and figure (20%), and personality, intelligence and deportment (40%). The 1976 Miss Vancouver has been chosen and will represent the city at the Miss Canada Pageant in Toronto in early November. The budget for local events and Miss Canada expenses is \$1460. The Council has raised almost \$700. through donations and fund-raising events and hopes to raise another \$200. The city is being asked for a grant of \$500."

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

RECOMMENDATION

4. Quarterly Review of Revenue and Expenditures  
as at June 30, 1976

The Director of Finance reports as follows:

"In accordance with Council's instructions, the following review of Revenues and Expenditures as at June 30, 1976 is submitted for the information of Council. A copy of the monthly statement of Revenues and Expenditures is on file with the City Clerk and may be examined in detail by members of Council.

Clause #4 continued:

In this review, actual revenues received and expenditures incurred to date are compared with the annual estimates and where significant variations between estimate and actual, as projected to year-end, are indicated, the budget appropriations are adjusted. The net of the revenue and expenditure adjustments is transferred to the Current Surplus (Deficit) on Revenue Account.

Revenue Variations
Grants in Lieu of Taxes - \$344,003 Net

The following estimates are revised to reflect actual revenue received.

| <u>Source of Revenue</u>  | <u>1976<br/>Estimate<br/>\$</u> | <u>1976<br/>Actual<br/>\$</u> | <u>Increase or<br/>(Reduction)<br/>\$</u> |
|---|---------------------------------|-------------------------------|---|
| 1. <u>B.C. Hydro</u>  |                                 |                               |   |
| a) Tax equal to 1% of<br>B.C. Hydro<br>Prior Year's Revenue   | 678,302                         | 692,517                       | 14,215                                    |
| b) Grant to City in lieu<br>of Property Taxes &<br>Local improvements   | 489,775                         | 480,408                       | (9,367)                                   |
| c) Overhead Trolley<br>Assessment   | <u>84,323</u>                   | <u>89,736</u>                 | <u>5,413</u>                              |
| Total B.C. Hydro  | 1,252,400                       | 1,262,661                     | 10,261                                    |
| 2. <u>Insurance Corporation of B.C.</u>   | 245,420                         | 275,980                       | 30,560                                    |
| 3. <u>B.C. Liquor Control Board</u>   | 130,805                         | 137,457                       | 6,652                                     |
| (increased grant equal to<br>property taxes from I.C.B.C.<br>& B.C.L.C.B. results from an<br>increase in the value of land<br>and improvements owned by<br>these two corporations.)                         |                                 |                               |   |
| 4. <u>B.C. Telephone Co.</u>  | 506,000                         | 560,756                       | 54,756                                    |
| This grant in lieu of taxes<br>from the B.C. Telephone Co.<br>is equal to 1.25% of the<br>Company's 1975 revenue.   |                                 |                               |   |
| 5. <u>National Harbours Board</u>   | 520,000                         | 456,600                       | (63,400)                                  |
| This reduction in grant equal<br>to taxes from the National<br>Harbours Board results from<br>a revised assessment of the<br>Crown Property, for purposes<br>of City claims for grants<br>in lieu of taxes. |                                 |                               |   |
| 6. <u>Tax Grants, Housing Schemes</u>   | 851,200                         | 1,157,994                     | 306,794                                   |
| This increase is due to<br>additions to the tax rolls,<br>and revisions to existing<br>assessments.   |                                 |                               |   |
| 7. <u>Central Heat Dist. Ltd.</u>   | <u>13,000</u>                   | <u>11,380</u>                 | <u>(1,620)</u>                            |
| TOTAL REVISIONS TO GRANTS IN<br>LIEU OF TAXES   | <u>\$3,518,825</u>              | <u>\$3,862,828</u>            | <u>\$344,003</u>                          |

Cont'd . . .

Clause #4 continued:

Civic Theatre Revenues - \$46,000

The increase of \$46,000 in Civic Theatre Revenues represents an increase of 7% over the initial 1976 budget. This is attributed primarily to an increase of 15% in Theatre rental rates, and a 20% increase in the selling price of drinks, both effective September 1, 1976.

Interest on Temporary investments

it is estimated that interest earned on temporary investments will exceed the original 1976 estimates by \$450,000. However, this is directly due to the investing of the large cash balance of the Property Endowment Fund to which the earned interest is payable and will not have any affect upon the operating budget.

|   |            |
|---|------------|
| increase in interest on Temporary Investments | \$ 450,000 |
| Transfer to Property Endowment Fund           | (450,000)  |
| Net increase to Revenue Budget                | <u>-0-</u> |

Expenditure Variations

Health Department

Youth Health Service - \$48,320

The cost of the Youth Health Service is funded jointly by the City, the Provincial Government, and the Medicare Programme. The recovery from the Provincial Government was erroneously overstated by \$48,320 in the initial 1976 Budget. \$ 48,320

Home Care Programme - \$66,099

The Home Care Programme consisting of three full-time Public Health Nurses positions, together with fringe benefits and supporting costs, is fully recoverable from the Provincial Government. The department, when submitting their 1976 budget, included the recovery of the programme costs of \$66,099 but omitted the expenditure. \$ 66,099

Net Health Department Increase/(Reduction) \$114,419

Board of Parks & Recreation

Recreation Programme

Templeton Pool - \$75,976

Funding for the Templeton Pool, only recently opened, was omitted from the 1976 initial budget. The net cost to the City, considering expenditures of \$143,126 and revenues of \$67,150, is \$ 75,976

Income Operations

Lumberman's Arch Booth - (\$52,700)

Funding for the Lumberman's Arch refreshment booth was omitted from the 1976 operating budget. The net revenue to the City considering expenditures of \$74,496 and revenues of \$127,196 is \$ (52,700)

Net Parks Board Increase/(Reduction) \$ 23,276

Social Assistance Welfare Administrative & Per Capita Costs - (\$240,914)

The 1976 budget includes an amount of \$6,905,337 for the City's share of the social assistance costs comprised of \$255,753 for administrative costs based on an annual charge of 60¢ per capita and social assistance costs of \$1.30 per capita per month, using the 1971 population count of 426,256 persons. The 1976 Contingency Reserve also contains an amount of \$1,200,000 in anticipation of proposed increases in both Social Assistance and related administrative costs.

Clause #4 continued:

The Provincial Government has now advised that there will be an increase of \$.25 per capita per month in the Social Assistance charges, with the Administrative charges remaining at \$.60 per capita per year, resulting in an increased cost to the City, in 1976, of \$.25 x 426,256 persons x 9 months = \$959,076. This amount will be transferred from Contingency Reserve allowing a reduction of \$240,914 in the Contingency Reserve.

|  |                  |
|--|------------------|
| Currently appropriated for welfare costs             | \$ 6,905,337     |
| Held in Contingency Reserve for anticipated increase | <u>1,200,000</u> |
| Total funding available                              | 8,105,337        |
| Total funding required                               | <u>7,864,423</u> |
| Allowable reduction in funding                       | \$ 240,914       |

Fringe Benefits - General

The City's share of the employee fringe benefits has increased considerably in the 1976 fiscal year, mainly due to the following:

- Workers' Compensation, increased by 79%
- Health Plan, increased by 50%

It is difficult to assess the additional cost at this time, but the total could reach the area of \$400,000. A comprehensive study of these additional costs will be made and reported upon in the September budget review, when more complete information will be available.

Transfers of Appropriations in Excess of \$500

The following departmental transfers were approved by City Manager Minutes of Authorization and are reported to Council for information.

General Government

Purchasing Division

|               |                                     |           |
|---------------|-------------------------------------|-----------|
| From 7035/341 | Salaries                            | \$ 11,100 |
| 7035/344      | Temporary Help                      | 1,000     |
| 7035/345      | Fringe Benefits                     | 1,500     |
| 7035/372      | Allocated to Departments            | 13,600 CR |
| To 8008/902   | Salaries                            | 11,100    |
| 8008/904      | Temporary Help                      | 1,000     |
| 8008/911      | Fringe Benefits                     | 1,500     |
| 8016/1564     | Cost distributed to Aggregate Plant | 13,600 CR |

Computer Services

|  |                   |          |
|--|-------------------|----------|
| From 7030/308  | Equipment Rentals | \$ 1,650 |
| To 7032/321  | Travel            | 1,650    |
| To provide funds for visit of company Technical Representatives to provide training session to City personnel. |                   |          |

Planning Department

|   |                     |          |
|---|---------------------|----------|
| From 7305/1   | Salaries            | \$ 2,814 |
| To 7308/144   | Consultant Services | 2,814    |
| To provide funding for on-going costs of Library Consultant for programme approved in 1975. |                     |          |

Engineering Department

|  |                        |        |
|--|------------------------|--------|
| From 8032/2731   | Grading of Boulevards  | \$ 850 |
| To 8038/3035   | Procurement of Scythes | 850    |
| To provide funding for the purchase of scythes to facilitate the trimming of boulevards. |                        |        |

Permits & Licenses

|  |          |          |
|--|----------|----------|
| From 6709/301  | Salaries | \$ 3,000 |
| To 6709/303  | Overtime | 3,000    |
| To fund the cost of increased overtime caused by vacancies in permanent positions. |          |          |

- - - - -

Clause #4 continued:

The Director of Finance recommends that:

- A. The 1976 Revenue and Expenditures appropriations be adjusted as follows:

| <u>Revenues</u>   | <u>Appropriation<br/>Increase (Reduction)</u> |
|---|---|
| Grants in lieu of taxes (net)                           | \$ 344,003                                    |
| Civic Theatre Revenues                                  | 46,000  |
| Interest on Temporary Investment                        | -0-   |
| Revenues Increase                                       | \$ <u>390,003</u>                             |
| <u>Expenditures</u>                                     |   |
| Health Department                                       | \$ 114,419                                    |
| Board of Parks & Recreation                             | 23,276  |
| Social Assistance costs                                 | (240,914)                                     |
| Expenditures increase                                   | \$ <u>(103,219)</u>                           |
| Total of Increased Revenues and Expenditures Reductions | \$ <u>493,222</u>                             |

- B. The increased revenue and reduction in expenditures which is estimated at \$493,222 for the 1976 fiscal year be transferred to the current surplus on revenue account."

The City Manager RECOMMENDS that the foregoing report of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 16 & 17



A-8

PERSONNEL MATTERS

RECOMMENDATION

1. M.S.A. Dental Care Plan Service Contract

The Director of Personnel Services reports as follows:

"As a result of the 1975 labour negotiations, a Dental Care Plan came into effect for the majority of City employees on January 1, 1976, i.e. Inside Workers, Outside Workers, Electrical Workers, I.A.T.S.E. staff, Nurses, Foremen, Excluded and Senior Staff. At its meeting of September 16, 1975 Council received for information a Manager's report indicating that M.S.A. had been chosen as the underwriter for the new Plans.

The Dental Care Plan Service Contract has now been prepared by M.S.A. and has been reviewed by the Director of Legal Services and myself.

I, therefore, RECOMMEND that the application and necessary agreements for a Dental Care Plan between the City of Vancouver and M.S.A. for the benefit of the above noted employee groups be executed to the satisfaction of the Director of Legal Services."

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

FOR COUNCIL ACTION SEE PAGE(S) 17

B 1053

MANAGER'S REPORT

September 13, 1976

To: Vancouver City Council

Subject: City of Vancouver Bond Issue in Euro-dollar Market

Classification: RECOMMENDATION

The Director of Legal Services and the Director of Finance have submitted the following report.

"On August 24, City Council considered a report of the Director of Finance regarding the City's borrowing needs for 1976, totalling \$15,000,000. The report considered the three potential bond markets in which the City might float a bond issue, specifically the Canadian, the United States, and the Euro-dollar markets. Euro-dollars are U.S. dollars outside of the continental United States. The report indicated that, as of the date of the report, the Euro-dollar market appeared to present the lowest cost money for the City, considering all items such as coupon interest rates, price, commissions and expenses. A small difference in interest cost can mean significant savings to the City.

Council approved the Director of Finance proceeding to Europe with the City's fiscal agent for the purpose of fully examining the potential for a bond issue in Europe to talk with potential syndicate managers and lenders. City Council approved the investigation and authorized the Director of Finance to instruct the fiscal agent and syndicate managers to proceed with syndication and the bond issue, if the evaluation of cost was satisfactory, and after the Director of Finance confirmed the desirability of proceeding, with the Mayor or the Chairman of the Finance Committee and the City Manager. It was pointed out that this would commit Council to passing the appropriate borrowing bylaw shortly thereafter.

On September 10, after fully evaluating the possibility in the Euro-dollar market and concluding that the comparison with the Canadian and New York markets continued to indicate the desirability, i.e., lowest cost to the City, of financing in the Euro-dollar market, the Director of Finance phoned the City Manager and the Mayor, reviewed the terms and conditions of the issue and received their concurrence to proceed in accordance with the Council authority.

The terms of the issue are as follows:

Section 1

Amount - \$5,000,000  
Term - 5 years, no prepayment  
Coupon Interest Rate -  $8\frac{1}{4}\%$   
Currency - U.S. dollars

Section 2

Amount - \$10,000,000  
Term - 12 years  
Coupon Interest Rate -  $8\frac{3}{4}\%$   
Currency - U.S. dollars

The savings to the City, after considering all terms, costs, commissions, would appear to approximate \$200,000 / \$300,000 over the respective lives of the issues. The difference in interest costs to the City of the proposed U.S. dollar bond issues, compared to similar issues in the Canadian market, protects the City against a large devaluation in the Canadian dollar, far greater than might be expected under any reasonable circumstances.

In conjunction with Farris, Vaughan, Wills and Murphy, the Law Department has drafted the necessary bylaw and associated resolutions and authorities for Council approval this day.

Timing of actions is critical in floating a bond issue, and it is necessary for Council to deal with this as early as possible on September 21. Paris is nine hours ahead of Vancouver, and the signing of the documents in Paris will take place on the morning of September 22, in Paris.

The Director of Finance and the Director of Legal Services RECOMMEND -

- A. That Council approve the terms of the bond issue, the market price of the bonds to be no lower than \$99.50 for the \$5,000,000 section and no lower than \$99.50 for the \$10,000,000 section.
- B. That Council approve the necessary bylaws presented with this report.
- C. That Council approve the resolutions and authorities prepared by the Director of Legal Services."

The City Manager RECOMMENDS approval of the recommendations of the Director of Legal Services and the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 5

MANAGER'S REPORT

C

Date September 17, 1976

TO: VANCOUVER CITY COUNCIL

SUBJECT: CLOSURE OF PORTION OF MILLBANK - FALSE CREEK

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The original subdivision of False Creek was done expeditiously and before proper consideration was given to the final layout of the buildings on the newly created sites. At the time of the subdivision, it was expected that some changes would have to be made at a later date.

The buildings on Lots 3, 4, 5 and 6, False Creek, Plan 16003, do not conform to the properties lines. This requires a resubdivision of these four sites. The building construction on Lot 5 also encroaches onto the street by approximately one inch. In order to eliminate the encroachment, a portion of Millbank should be closed, stopped up and resubdivided with Lots 3 to 6.

I RECOMMEND that all that portion of road (Millbank) shown outlined red on plan marginally numbered LF 7826 be closed, stopped up, title taken thereto and the road so closed be subdivided with the adjacent Lots 3 to 6."

The City Manager RECOMMENDS that the foregoing report be approved.

FOR COUNCIL ACTION SEE PAGE(S) 17

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON  
HOUSING AND ENVIRONMENT

August 26, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, August 26, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
Alderman Bird  
Alderman Boyce  
Alderman Cowie  
Alderman Rankin

CLERK: J. Thomas

The Minutes of the meeting of July 29, 1976, were adopted.

INFORMATION:

1. Ohio Rooms, 245 Powell Street -  
Lodging House By-law

At its meetings on June 24, 1976, and July 29, 1976, the Committee considered the status of the Ohio Rooms following a complaint from the Downtown Eastside Residents' Association that the premises were in contravention of the Lodging House By-law.

At the meeting this day the Director of Environmental Health submitted an oral report on the progress of upgrading ordered by the Committee and advised a contract for plumbing work had been signed and the required renovations were underway.

It was

RESOLVED,

THAT the oral report of the Director of Environmental Health be received and a further progress report be submitted in one month.

RECOMMENDATION:

2. Royal Rooms, 237 Main Street -  
Standards of Maintenance By-law

The Director of Environmental Health submitted an oral report on the status of renovations to the Royal Rooms, previously discussed by the Committee at meetings on July 29, 1976, and February 26, 1976. Mr. Morgan advised work was progressing satisfactorily and he could see no reason why the interim operator's permit should not now be extended from August 31, 1976, to December 31, 1976.

It was

RECOMMENDED,

- A. THAT the interim operating permit issued to the operator of the Royal Rooms be extended from August 31, 1976, to December 31, 1976.
- B. THAT the oral report of the Director of Environmental Health be received and a further progress report be submitted in one month.

INFORMATION:

3. Wicklow Hotel, 1516 Powell Street -  
Lodging House By-law

The Director of Permits and Licenses addressed the Committee on the current status of the Wicklow Hotel which had been ordered closed by Council on July 13, 1976.

Dr. Bryson advised meetings had taken place between the co-operators of the premises and representatives of the City Fire, Health, and Permits and Licenses Departments, and there was a clear understanding of the renovation work required under the By-law. However, apart from some housekeeping work, work had not commenced pending the outcome of current legal action relating to the ownership of the building.

It was

RESOLVED,

THAT the oral report of the Director of Permits and Licenses be received for information and a further progress report be submitted in one month.

RECOMMENDATION:

4. Standards of Maintenance By-law:  
Test Case for Non-Compliance

City Council at its meeting on August 10, 1976, approved a Committee recommendation that the Director of Permits and Licenses report back on detailed alternative proposals for proceeding with a test case for non-compliance under the Standards of Maintenance By-law.

The Director of Permits and Licenses addressed the Committee and advised a survey of vacant premises in the downtown area had been conducted by officials of his department in co-operation with Fire Wardens and Health Department staff, but their investigation had failed to disclose any building which could be suggested as the subject for a satisfactory test case.

The Committee considered a number of vacant premises in the downtown area and particular reference was made to the Pierre Paris building, 51-53 West Hastings Street, which had commercial space on the ground floor and approximately 100 vacant rooms above.

Following discussion it was

RECOMMENDED,

THAT an Order be issued to the owner of 51-53 West Hastings Street requiring him to renovate his premises within sixty days under the provisions of the Standards of Maintenance By-law.

(Alderman Cowie opposed.)

INFORMATION:

5. 1168 East Hastings Street -  
Standards of Maintenance By-law

On June 24, 1976, the Committee recommended premises at 1168 East Hastings Street be posted with a sixty-day Notice requiring the owners to bring the premises up to standard under the provisions

Clause 5 Cont'd

of the Standards of Maintenance By-law. Subsequently, on July 29, 1976, the Director of Permits and Licenses was instructed to submit a further report on the status of the premises.

The Director of Permits and Licenses advised the Committee that legal proceedings to determine the ownership of the building had taken place and the legal owner would be served with the Order.

It was

RESOLVED,

THAT the oral report of the Director of Permits and Licenses be received for information and a further status report be submitted in one month.

RECOMMENDATION:

6. Cheshire Homes Society:  
Proposed Purchase of City-Owned Land at N.W. Corner  
Ash Street and S.W. Marine Drive

Council on July 13, 1976, granted an extension to September 6, 1976, of the sale date of City-owned land at Ash Street and S.W. Marine Drive to the Cheshire Homes Society for development as a residence for the physically handicapped. Council also resolved the Provincial Government be urged to complete funding arrangements with the Society by that date.

The Committee had for consideration a letter from the Minister of Housing dated August 11, 1976, (circulated) advising the Chairman that the Cheshire Homes Society project had not yet been accepted as a priority project by the Provincial Government and discussions were taking place between his department, the Department of Human Resources, and the Department of Health and Hospital Insurance to determine responsibility for projects such as that contemplated by the Society. The Minister expressed the hope the City would not object to holding the land a little longer for possible use by the Society.

Ms. P. Crosse addressed the Committee on behalf of the Cheshire Homes Society and submitted copies of an exchange of letters between the Society and Provincial Government (on file in the City Clerk's Office). Ms. Crosse advised meetings were taking place shortly in Victoria, and a ruling was expected on whether the Society's project would go ahead or not.

During discussion Members of the Committee expressed concern that the original proposal to purchase was approved in September, 1974, and the prolonged negotiations between the Society and Provincial Government had tied up a valuable building site for many months.

After further discussion it was

RECOMMENDED,

- A. THAT The Cheshire Homes Society be granted a further extension of one month to October 8, 1976, for completion of the sale of City-owned land at the N.W. corner of Ash Street and S.W. Marine Drive.
- B. THAT the Chairman of the Standing Committee on Housing and Environment inform the Provincial Government of the urgency in determining by the end of September whether the Cheshire Homes Society project will qualify for Provincial funding.

7. Grant Request: Japanese Canadian Society  
of Greater Vancouver

The Committee had for consideration a communication from Mr. A. George Oikawa, President, Japanese Canadian Society of Greater Vancouver dated July 27, 1976, (circulated) requesting a grant of \$25,000 to subsidize costs related to the Society's project to rehabilitate the Richmond Hotel, 374-378 Powell Street to provide fifty-three hostel-type housing units for senior citizens.

Mr. Oikawa addressed the Committee and advised the Society had purchased the building for \$263,000; renovation costs totalled approximately \$230,460, thus the fifty-three units were being acquired at a cost of only \$6,480 per unit. It was anticipated the project would be self-financing through ground-floor rental retail space and future planning included a meals service for tenants provided by the commercial restaurant operation on the ground floor. Rents of the units could be reduced if initial costs such as legal fees, interest, taxes, and insurance during construction, project management and tenant relocation could be excluded from the long-term mortgage. These were the costs covered by the grant request.

Members of the Committee commented favourably on the economics of the project and the fact the City had not been involved in any costs. Mr. Oikawa was advised to present a full brief to Council on September 21, 1976, when consideration would be given to the Committee's report.

It was

RECOMMENDED,

THAT approval be given to the one-time grant request for \$25,000 submitted by the Japanese Canadian Society of Greater Vancouver for initial costs in connection with the Society's rehabilitation housing project at 374-378 Powell Street.

INFORMATION:

8. Design Improvement Program for Single Family Housing  
on Small Lots

The Committee had for consideration a Manager's Report dated August 12, 1976, (circulated) in which the Director of Planning reported on initiatives taken to seek support of key organizations in the building industry for a program aimed at improving house designs on small lots.

The report pointed out each year several hundred single family houses were built in the City and in many cases their design left much to be desired. Complaints ranged from aesthetic design to poor quality of layout, relationship to neighbouring properties and over-development of the site. The Urban Design Group was investigating the possibility of a design competition with the purpose of demonstrating good house design on available City lots throughout the City. It was hoped a working community of organizations including Architectural Institute of B.C., Vancouver Real Estate Board, Housing and Urban Development Association of Canada, C.M.H.C., and G.V.R.D. could be organized to discuss a joint program based on shared costs and expertise and aimed at design improvements to housing on small single family lots.

Mr. Andrew Malczewski reviewed the report with the Committee and requested support for the program.

Following discussion it was



RECOMMENDED,

- A. THAT the design improvement program for single family housing on small lots contained in the Manager's Report dated August 12, 1976, be approved in principle.
- B. THAT the Manager's Report be received for information.

9. Removal of Roof Signs in C-2, C-2A, and C-3  
Commercial Areas - Progress Report

Consideration was given to a Manager's Report dated August 17, 1976, (circulated) in which the Director of Planning presented a progress report on the removal of roof signs in C-2, C-2A, and C-3 Commercial Areas. Two hundred and forty roof signs were located in the subject area, 170 were roof billboards belonging to Seaboard Advertising and 70 others owned by individual owners and sign companies.

The Director of Planning suggested procedures for removal of the roof signs should commence with a letter to the owners in the first instance advising them of Council's policy and seeking voluntary removal. If no response was received within a reasonable time staff would report back on the roof signs that remained and necessary steps would be taken to have the resolutions passed by Council to enforce their removal. The Director of Planning submitted a copy of the suggested letter to be sent to the sign companies and individual sign owners.

It was

RECOMMENDED,

- A. THAT the procedure for obtaining the removal of roof signs in C-2, C-2A, and C-3 Commercial Areas contained in the Manager's Report dated August 17, 1976, be approved.
- B. THAT the draft letter for communication with sign companies and individual sign owners attached to the Manager's Report dated August 17, 1976, be approved.

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

\* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 18, 19 & 20

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

II

AUGUST 26, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, August 26, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman  
Alderman Boyce  
Alderman Marzari  
Alderman Sweeney  
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 1018 Burnaby Street

The Committee had before it for consideration a Manager's Report dated August 18, 1976 on Development Permit Application No. 74860 applied for by Mr. Barry Kaplan for Capolini Restaurant Ltd. for 1018 Burnaby Street.

In the Manager's Report, the Director of Planning reported as follows:

"The above noted development permit application has been filed to use the existing building as a restaurant and cabaret.

This development is situated on the south side of Burnaby Street between Burrard and Thurlow Streets.

No alterations are proposed to the existing building, which has been previously approved as a restaurant with a bar and a lounge on the second floor.

The site, zoned DD (Downtown District) is adjacent to W.E.D. (West End District).

There are two residential hi-rise apartment buildings located immediately adjacent to the west and across the lane to the south.

The Director of Planning approved this application but due to the proposed use and the close proximity to residential accommodation, has referred this request to the Council Committee on new liquor outlets for consideration prior to the issuance of the Development Permit."

Appearing before the Committee on this matter were a representative of the Planning Department and the applicant, Mr. Kaplan.

It was explained to the Committee this application is to change what is presently a restaurant and lounge into a restaurant and cabaret; the difference being that as a cabaret it would be permitted to remain open until 2:00 A.M. rather than the present closing time of 1:00 A.M. and that games such as darts and table soccer could be added. In addition, a cabaret can provide live entertainment.

Continued on Page 2. . . .

Clause No. 1 Continued

During consideration, the Committee inquired whether there had been any complaints regarding noise as the facility is in close proximity to residential accommodation. The applicant replied there had been no complaints.

Following consideration, it was

RECOMMENDED

THAT Council approve of the application of Mr. Barry Kaplan for Development Permit Application No. 74860 to use the existing building at 1018 Burnaby Street as a restaurant and cabaret.

INFORMATION

2. Sale of Glue to Juveniles - 1668 Kingsway

The Committee had before it for consideration the following Manager's Report dated August 18, 1976:

"On Thursday, May 20, 1976 the Community Services Committee passed the following resolution:

'THAT the Manager's Report dated May 7, 1976 on the sale of glue to juveniles be received and that the Director of Permits & Licenses be requested to submit a further report to the Community Services Committee on the sale of glue or other inhalants from the grocery store at 1668 Kingsway in three months.'

The Director of Permits and Licenses reports as follows:

'On July 20, 1976 a fire occurred at the above address causing very serious damage to the whole building including the retail operation on the main floor. This had the effect of closing the grocery operation and it has not reopened since. Inspections carried out on August 17, 1976 show the building to be still in a fire damaged condition and securely boarded up.'

The City Manager submits the foregoing report of the Director of Permits and Licenses for the INFORMATION of the Committee."

The Committee noted this grocery store is no longer in operation and

RESOLVED

THAT the Manager's Report dated August 18, 1976 regarding the grocery store at 1668 Kingsway be received.

3. Proposed Local Improvement Money By-law for  
a Community Office in Marpole-Oakridge

The Community Services Committee, at its meeting on August 12, 1976, after considering a letter from the Marpole-Oakridge Area Council, passed the following resolution:

"THAT the proposal of the Marpole-Oakridge Area Council for a local improvement money by-law for a community office be referred to the Director of Legal Services and the Director of Social Planning for study and a joint report to the Community Services Committee at its meeting on Thursday, August 26, 1976."

The Committee had before it for consideration a Manager's Report dated August 19, 1976 (copy circulated) in which the Director of Legal Services and the Director of Social Planning recommended that Council not approve the request of the Marpole-Oakridge Area Council for a local improvement money by-law procedure for funding a community office and its ancilliary services.

Distributed at the meeting were copies of a brief dated August 26, 1976 (copy circulated) from the Marpole-Oakridge Area Council which set forth its re-action to the City Manager's report of August 19, 1976 and urging the Committee to recommend that Council proceed with a local improvement money by-law to provide a community office in the Marpole-Oakridge area.

Appearing before the Committee on this matter were the Director of Legal Services, the Director of Social Planning and Mr. Elgin Ruddell of the Marpole-Oakridge Area Council.

There was considerable discussion on this proposal which is an entirely new concept never before considered by the City.

It was noted during consideration that it is the opinion of the Director of Legal Services that an amendment to the City Charter would be required before the City could place such a by-law before voters in a particular area to provide a facility such as a community office.

Members of the Committee expressed concern as to how representative the Marpole-Oakridge Area Council is of that particular neighbourhood and the Committee was advised by Mr. Ruddell that the Marpole-Oakridge Area Council has a mailing list between 300 - 400 persons and that attendance at meetings fluctuates. Mr. Ruddell added he could provide perhaps 500 signatures of residents in the area who would favour a local improvement money by-law for a community office.

Concern was also expressed by the Committee that citizens groups from throughout the City could apply for similar local improvement money by-laws and that in some areas there could be four or five citizens organizations, each claiming to be representative of the citizens of their particular neighbourhood.

It was stressed by the Chairman that the Committee was considering a new method of financing services to people and that under the local improvement procedure, it would result in increased taxation on the citizens of the area.

Clause No. 3 Continued

It was also noted during discussion that residents currently do not have the right to vote on local improvement money by-laws and that if a Charter amendment were sought to permit the City to present such a local improvement money by-law, the amendment should also request that residents be given the right to vote on such a local improvement money by-law.

A motion that the City seek such a Charter amendment was put and lost and following further consideration, the Committee took no further action on this matter.

4. Central and Oliver Hotels

Vancouver City Council, at its meeting (In Camera) of August 10, 1976, when considering the attached report of the City Manager dated August 5, 1976, passed the following motion:

"THAT the City Manager's report of August 5, 1976, in respect of policy re future operation of Central and Oliver Hotels be referred to the Community Services Committee, and in the meantime the Central Mortgage and Housing Corporation be asked to await the Committee's report before taking any further action."

The Committee had before it for consideration the Manager's Report of August 5, 1976 (copy circulated) and the Director of Finance and the Director of Social Planning attended on this matter.

During consideration, the Committee was advised that the United Housing Foundation, which purchased the Central and Oliver Hotels for conversion for accommodation for the hard to house, has become defunct.

It was pointed out to the Committee that the City's total financial involvement in this facility, which houses 140 residents, is \$230,000. Central Mortgage and Housing Corporation has taken over the management of the hotel and is in the legal position of "mortgagee in possession" and the City, which operates a Multi-Use Centre in the basement and ground floor of the building, is a tenant in the building.

The Committee was advised that the Minister of Human Resources recently visited this building and suggested the City should acquire the building from Central Mortgage and Housing Corporation.

The Director of Finance advised it is his opinion the City's Public Housing Corporation should acquire this structure, providing adequate financial arrangements are made regarding the operating loss, and that the Property & Insurance Division of the City should operate the hotel, and the City and the Province continue sharing operating costs on the Multi-Use Centre.

Following further consideration, it was

**RESOLVED**

THAT the Chairman of the Community Services Committee, the Director of Finance, the Director of Social Planning and the Mayor seek a meeting with the Minister of Human Resources to discuss future ownership of the Central and Oliver Hotels.

The meeting adjourned at approximately 4:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 20421

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REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON HOUSING AND ENVIRONMENT



SEPTEMBER 2, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, September 2, 1976, at 1:30 P.M. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman  
Alderman Bird  
Alderman Boyce  
Alderman Rankin

ABSENT: Alderman Cowie

CLERK: J. Thomas

The Minutes of the meeting of August 26, 1976 were adopted.

RECOMMENDATION

1. Services to Seniors: Renfrew/Collingwood Area

The Committee considered a communication from the Renfrew/Collingwood Citizens Association dated July 21, 1976 (circulated) expressing concern about the lack of services for seniors in the area and requesting consideration of the following motion passed at the Association's meeting of July 12, 1976:

"Renfrew/Collingwood Citizens Association Society RECOMMENDS that the City of Vancouver consider the property at 22nd Avenue and Penticton Street (which is City-owned property) as a site to build an extended care hospital;

That the Provincial, Federal, Municipal governments get together immediately to cost share this project.

That these governments take steps to rectify this serious problem.

That we trust, as our elected officials, representing the people, that you will take up the matter and action will be taken without delay."

Also considered was a memorandum from the Housing Planner dated August 9, 1976 (circulated) recommending against the site at 22nd and Penticton for an extended care centre and pointing out the location was next to a school and would be more suitable for family accommodation. In a memorandum dated August 13, 1976 (circulated), Mr. R. Kalapinski, Social Planner, also questioned the desirability of the proposed site location and advised statistics contained in the Planning Department's recent report entitled "Senior Citizens' Housing Targets to 1986" do not support the Association's claim of a crisis situation existing in the area with regard to accommodation and care facilities for seniors. The report indicated a low level of need for housing and care units and gave the Renfrew/Collingwood area a low priority with regard to future construction.

Clause No. 1 Continued

Mr. W. Funk, President, and Mr. C. Gill addressed the Committee on behalf of the Association and requested a freeze for at least two years on development of the 22nd Avenue and Penticton site. They also urged consideration be given to the establishment of a personal care home in the neighbourhood to enable senior citizens to remain in familiar surroundings when they could no longer maintain their own homes. Support was also requested for a seniors drop-in centre in the area.

During discussion, members of the Committee agreed there was a deficiency in personal care facilities in the area defined as extending from the Burlington Northern Railway to 41st Avenue, Nanaimo Street to Boundary Road. The Committee also supported a drop-in centre for seniors and advised the Association present a formal request to the Parks Board in this regard.

It was

RECOMMENDED

THAT City officials be instructed to investigate and report back to the Committee on an appropriate site for a senior citizens personal care facility in the Renfrew/Collingwood area.

INFORMATION

2. Hotel Metropole, 320 Abbott Street -  
Citizens Complaint re Noise By-law

As a result of a petition from the residents of the Hotel Metropole, the Chairman requested the Police Department investigate and report on allegations of excess noise and disturbance by garbage pickup workers during nighttime hours.

In a communication dated August 25, 1976, the Police Department reported the complaint had been investigated but no grounds had been disclosed to support allegations of excessive noise and disturbance.

Mr. B. Eriksen, Downtown Eastside Residents' Association, for the hotel tenants, advised there had been many occasions when tenants had been awakened at 2:00 or 3:00 a.m. by the noise of garbage containers being thrown around but since the complaint had been made, there had been a notable improvement.

The general problem of nighttime noise from garbage container pickups in the downtown core area was discussed and it was pointed out collections took place in the late evening and early morning hours to avoid traffic tie-ups.

Following discussion, it was

RESOLVED

THAT the City Engineer be instructed to investigate and report back to the Committee on the introduction of a system confining garbage pickups in the residential areas of the downtown core to the periods early evening to midnight and early morning after 6:00 a.m.

RECOMMENDATION

3. Social Housing Program: Grandview-Woodlands Area

In response to the Chairman's request for a status report on the City Housing Corporation's family rental housing program, Mr. J. A. McLean, Administrative Analyst, submitted a communication from Mr. M. A. Geller, Program Manager for Social Housing of C.M.H.C. dated September 2, 1976 (circulated) commenting on the City's submission of eleven projects for funding under Section 15.1 of the National Housing Act as follows:

"In summary at this time we find the Daon Projects at Triumph and Templeton and 1800 Block Adanac, the Westwater Project on Osler Street, and the Ramage proposal at 1300 Block Grant acceptable in principle but in all cases there would need to be agreement to design and cost modifications before a commitment could be made. The Daon Project at 1800 Block Francis, the Lewarde Project on East 8th and the other Ramage proposals are considered not acceptable at this time. The Lewarde Project on West 6th falls within our cost guidelines but without plans, we cannot make further comment.

"Therefore, at this time there are approximately \$7.2 million of projects which could be committed this year. However in light of our previous correspondence with the City with respect to our maximum funding capability for City Family Rental Housing, we wish to advise that we would very much appreciate knowing your intentions, with respect to the Foster and Euclid and 2nd and Wallace sites before being asked to consider formally committing any of these projects so that we can jointly review the relative priority of the respective projects."

During discussion with Mr. Geller, the Committee re-affirmed approval of five family rental housing projects located at Triumph and Templeton, 1800 Block Adanac, 8600 Block Osler, 1300 Block Grant and 950 West 6th Avenue. It was also the consensus that City staff proceed as rapidly as possible with the development of family housing on sites at 2nd Avenue and Wallace and Foster and Euclid.

Mr. R. Rizzardo, Vice-Chairman of Grandview-Woodland Planning Committee, presented a brief (on file in the City Clerk's office) on behalf of the Committee, reviewing the program as it pertained to the Grandview-Woodland area. Triumph and Templeton and Adanac and Salisbury sites were acceptable; however, the Grandview-Woodland Planning Committee had serious reservations about suggested sites at Franklin and Lakeview, Grant and McLean, and 3rd Avenue between Clark and McLean because of their proximity to industrial sites and noise exposure. It was also felt consideration should be given to changing school boundaries to prevent overcrowding if the 8th Avenue and McLean site was developed for families. Mr. Rizzardo advised neighbourhood response to the social housing program in the area had been favourable on the whole with only one community group being vehemently opposed.

The brief concluded with the following recommendations:

- a) The allocation of resources to the affected Schools, if required, to maintain the existing quality of education as enrolments increase due to new families moving into the area.



Clause No. 3 Continued

- b) That when management policy for these developments is being worked out, there be consultation with local groups such as the Area Council and Community Resource Board.
- c) It is recommended that in conjunction with the proposed developments which will put an additional strain on the existing facilities, and due to the fact that N.I.P. funds are not designated for part of this area, that the City allocate funds to improve neighbourhood services in the areas so affected.

The Grandview-Woodland Planning Committee was congratulated on the content of the brief and advised the recommendations would be taken into consideration as the program proceeded.

Following further discussion, it was

**RECOMMENDED**

- A. THAT the City proceed with family rental housing projects on the following sites and that application be made for funding under Section 15.1 of the National Housing Act:

|                      |             |
|----------------------|-------------|
| Triumph at Templeton | (Daon)      |
| 1800 Block Adanac    | (Daon)      |
| 8600 Block Osler     | (Westwater) |
| 1300 Block Grant     | (Ramage)    |
| 950 West 6th Avenue  | (Lewarde)   |

- B. THAT family housing projects be processed as rapidly as possible for the following C.D.1 zoned sites and application be made for funding under Section 15.1 of the National Housing Act:

2nd Avenue and Wallace  
 Foster and Euclid

**4. Experimental Shell Housing: Champlain Heights**

At the invitation of the Chairman, Mr. R. Henriquez, Architect, addressed the Committee and with the aid of a model demonstrated an innovative shell housing concept developed by the architectural firm of Henriquez & Todd.

Mr. Henriquez explained the concept of a completed exterior and unfinished interior offered the advantage of lower long-term mortgage costs for the home buyer prepared to move into the shell house and undertake finishing work himself. It was estimated, with land costs at \$15,000.00 per unit and construction at \$25,000.00, plus \$5000.00 for services, the homes would come under the A.H.O.P. ceiling of \$47,000.00. The saving on construction costs was expected to be approximately \$8000.00. Mr. Henriquez suggested shell housing would be particularly suited to a co-operative housing venture in an area such as Champlain Heights. Individual home owners would start out with 950 sq. ft. of living space and end up with a completed home of 1400 - 1500 sq. ft. Mr. Henriquez advised he could get a non-profit group together and come back to Council with a firm proposal.

Clause No. 4 Continued

The Committee expressed interest in the concept and Mr. J. M. Moodie, Project Manager for Champlain Heights, was requested to investigate the capability of a demonstration project in Champlain Heights; however, concern was expressed that administrative problems may arise under present City by-laws.

After further discussion, it was

RECOMMENDED

THAT the concept of shell housing as described in the oral report of Mr. R. Henriquez be approved in principle and the Director of Permits & Licenses and the Director of Planning be instructed to investigate and report back to the Committee on by-law amendments which may be deemed necessary.

ENVIRONMENT MATTERS

5. Proposed Leash By-law

City Council, on June 15, 1976, when considering a Committee recommendation that a Leash By-law be introduced, directed the recommendation be referred back to the Committee for further consideration in conjunction with representatives of the Western Federation of Individuals & Dog Organizations (F.I.D.O.).

The Committee this day considered a brief dated June 15, 1976 (on file in the City Clerk's office) presented by Mr. S. G. N. Presley, President of F.I.D.O., submitting that the major dog problem was that of a dog running at large and the passing of a leash by-law would

- a) cause unnecessary harassment of responsible dog owners, particularly those with obedience-trained dogs;
- b) cause a spirit of confrontation to develop between responsible dog owners and Pound officials where a spirit of co-operation presently exists;
- c) cause an unnecessary diversion of scarce dog by-law enforcement resources away from the real problem which is the dog running at large.

The Federation also felt the existing Park by-law was unreasonably restrictive in that insufficient provision had been made for dog exercise space.

Mr. Presley advised members of his organization wholeheartedly endorsed the leashing of dogs in the presence of animals in zoos and parks and voluntarily assisted in policing the Lost Lagoon and Beaver Lake areas of Stanley Park; however, if a Leash By-law was introduced, this important contribution might be withdrawn by the Federation members.

Mr. P. Graham also addressed the Committee and contended there were grounds for a Leash By-law and the Federation had not presented a valid argument.

Clause No. 5 Continued

It was

RECOMMENDED

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

The meeting adjourned at approximately 2:40 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 2/422

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IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON COMMUNITY SERVICES

SEPTEMBER 2, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, September 2, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3.30 p.m.

PRESENT: Alderman H. Rankin, Chairman  
Alderman Boyce  
Alderman Marzari  
Alderman Sweeney

ABSENT: Alderman Volrich

CLERK TO THE  
COMMITTEE : M.L. Cross

INFORMATION

1. Liquor Permit Application - 3484 Kingsway

The Committee had before it a report dated August 25, 1976 (on file in the City Clerk's office) which the City Manager submitted for Consideration.

In the report the Director of Planning advises that Paxton Associates Limited have filed a development permit application "to alter and use an existing banquet room in the southerly portion of the main floor of the existing motor hotel as a cabaret." The Director of Planning has approved the development permit application with the condition that prior to the issuance of the permit the request be referred to Council Committee for consideration and necessary action.

Mr. E. Arndt, Development Permit Group, showed a rough sketch of the area, indicating the exit from the parking onto Tyne Street; and a proposed senior citizens development at the south-west corner of School Avenue and Tyne Street.

The applicant was not present and the Chairman requested that he be asked to attend the next meeting.

The Committee felt that it would like to have more information with respect to closing hours and traffic problems on the residential street. As a comparison it would like to see information on another major motor hotel on Kingsway, also located in a residential area.

RESOLVED:

THAT this matter be deferred until the next meeting of the Committee at which time information on the hours of operation and the effect of traffic exiting onto the residential street will be available; as well as comparison figures of another motor hotel located in a residential area.

Cont'd.....

RECOMMENDATION

2. Chimo Terrace - Wall Street Park Proposal

The Committee considered a report of the City Manager dated August 25, 1976 (copy circulated).

Mr. D. Purdy, Social Planning Department, outlined the series of events that occurred since the Chimo Terrace Tenants Association requested in November 1972 that a narrow strip of City-owned land on Wall Street be developed as a park and playground for children in the area. He pointed out the fact that the Supervisor of Property and Insurance noted Council's policy to transfer lands at market value. The report suggests that the land be turned over at no cost to the care and custody of the Board of Parks and Recreation.

In the report the Director of Social Planning recommends

- "1. That lots A, 1, 2, 3, 4, 5, and 6, Block 16 DL 184, and lots 6, 7, and 8 of Block 19, DL 184 and the two street portions, be approved for park purposes and turned over at no cost to the care and custody of the Board of Parks and Recreation.
2. That the lots A, 1, 2, 3, 4, 5 and 6 Block 16 DL 184; lots 1, 2, 3 and 4 Block 18, DL 184; and lots 6, 7, and 8 Block 19 DL 184 be returned to the Capital Fund from the Property Endowment Fund.
3. That Council approve the sale of lots 4, 3, 2 and 1 of Block 18 DL 184; and that the Supervisor of Property and Insurance be authorized to negotiate the sale to the adjoining owner for report back to Council.
4. That funds from the sale of Lots 4, 3, 2 and 1 of Block 18 DL 184 be set aside for park development and road closures as described in this report.
5. That Oxford Street and Cambridge Street be closed at Wall Street in conformance with the development plans to be prepared by the Parks Board subject to the satisfaction of the City Engineer with regard to the layout of cul-de-sacs, sewer and water services and the retention of any easements that may be required.
6. That the Director of Legal Services be instructed to obtain the required consent as necessary from the registered property owners adjacent to the above-mentioned street closures.
7. That the BCHMC be requested to maintain the Cambridge Street portion as if it were an integral part of the Chimo Terrace site.
8. That copies of these resolutions be sent to CMHC and the Provincial Department of Housing with a request for release of the Federal-Provincial share (\$15,000).
9. That park development proceed on the basis of recommendations 1 to 8, once funds are available from the sale of lots, but that Council request the Minister of State for Urban Affairs and the Provincial Minister of Housing to increase their share of the development costs to \$52,900, a figure based on a ratio equal to the proportion of Chimo Terrace residents in the service area.

Cont'd.....

Clause #2 Continued:

Ms. L. Rodriguez of the Chimo Terrace Tenants Association indicated that there may be problems with respect to rush hour traffic on Wall Street. The children's activity area has been located on the south side of the Wall Street but there may be problems with respect to access to the park on the north side of Wall Street. The Committee requested that the City Engineer look into the traffic problems in the area.

RECOMMENDED

- A. THAT recommendations 1-9 contained in the report of the City Manager dated August 25, 1976 be approved.
- B. THAT the City Engineer be requested to investigate the best method of dealing with traffic problems in the Chimo Terrace area.

RECOMMENDATION

3. Renovation and Conversion of the Carnegie Library for Community Use

The Committee considered a report of the City Manager dated August 26, 1976 (copy circulated) in which the Director of Planning outlines the proposed uses for the renovated Carnegie Library, capital financing and the suggested planning procedure to be followed.

Mr. M. Egan, Director of Social Planning, advised that the only firm commitment for capital financing for the project is the City's allocation of \$650,000 in the 1976 Supplementary Capital Budget. The Provincial Minister responsible for the B.C. recreational fund may consider pre-dating the City's application for a grant to the time that the Downtown East Side Residents Association application was submitted. The City encouraged and assisted DERA in filing their application but the Provincial Government has not treated it as a complete application as DERA has no clear rights to the building.

With respect to uses in the building Mr. Egan advised that no priorities have been established for the uses nor has the exact amount of space for each use been determined. Space allocations will be designed to be as flexible as possible. The details of uses and space allocations will be worked out by an architectural and space programming consultant in co-operation with the proposed Carnegie Planning Advisory Committee composed of one staff representative each from Vancouver Library Board, Vancouver Board of Parks and Recreation, Vancouver School Board, Vancouver City College, Division of Building Construction and Maintenance, Social Planning Department and one representative each from Chinatown Historic Area Advisory Committee, Downtown Eastside Residents Association, Japanese Community Volunteers, Strathcona Property Owners' and Tenants' Association and Vancouver Community Arts Council. Three residents of the area, agreed to by the foregoing, will also be appointed to the Committee. The Chairman of the Committee will be the Director of Social Planning or his delegate.

Cont'd.....

Clause #3 Continued:

Mr. B. Erickson, representing the Downtown Eastside Residents Association stated that the Provincial Government should consider an amendment to the grant application to read "City of Vancouver" rather than "Downtown Eastside Residents Association". As the space requirements are already set out in the application that was submitted to the Provincial Government, he questioned why it would take five months to come up with the report on uses and space allocation. He also requested that consideration be given to doing the exterior work i.e. fixing up the roof, as soon as possible.

After discussion the Committee

RECOMMENDED:

- A. THAT Council approve the formation of a Carnegie Planning Advisory Committee with Terms of Reference as outlined in Appendix I of the report of the City Manager dated August 26, 1976.
- B. THAT Council endorse development of the Carnegie building for the following kinds of uses;
  - Public Library
  - Recreation Rooms
  - Classrooms and Workshops
  - Meeting Rooms
  - Display Areas
  - Performing Arts and Auditorium Space.
- C. THAT the Carnegie Planning Advisory Committee report its recommendations on the hiring of space programming consultants, including consultants' fees, to Council by the end of October, 1976.
- D. THAT the Director of Social Planning report back to Council in January 1977 on the results of the Consultants' and Carnegie Planning Advisory Committee's work on programming and, at the same time, report with recommendations for proceeding with the design phase.
- E. THAT the Director of Social Planning keep the Committee and Council informed on his efforts to secure additional capital funding.
- F. THAT the Director of Social Planning report to the Committee in January 1977 with recommendations on appropriate Management of the facility and on operating estimates and sources of operating funds.
- G. THAT the Assistant Director, Building Construction and Maintenance (City Architect) prepare an interim report to the Committee outlining the costs involved with commencing exterior renovation as soon as possible.

Cont'd.....

4. Jericho Park - Use of Hangar #5

Mr. A. Clapp, representing the Greenpeace Foundation, appeared before the Committee to request the use of Hangar #5 in Jericho Park on Monday, September 6, 1976 for the purpose of a homecoming event for the ship Greenpeace VII. Mr. Clapp stated the Parks Board on August 31st had granted the use of the Jericho plaza areas only and suggested the Director of Permits and Licences be requested to grant a special permit to allow the use of Hangar #5. The Director of Permits and Licences advised the Parks Board that no such special permit exists.

Mr. B. Wyatt, Administrative Officer, Department of Permits and Licences, stated that special permission had been granted by Council for the use of the buildings during Habitat. Since that time, the Director of Permits and Licences has stated that no use of the buildings at Jericho would be allowed until the buildings meet all codes and by-law requirements.

Mr. M. Smith, Director of Communications, Board of Parks and Recreation, advised that water and power services had been disconnected. The water would not be turned on and if power is required it would be reconnected at the expense of the Greenpeace Foundation.

Discussion centred on other approvals that would be necessary, i.e. Provincial Fire Marshall, and Mr. Clapp acknowledged that he would need to obtain other approvals.

With the addition of two Council members, making a majority of Council present, the Committee

**RESOLVED:**

THAT approval be given to the Greenpeace Foundation for the use of Hangar #5 in Jericho Park during the daylight hours on Monday, September 6, 1976, for the purpose of a homecoming event for the ship Greenpeace VII; subject to the large hangar doors remaining open at all times.

The meeting adjourned at 4.20 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 22





REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL  
ON FINANCE AND ADMINISTRATION

September 9, 1976

A meeting of the Standing Committee of Council of Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, September 9, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman  
Alderman Bowers  
Alderman Kennedy  
Alderman Marzari  
Alderman Sweeney

ALSO PRESENT: Alderman Boyce

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Festival Concert Society - Cultural Grant Request

The Committee had for consideration a Manager's report dated September 7, 1976 (copy circulated) wherein the Director of Social Planning reported on the Festival Concert Society's request for a grant of \$3,000 from the City of Vancouver in rental fees towards the use of the Playhouse Theatre to present 30 coffee concerts commencing September, 1976. Admission will be one dollar. Mr. Dobbin's office advises that each performance would cost \$175 rental fee. Half of this would be \$87.50 x 30 for a total of \$2,625.

The Director of Social Planning recommends support of the proposal, however, he has the following two reservations:

1. The Society's budget shows revenue from ticket sales (an average 200 people per concert) of \$6,000. There is another \$6,252 shown in the form of a grant request from the Community Arts Council. The budget also reveals a total publicity allocation of \$1,500 for the 30 week program which is to be scheduled at 11 a.m. on Sunday mornings. Given the funding pattern of the Community Arts Council, the timing of the program and the paucity of funds for publicity, we believe that the Festival Concert Society should expect to receive only about half of the total revenue they show in their budget, i.e. \$6,000 rather than \$12,000.
2. If the revenue shown in the budget (exclusive of the civic grant) is not forthcoming, there appears to be no commitment on the part of the Festival Concert Society to follow through on its 30 concert program using the society's own financial resources.

Mr. Johannsen, Executive Director, Festival Concert Society, stated that the Society will give a firm commitment to 30 performances in the Playhouse Theatre.

Cont'd . . .

Clause #1 continued:

Following further discussion it was

RECOMMENDED

- A. THAT subject to confirmation of \$6,250 from the Community Arts Council or from an alternate source, and subject to a firm commitment by the Society for a 30 week schedule of concerts, an amount equal to half the rental for the use of the Playhouse Theatre on 30 Sunday mornings at 11 a.m. be approved by City Council.
- B. THAT these funds be credited to the Auditorium Board as the schedule of performances occur and requirements for payment for the other half of theatre rental are met.

INFORMATION

2. Harbour Park Plebiscite - Draft Pamphlet

Mr. Bud Elsie, Advertising Consultant, circulated a draft information pamphlet, to be circulated to the voters, for the consideration of the Committee.

Discussion took place on changing the wording of the ballot approved by Council on August 31, 1976 and the City Clerk advised that if only the figure were omitted it could be handled as an amendment.

The Committee considered each paragraph of the pamphlet individually and made several changes and suggestions. It was agreed that the draft pamphlet would be circulated to all Members of Council who could set out their comments and suggestions for consideration at a special meeting of the Finance Committee on Tuesday, September 14, 1976 at 12 noon, to which all Members of Council will be invited. The final draft of the Committee will be presented to Council for final decision on September 21, 1976.

Representatives of the Save the Entrance to Stanley Park Committee were invited to submit their comments on the draft pamphlet on September 14, 1976.

It was agreed that the Committee would reconvene at 12 noon, Tuesday, September 14, 1976 to further consider this matter.

(Alderman Boyce left the meeting at this point.)

3. Local Initiatives Program - 1976-77

On August 10, 1976 City Council passed the following motion:

"THAT the L.I.P. proposals be submitted to the Standing Committee on Finance and Administration with authority to apply for projects on the City's behalf."

The Committee had for consideration a report of the City Manager dated August 31, 1976 and an attached summary (copies circulated) on the Local Initiatives Program for 1976-77, outlining City Department projects whose total value is approximately \$1,670,000. The City's portion of the total is approximately \$413,000.

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Standing Committee of Council . . . . . 3  
on Finance and Administration  
September 9, 1976

Clause #3 continued:

The Committee heard representatives from the various City Departments concerned and placed a priority rating of 1, 2 and 3 on each item requested as follows:

Priority One

1. Payrolls and Claim Processing
  2. Photo Restoration and Cataloguing
  3. Transferred Records Index
  4. Traffic Plan
  6. Hazardous Waste Inventory
  7. Ramp Installations Curbed Intersections
  9. Operation Identification
  10. Community Awareness - 911 Phone System
  11. Facility Data Bank
  12. Access
  14. Champlain Heights - Areas E & F
  17. Jericho Park Development
  22. C.A.R.E. (Resources for Elderly)
  23. Health Posters
  24. Prenatal Nutrition Counselling Awareness
  25. Hope
  32. Houseboats - Waterfront
  33. Street End Mini Parks
  35. Public Art Collection Service
  38. Preventive Maintenance Data
- City \$127,061                      L.I.P. \$556,786                      Total \$683,847

Priority Two

8. Microfilming Historical Police Records
13. English Bay - Bicycle Path
18. Ft. of Angus - Park Development
20. Street Tree Planting
21. Musqueam Park
26. Vancouver Housing Needs Study
27. Central Area Inventory & Mapping
29. Kitsilano's Heritage

Cont'd . . .

Clause #3 continued:

Priority Two continued

- 30. Central Area Pedestrian Study
- 31. West End Physical and Community Survey
- 36. Vancouver Heritage Productions
- 37. Community Outreach

|                |                  |                 |
|----------------|------------------|-----------------|
| City \$159,923 | L.I.P. \$376,118 | Total \$536,041 |
|----------------|------------------|-----------------|

Priority Three

- 5. Soil Resistivity Survey
- 15. Brockton Oval Enclosure
- 16. Stanley Park - Lost Lagoon Sanctuary Ext.
- 19. Stanley Park - Reforestation
- 28. Streetscape Preservation
- 34. City Census Pilot Study

|                |                  |               |
|----------------|------------------|---------------|
| City \$125,605 | L.I.P. \$152,320 | Total 277,925 |
|----------------|------------------|---------------|

Total City share for priorities 1 and 2 is \$286,984.  
L.I.P. claim \$932,904. Total projects costs \$1,219,888.

Following discussion it was

RESOLVED

- A. THAT the items listed above in priorities 1 and 2 be approved for submission to Canada Manpower and that the City's share of approved projects for 1976 in the amount of \$78,000 be provided from Contingency Reserve and that the 1977 estimated City share amounting to \$209,000 be included in the 1977 Revenue Budget;
- B. THAT the Assistant City Engineer be authorized to sign the application forms and the agreement forms on behalf of the City to make minor adjustments and/or combine applications where necessary.
- C. THAT the City Manager be authorized to place the City's application in an order of priority if requested to do so by Canada Manpower.

(Copies of detailed submissions on file in the City Clerk's Office).

The meeting adjourned at approximately 3:45 p.m.

\* \* \* \* \*



## REPORT TO COUNCIL

### STANDING COMMITTEE OF COUNCIL ON FINANCE AND ADMINISTRATION

September 14, 1976

The Finance and Administration Committee with all Members of Council invited to attend, reconvened its meeting of September 9, 1976 at 12 noon, Tuesday, September 12, 1976 in Committee Room No. 3, third floor, City Hall.

PRESENT: Alderman Volrich, Chairman  
Alderman Kennedy  
Alderman Marzari - Cl. 1 only  
Alderman Sweeney

ABSENT: Alderman Bowers

ALSO PRESENT: Alderman Bird  
Alderman Boyce)  
Alderman Cowie) Cl. 1 only  
Park Board Chairman May Brown

COMMITTEE CLERK: H. Dickson

### RECOMMENDATIONS

#### 1. Harbour Park Plebiscite - Wording of Pamphlet

At its meeting on September 9, 1976 the Finance and Administration Committee was in receipt of a draft information pamphlet prepared by public relations consultant Bud Elsie on the Harbour Park plebiscite; considered this draft, made several changes and suggestions, and deferred further consideration to a special meeting at this date to which all Members of Council were invited.

Representatives of the Save the Entrance to Stanley Park Committee were invited and appeared before the Committee.

Distributed at the meeting were:

- (a) An undated submission from the Save the Entrance to Stanley Park Committee (copies circulated) which comprised the City's proposals for the pamphlet with comments and recommendations offered by the Save the Entrance to Stanley Park Committee.
- (b) A letter dated September 14, 1976 from the Park Board (copies circulated) advising of the Park Board's resolution of September 13, 1976 with respect to the wording of the Harbour Park plebiscite.
- (c) An undated submission from Alderman Kennedy (copies circulated) offering suggestions for the pamphlet on the Harbour Park plebiscite.

There was a considerable and wide-ranging discussion not only on the composition of the pamphlet itself but also on the actual wording of the Harbour Park plebiscite and on the future use of the site.

Cont'd . . .

Standing Committee of Council . . . . . 2  
on Finance and Administration  
September 14, 1976

Clause #1 continued:

Some points of consideration were:

- Whether or not to omit any reference in the actual wording of the plebiscite to the City's cost of some \$4.7 million.
- Should the property be taken over by the Property Endowment Fund;
- What type of development should be placed on the land for the City should the voters decide the City should retain the site;
- Some of those in attendance queried why any plebiscite should be held at all; why Council should not decide on its own whether to retain or sell all or part of the site to recover its costs;
- It was noted the plebiscite is merely a public opinion poll which would provide guidelines for next year's Council on the future of the property.

Noting that some Aldermen were questioning whether or not to proceed with the plebiscite on the Harbour Park issue, the Chairman reminded those present that Council was unanimous in its decision June 15, 1976 to go to the voters on the issue of the future of the Harbour Park site.

(The Chairman then ruled that all seven Aldermen in attendance would have a vote on any motions put and that these votes would be recorded.)

It was then

RECOMMENDED by Alderman Marzari,

THAT Council rescind its resolution of June 15, 1976 to submit a plebiscite to the electors on the future of the City-owned land at Harbour Park.

- LOST

(Aldermen Bird, Cowie, Kennedy, Sweeney and Volrich opposed)

During discussion it was noted the proposed question on the ballot is:

"Do you wish to have the City retain its ownership of the Harbour Park site between Gilford and Denman Streets by the use of the \$4,731,500 from reserve funds?"

It was then

RECOMMENDED by Alderman Kennedy,

THAT the wording "by the use of \$4,731,500 from reserve funds" be deleted from the question on the Harbour Park ballot provided, however, that such costs are spelled out in the information pamphlet to be distributed to voters.

- CARRIED

(Aldermen Bird, Cowie and Volrich opposed)

Cont'd . . .

Clause #1 continued:

Therefore the question on the ballot would be:

"Do you wish to have the City retain its ownership of  
the Harbour Park site between Gilford and Denman  
Streets?"

-----

The Committee then discussed the wording of the pamphlet,  
considered various alternatives, heard from representatives of  
the Save the Entrance to Stanley Park Committee, and

RECOMMENDED

THAT the following wording be adopted by Council for the  
pamphlet:

The Harbour Park site is bounded by Stanley Park, Georgia  
Street, Denman Street and Coal Harbour.

The total site covers approximately 13.4 acres.

In October, 1973 for the sum of \$2 million the City was  
authorized by Vancouver voters to purchase .6 acres of  
free hold and to acquire the lease on the 9.52 acres of  
the filled water lots which were available from Dawson  
Developments Ltd. which then controlled the total 13.4  
acre site. The voters turned down the purchase of the  
remaining 3.4 acres, located between Gilford and Denman  
Streets, for \$4.4 million.

The above map indicates the area that was approved for  
purchase and the area that was turned down.

In order to obtain the 10 acres the voters wanted, the  
City bought the entire site including the additional  
3.4 acres, using reserve funds, leaving a net cost of  
\$2 million for the 10 acres.

The City's intention at that time was to sell the 3.4  
acres so it could recover the \$4.4 million that had been  
paid for it leaving a net cost of \$2 million.

Development proposals for the land were called and several  
were submitted. One was selected but it did not go ahead.

Now the question before the voters on November 17, 1976  
is whether the City itself should retain ownership of the  
3.4 acres which, to date, has cost \$4,731,500. This figure  
includes the purchase price and other expenses incurred by  
the City. The question on the ballot is:

"Do you wish to have the City retain its ownership of the  
Harbour Park site between Gilford and Denman Streets?"

(NOTE: Whether "by the use of \$4,731,500 from reserve funds"  
will be included on the ballot will be determined by Council's  
vote on the earlier recommendation contained in this report).

If the majority of the voters say "yes", the 3.4 acres  
will be retained for public use with development prospects  
in phases, as funds become available, such as solutions to  
the traffic problems on the Georgia Street approach to  
Stanley Park, followed by developments of marine, recrea-  
tional, and tourist amenities suitable to the nature and  
the beauty of the site.

Clause #1 continued:

If the majority say "no", the City will make further attempts to recover as much of the purchase price as possible by inviting development proposals which will probably have a medium or high density nature. Funds that are recovered would be returned to the reserve fund and could be available for other civic purposes.

The Harbour Park site plebiscite is not part of the Five-Year Plan vote but a separate question.

INFORMATION

2. Information Pamphlet on Five-Year Plan

The Committee had before it for consideration proposed information pamphlets prepared by public relations consultant Bud Elsie.

There was brief discussion on this matter with Mr. Elsie explaining he has already revised with various Civic officials the material before the Committee this date and that an up-dated information pamphlet is now being prepared.

The City Engineer and the Chairman of the Park Board advised the Committee they had met with Mr. Elsie and his proposed changes are acceptable to them.

Following brief discussion it was

RESOLVED

THAT Mr. Elsie's proposed brochure on the Five-Year Plan considered by the Committee this date and as further revised by him having met with various Civic officials be recommended to Council on September 21, 1976 for approval.

(Subsequent to the meeting the Clerk's Office obtained a copy - Report VI (i) of the latest revised Five-Year Plan pamphlet).

INFORMATION

3. Advertising for the Five-Year Plan -  
Interim Report from InterCorp Marketing

A representative of InterCorp Marketing appeared before the Committee and presented briefs containing alternative proposals (copies circulated) for the following types of advertising to be used to publicize the Five-Year Plan: billboards, exterior busboards, interior buscards and newspaper and radio advertisements. Also included in the brief was a budget for the advertising.

Artist's conceptions, in colour, of the billboards and buscards were displayed for the Committee to view.

The InterCorp representative explained the advertising campaign would be concentrated in the three to four weeks prior to the November 17, 1976 vote; that 60 billboards will be used, 20 a month ahead of the vote and an additional 40 two weeks ahead of the vote. There will be 110 exterior busboards measuring 30 by 139 inches and 550 interior buscards.



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on Finance and Administration  
September 14, 1976

Clause #3 continued:

The billboard and busboard advertising will be colour-coded to match the colours on the four-part ballot on the Five-Year Plan.

During discussion it was stressed by the Committee that political candidates should not be used to endorse the Five-Year Plan in radio advertising.

Following discussion it was  
RESOLVED

THAT Proposal No. 1 for the billboards and Proposal No. 1 for the exterior busboards be approved (See attached brief from Intercorp).

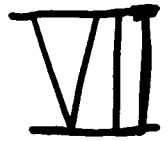
Owing to time restrictions the Committee deferred further consideration on the advertising proposals for radio and newspapers to its next meeting.

The meeting adjourned at approximately 2:55 p.m.

\* \* \* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 23424

REPORT TO COUNCIL



STANDING COMMITTEE OF COUNCIL  
ON PLANNING AND DEVELOPMENT

SEPTEMBER 9, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, September 9, 1976 at approximately 3.45 p.m.

PRESENT: Alderman Bowers (Chairman)  
Alderman Bird  
Alderman Cowie  
Alderman Harcourt  
Alderman Kennedy

ALSO  
PRESENT: Alderman Boyce

CLERK TO THE  
COMMITTEE: M.L. Cross

INFORMATION

1. Monthly Status of Rezoning Applications

The Committee had before it a memorandum dated August 27, 1976 from the Zoning Division of the Planning Department, forwarding the monthly status of rezoning applications as of August 26, 1976 (on file in the City Clerk's office).

RESOLVED:

THAT the report on the monthly status of rezoning applications as of August 26, 1976 be received.

2. Standards of Maintenance By-law

The Committee considered a report dated August 18, 1976 which the City Manager submitted for Information (on file in the City Clerk's office).

At a Public Hearing on July 27, the Chairman requested the City Clerk to arrange for the Committee to consider whether the Standards of Maintenance By-law could include provisions that would apply to abandoned houses and vacant lots.

Attached to the Manager's Report was a previous report dated February 19, 1976 which was submitted to the Standing Committee on Housing and Environment. In this latter report the Director of Legal Services reports:

Cont'd.....

Clause #2 Continued:

"It seems to me that in order to apply the By-law a building must be a dwelling. If there has been total abandonment by the owner with a view to redevelopment to something else, I would doubt that it would apply. If the premises were totally vandalized so that they were quite incapable of being used as below standard accommodation, I doubt that it would apply. It may well be that the section could be interpreted as meaning "occupied habitable accommodation" because the section is concerned with protecting the occupants of dwellings. The very least, I think, would be that the building must be capable of being used for housing, albeit below the standard required. I think a Court would have difficulty supporting an Order where the owner indicates that he wishes to discontinue using it for living accommodation or, to put it another way, I do not believe the section could be used to recreate or create housing accommodation. If this were the case, it would be, in effect, freezing a person's use of his land if it had ever been used for habitable accommodation and is a deprivation of his rights under the Zoning and Development By-law.

In addition, the section is concerned with "repairs, renovations or alterations". This suggests there is something in existence but which is below a prescribed standard. It would not, I think, include massive reconstruction or recreation.

In the end result, however, the only way to find out what the section covers would be to have a test case."

The Committee discussed the merits of testing the interpretation of the by-law by getting an agreement with one of the persons who has allowed a dwelling to contravene the provisions of the Standards of Maintenance By-law, that the matter could be placed before the Court, at City's cost.

A motion that the City undertake a test case to obtain a legal interpretation of the Standards of Maintenance By-law was put and LOST.

RESOLVED:

THAT the report of the City Manager dated August 18, 1976 be received.

Cont'd.....

RECOMMENDATION:

3. Denman Street Beautification

The Committee had before it a report dated August 25, 1976 (on file in the City Clerk's office) which the City Manager submitted for Consideration.

Ms. B. Howard of the Planning Department advised that notices describing a meeting to seek reactions to a possible beautification programme for Denman Street, had been sent to 39 property owners and 113 merchants. Only 25 persons attended, most generally opposed at this time to an increase in taxes or to beautification having priority over other concerns, i.e. zoning regulations, parking and traffic. For this reason the Director of Planning suggested that the proposed Denman Street beautification not be pursued any further at this time unless considerable further interest is expressed by Denman Street property owners and merchants.

Some members of the Committee felt that the City, on the initiative principle next year, should proceed with the upgrading of Denman Street, perhaps including some tree planting.

In answer to a query as to whether this could be undertaken by the City on the initiative principle, Mr. R. Currie, Engineering Department, advised that the City could proceed by 2/3 majority of Council. The property owners would be notified and if objections were filed by more than 1/2 the property owners representing more than 1/2 the assessed value of the properties concerned, the project would be defeated.

After discussion, the Committee

RECOMMENDED

- A. THAT the proposed Denman Street Beautification not be pursued any further at this time.
- B. THAT the City Engineer be instructed to report back on a proposal for improving paving and sidewalks on Denman Street on the Initiative principle in 1977; such report to include comments on street planting and other items usually undertaken in beautification projects.

(Aldermen Bird and Kennedy wishes to be recorded as opposed to Recommendation A. Alderman Cowie wished to be recorded as opposed to Recommendation B.)

4. Fairview Slopes Rezoning

The Committee had before it a report dated August 26, 1976 (copy circulated) which the City Manager forwarded for Consideration.

In the report, the Director of Planning outlines the draft (FM-1) Fairview Multiple Dwelling District Schedule for the Fairview Slopes which is intended to enhance the small scale residential character by encouraging retention of existing houses and permitting new low-profile residential development in the area bounded by Hemlock Street, 8th Avenue, Ash Street and 6th Avenue. Some compatible commercial and ancillary uses may be included.

Clause #4 Continued

The Director of Planning recommended:

- "(1) THAT the draft (FM-1) Fairview Multiple-Dwelling District Schedule attached as Appendix II of this report be referred direct to a Public Hearing after a report has been received from the Vancouver City Planning Commission.
- (2) THAT the draft Land Use/Urban Design Guidelines attached as Appendix III of this report be adopted as the basis for the exercise of discretion by the Director of Planning within the context of the (FM-1) Fairview Multiple-Dwelling District Schedule, subject to Council approval of this Schedule at a Public Hearing."

The Committee

RECOMMENDED:

THAT the recommendations of the Director of Planning contained in the report of the City Manager dated August 26, 1976 be approved.

5. Rezoning - Jericho/Locarno Area

Before the Committee for Consideration was a report of the City Manager dated August 24, 1976 (copy circulated).

In the report the Director of Planning and the Supervisor of Property and Insurance outline alternatives to the existing C-1 zoning located adjacent to the intersections of Sasamat Street and Belmont Avenue and Sasamat Street and North-West Marine Drive/Hadden Avenue in the Jericho/Locarno area (Lots 12 and 13, Block 129 DL 540 and Lots 27 and 28 AMD, Block 130 DL 540).

The Director of Planning proposes that City-owned Lot 12 and privately-owned Lot 13 in Block 129 be rezoned from C-1 to RS-1 (which is the existing zoning for the remainder of Block 129) and that City-owned Lots 12 and 15 in Block 129 be subdivided, each into two parcels, measuring approximately 60' x 95'.

In Block 130 the following two alternatives are proposed:

"Alternative #1 - re-zone Lot 27 and 46.6 feet of Lot 28 AMD, Block 130, D.L. 540 from C-1 Commercial to RS-1 Residential and, further, apply to resubdivide this property into three lots of approximately 46.6 feet frontage each.

Alternative #2 - re-zone Lots 27 and 28 AMD, Block 130, D.L. 540 from C-1 Commercial to CD-1 Comprehensive Development of combined retail and residential use and, further consolidate these two lots for development. "

Cont'd.....

Clause #5 Continued

After discussion the Committee

RECOMMENDED:

- A. THAT the Director of Planning be instructed to apply to rezone Lots 12 and 13, Block 129, D.L. 540 and Lots 27 and the northerly 46.6 feet of Lot 28 AMD, Block 130, D.L. 540 from C-1 to RS-1 and refer such application direct to Public Hearing after a report is received thereon from the Vancouver City Planning Commission.
- B. THAT, after City-owned Lot 12 is rezoned to RS-1, it and City-owned Lot 15 each be subdivided into two lots, for a total of 4 lots each measuring approximately 60' x 95'.
- C. THAT, after rezoning City-owned Lot 27 and the northerly 46.6 feet of Lot 28 AMD, the land be consolidated and resubdivided into three lots of approximately 46.6 feet frontage each.

6. Central Waterfront - Draft Official Development Plan

The Committee considered a report of the City Manager dated August 26, 1976 (copy circulated) in which the Director of Planning outlines the draft Official Development Plan for the Central Waterfront District.

The Director of Planning requested guidance as to whether it was still the Committee's intention for the rezoning to be enacted this year. He would like to circulate the draft Official Development Plan to the interested public and arrange public meetings to obtain reactions and opinions to the proposed rezoning.

The Director of Planning recommended

- " (i) That the revised draft Official Development Plan for the Central Waterfront District be received and be made available for the interested public, in addition to those directly affected by the proposals.
- (ii) That a Public Meeting(s) be arranged to obtain opinions from the interested public during September.
- (iii) That the Director of Planning report back in early October with the proposed Zoning for the Central Waterfront District suitable for referral to:
  - (a) the G.V.R.D. with a view to obtaining third reading of the change in description of the area from 'Industrial' to 'Urban'; and,
  - (b) A Public Hearing

"

Cont'd.....

Clause #6 Continued

After discussion the Committee

RECOMMENDED:

- A. THAT the revised draft Official Development Plan for the Central Waterfront District be received and made available to those organizations directly affected by the proposals and to the interested public, after minor wording changes as the Director of Planning may see fit.
- B. THAT the Director of Planning proceed with a programme to explain the proposed zoning controls for the Central Waterfront District to interested parties; with a report back to the Committee in October on the results of the public meetings.
- C. THAT recommendation 3 of the Director of Planning contained in the Manager's report dated August 26, 1976, be deferred until the above-mentioned report from the Director of Planning is received.

(Alderman Bowers wished to be recorded as opposed to Recommendation C)

INFORMATION

7. Oppenheimer Area Land Use and N.I.P. Concept Plan

The Committee considered a report of the City Manager dated September 2, 1976 (on file in the City Clerk's office) in which the Director of Planning outlines the proposed Oppenheimer Area Land Use and N.I.P. Concept Plan, prepared by the Oppenheimer Area Planning Committee with the assistance of civic departments.

Ms. D. Jan, Area Planner, stated the Director of Planning supported the direction taken by the Area Planning Committee with four exceptions.

Ms. J. Swanson, representing the Oppenheimer Area Planning Committee, Mr. B. Eriksen, representing the Dcwntown Eastside Residents Association, and Mr. Nye, representing businessmen of the area commented briefly on the Concept Plan.

The Committee felt that the matter should be deferred to the next meeting to give those concerned an opportunity to study the report. As the Committee had just received the report the previous day and had insufficient time to study it, it was agreed to defer consideration of same until the September 23 meeting.

It was also agreed that the Area Planner would arrange a walking tour of the area on Tuesday morning, September 21, prior to the report being reconsidered on September 23.

Clause #7 Continued

RESOLVED:

- A. THAT the Area Planner arrange a walking tour of the Oppenheimer area on Tuesday, September 21, 1976 and invite members of Council and those concerned to attend.
- B. THAT consideration of the Manager's report dated September 2, 1976 be deferred to the Committee meeting of September 23, 1976.

8. Six Month Review of Central Area Development Control Process

The Committee considered a report of the City Manager dated September 8, 1976 (on file in the City Clerk's office) in which recommendations are set out with respect to five items referred to him by Council on August 10, 1976.

The five items are the following recommendations of the Director of Planning which were submitted to Committee on July 22, 1976 and referred to the Manager for further study and report back by mid-September:

- "1. That a comprehensive evaluation of the Development Control Process in the Central Area be carried out by the Director of Planning for report to City Council in 12 months; any special staff or consultant needs to be reported to Council separately.
- 2. That the D.P. Board/Panel hold special meetings at appropriate locations on any particular application if considered in the public interest.
- 4. That the Fairview Slopes area be included in the Central Area process system.
- 6. That the Director of Planning prepare detailed Central Area guidelines as soon as possible with priority for the Downtown District and the West End District.
- 7. That the Director of Planning arrange for the Planning Department, in co-operation with other City departments, to initiate a number of varied information programs and activities to assist the public, the applicants, and the D.P. Board/Panel. "

Cont'd.....



Clause #8 Continued

The City Manager recommended:

- "(a) THAT, in regard to the Director of Planning's recommendation #1, the sentence "Any special staff or consultant needs would be reported to Council separately." be deleted and that the Administrative Analyst assist the Director of Planning and the Development Permit Board in developing systems to monitor the operation of the Board for the 12-month period to assist in the evaluation referred to therein;
- (b) THAT, in regard to the Director of Planning's recommendation #2, the following words be added, "and may request Council for the Planning & Development Committee to hold such special meetings."

This recommendation is to provide an opportunity for Council to hold special meetings on major matters if they desire, and would forestall conflict of opinions at an early stage;

- (c) THAT, in regard to the Director of Planning's recommendation #4, the geographical location of the Fairview Slopes makes this inclusion sensible;

I am reluctant to recommend the expansion of the jurisdiction of the Board in view of the continuing evaluation of the Board's function and the possible extra expense of processing development permits through the Board;

- (d) THAT, in regard to the Director of Planning's recommendation #6, the Director of Planning report to the Committee on the extent of detail and the guidelines involved in this recommendation.

I am advised that these guidelines are already being prepared and believe the Committee should have a progress report as soon as possible to indicate how extensive the guidelines will be;

- (e) THAT, in regard to the Director of Planning's recommendation #7, the Director of Planning report further to the Committee on the extent of such programs, diagrams, etc., the budget for this activity and the timing for implementing this recommendation;

- (f) One attachment to the subject report was a memo from the Director of Planning to the Development Permit Board suggesting an examination and possible changes to the procedure for processing development permits through the Staff Committee.

I RECOMMEND that this matter be referred to the Administrative Analyst for discussion with the appropriate departments, for report back to myself;

- (g) THAT Council reconsider the matter of permitting an appeal to City Council on the decisions of the Development Permit Board. "

Dr. J. Denholm and Mr. C. Leonoff, two members of the Development Permit Advisory Panel were present for the discussion. They had just received copies of the Manager's report as did the Committee. They requested an opportunity to speak to the Manager's report.

During the discussion, it was agreed that the Planning and Development Committee, and any other interested members of Council, should observe a Development Permit Board meeting and

Cont'd.....

Report to Council  
Standing Committee of Council  
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Page 9

Clause #8 Continued

then carry on an informal discussion over dinner with respect to the function of the Board and the Advisory Panel. After this informal meeting, the Committee would reconsider the report of the City Manager at a later meeting. Mr. Spaxman, Director of Planning and Chairman of the Development Permit Board, advised that the next meeting of the Board would be held on September 27, 1976.

The Chairman instructed the Clerk to carry out the necessary arrangements for the informal dinner meeting.

RESOLVED:

THAT the Committee and other interested members of Council be invited to observe the meeting of the Development Permit Board to be held on September 27, 1976; and to attend an informal meeting of the Committee, the Development Permit Board and the Development Permit Advisory Panel.

FURTHER THAT consideration of the report of the City Manager dated September 8, 1976 be deferred until after the informal meeting.

The meeting adjourned at approximately 5.25 p.m.

\*\*\*\*\*

Note from Clerk:

Subsequent to the meeting of the Committee, the Chairman was contacted by the Chairman of the Development Permit Board who requested that the informal meeting take place after the October 12 meeting of the Board due to the fact that several key people will be absent from the meeting of September 27, 1976.

FOR COUNCIL ACTION SEE PAGE(S) 24425