

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, November 7, 1972, in the Council Chamber, at approximately 9:30 a.m.

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

CLERK TO THE COUNCIL: R. Thompson

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Reverend Dr. George Turpin, Civic Chaplain.

'IN CAMERA' MEETING

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

ADOPTION OF MINUTES

MOVED by Alderman Bird,  
SECONDED by Alderman Broome,  
THAT the Minutes of the Regular Council Meeting (with the exception of the 'In Camera' portion), dated October 31, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,  
SECONDED by Alderman Hardwick,  
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

VARYING THE AGENDA

MOVED by Alderman Adams,  
THAT the Agenda be varied to permit consideration at this time of a Special Committee report respecting debentures.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Bids for \$5,000,000 Serial Debentures

The Special Committee re bids for \$5,000,000 City of Vancouver debentures reported as follows, under date of November 6, 1972:

(continued)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Bids for \$5,000,000  
Serial Debentures (cont'd)

"On September 6, 1972 City Council authorized a Committee consisting of the Chairman of Finance, Board of Administration and the Director of Finance to call for bids for a City of Vancouver bond issue in the Canadian bond market with the bids being reported to Council for final decision, in accordance with normal procedure.

The bids were called and were opened at 2:00 p.m. November 6th, 1972, and are listed hereunder:

<u>Syndicate</u>	<u>Net Payment Offered per \$100 of Par Value</u>
A. E. Ames & Co. Limited <u>(Syndicate Managers)</u>	\$98.877
A. E. Ames & Co. Limited	
Wood Gundy Limited	
Pemberton Securities Limited	
Oidium Brown & T. B. Read Ltd.	
Dominion Securities Corp. Limited	
Richardson Securities of Canada	
Equitable Securities Canada Ltd.	
Burgess Graham & Company Ltd.	
Bank of Montreal	
Canadian Imperial Bank of Commerce	
The Royal Bank of Canada	
Bank of British Columbia	
Burns Bros. and Denton Limited <u>(Syndicate Managers)</u>	\$98.573
Burns Bros. and Denton Limited	
Midland-Osler Securities Limited	
Nesbitt Thomson and Co. Ltd.	
Levesque Beaubien Inc.	
Cochran Murray Limited	
The Toronto Dominion Bank	
Merrill Lynch, Royal Securities Limited <u>(Syndicate Managers)</u>	\$98.524
Merrill Lynch, Royal Securities Limited	
Harris & Partners Limited	
Greenshields Inc.	
Pitfield Mackay Ross & Co. Limited	
Gairdner & Company Limited	
Fry, Mills Spence & Company Limited	
Bank of Nova Scotia	
McLeod, Young Weir & Company <u>(Syndicate Managers)</u>	\$98.17
McLeod, Young, Weir & Company Limited	
Bell, Gouinlock & Company, Limited	

Your Committee recommends to Council that the bid of the syndicate managed by A. E. Ames & Co. Limited for \$5,000,000 of City of Vancouver bonds as described in the tender call at \$98.877 per \$100 of par value be accepted, this being the highest bid, and that cheques accompanying the other bids be returned to the tenderers. The high bid represents an interest cost to the City of approximately 7.985%."

MOVED by Alderman Adams,

THAT the foregoing recommendation of the Special Committee be approved.

- CARRIED.

UNFINISHED BUSINESS1. Jericho D.N.D. Lands:  
Jericho Park Committee

Pursuant to a request from the Jericho Park Committee, it was agreed the matter of hearing a delegation from that group be deferred to the meeting of Council on November 21, 1972.

2. Air Supported Structures over  
Tennis Courts: Jericho Tennis Club

On October 19, 1972, the Board of Administration reported as follows, regarding Development Permit Application on behalf of the Jericho Tennis Club, to erect air-supported structure over four existing tennis courts:

' The Director of Planning and Civic Development reports as follows:

"F.B. Bolton Services Limited for the Jericho Tennis Club, have filed Development Permit Application No. 59440 to erect a 99' wide x 224' long by 32' high air supported structure over four existing tennis courts.

The applicant advises that the proposed structure is required for the period October 1, 1972, to April 30, 1973.

The air supported structure would cover four tennis courts in the centre of the Club site. To the east are four more courts. To the west is the off-street parking area and four further tennis courts.

Of the 32' high structure, the lower 12' is colored "opaque green" and the upper 20' is colored "translucent white."

Previous Approval

In August 1971, the Technical Planning Board approved a development permit to erect a 102' wide by 114' long air supported structure 32' high for a limited period of one year expiring August 31, 1972.

The location was on the two centre tennis courts that are furthest from the Pt. Grey Road property line. (The current application is to cover the same two courts as approved last year plus two immediately adjacent tennis courts to the south.)

The Technical Planning Board when granting this limited period of approval also stated that consideration by the Technical Planning Board to any further period of limited consent would have regard to the appearance and form of the structure together with the amenity of the surrounding residential district.

Consideration by City Council

In December 1971 a nearby property owner complained to City Council about the temporary structure. (copy of Board of Administration report dated December 31, 1971 as submitted to Council attached as APPENDIX 1.)

City Council resolved that:

"THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated December 31, 1971, be received and the complainant be advised that, if she wishes, an opportunity will be given to be heard before Council prior to any new permit being issued."

Present Application

The Technical Planning Board in July, deferred consideration of this Development Permit Application for the notification of neighbouring property owners. Sixteen property owners were notified. Three replies were received. One letter advised of "no objection.... not as long as it is not more than 32' high and is not inflated for more than the stated time." Two letters objected to the proposed development. One of the objectors being Mrs. M. Baker of 3854 West First Avenue. (The three letters are on file with the City Clerk.)

(continued)

UNFINISHED BUSINESS (continued)

Air Supported Structures over  
Tennis Courts: Jericho Tennis Club  
(continued)

Recommendation by Technical Planning Board

The Technical Planning Board would be prepared to APPROVE for a limited time expiring April 30, 1973, the same sized structure over the same two tennis courts as was approved last year.

The Technical Planning Board would also consider a new development permit application, if filed, for a further additional unit to cover two tennis courts after the first unit (if approved and proceeded with) had been erected.

The Technical Planning Board would have special regard to the proposed site location of any requested additional unit.

However, in view of the resolution of City Council of January 5, 1972 and objections received from Mrs. M. Baker by letter dated August 15, 1972, the Technical Planning Board requested that the present development permit application be first referred to City Council for CONSIDERATION before any final decision by the Technical Planning Board.

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

Mrs. M. Baker appeared and filed a brief, dated November 7, 1972, setting out the views of herself and other concerned parties in respect of this Development Permit Application. The following requests were made:

- " 1. The execution of Zoning regulations still unfulfilled by the club would give us some assurance that any relating to the air hall problem would also be complied with.
- 2. We feel there must be some definite restrictions on the number of air structures permitted at the Tennis Club.
- 3. A time limit for inflation should be established by the Zoning Department. A 6 month period from Oct. 15th to April 15th has been suggested.
- 4. The prohibition of any more permanent buildings on club property, for any purpose whatsoever.
- 5. The same type of wire fencing as presently encloses all other courts at the club should be erected along the Pt. Grey Rd. perimeter, so that during the summer months at least, we may have some of our scenic view restored, albeit through the mesh of a wire fence. "

Mr. H. A. White, President of the Jericho Tennis Club, appeared in support of the application for air-supported structure over four existing tennis courts, and advised they are satisfied with the 6-month limitation suggested, and are desirous of proceeding with the wire fencing.

(continued)

UNFINISHED BUSINESS (continued)

Air Supported Structures over  
Tennis Courts: Jericho Tennis Club  
(continued)

MOVED by Alderman Adams,

THAT the Technical Planning Board be advised the Council favours the air-supported structure over four existing tennis courts, from north to south, subject to:

- (a) approval being for a 6-month period only, as of October 15, 1972;
- (b) prevailing By-laws;
- (c) suitable wire fencing;
- (d) satisfactory arrangements with regard to encroachment on the City street.

- CARRIED.

3. Grant to Khalsa Diwan Society  
(Sikh Temple)

The Board of Administration, under date of November 6, 1972, reported as follows:

' At its meeting on October 17, 1972, Council approved the following motion regarding the above grant request:

"That this matter be deferred to the next Council meeting, at which time the delegation be heard. In the meantime, however, the Director of SP/CD be requested to furnish a report."

Subsequently on October 31, 1972, Council deferred consideration of the grant request pending receipt of this report.

"The Director of SP/CD has discussed the grant request with Mr. Karmil Johl, Chairman of the Board, and Mr. Sabu Singh, Chairman of the Building Committee of the Khalsa Diwan Society. The original request, dated October 12, refers to the excessive costs of the new Sikh Temple and the need for additional capital funds. Subsequent discussions with Society officials revealed that the \$20,000 requested from the City for religious and social programs at the Temple currently results from the inability of members of the Sikh Community to absorb both their capital and program costs.

Present program costs of the Khalsa Diwan Society are mainly related to their religious and maintenance functions. The annual operating budget presented in support of the grant request shows six items: services (\$12,000), accommodation at the Temple (\$8,000), legal aid (\$6,000), medical clinic (\$4,800), language programs (\$2,000), for a total of \$39,800. These are not actual expenses but rather monies that the Sikh Community say they would spend if they had the funds.

\* The latest audited statement of receipts and expenditures for the Khalsa Diwan Society, for the year ended January 31, 1971, and an operating statement for the period February 1st to July 31st, 1972, are attached for Council's information.

Officials of Khalsa Diwan Society agree that their need for money stems from their capital indebtedness incurred by the new Sikh Temple and admit they would use a City grant to help reduce this debt or to pay their City taxes which approximate \$10,000. The Director of SP/CD thinks the Society should request a capital grant rather than an operational grant.

(continued)

UNFINISHED BUSINESS (continued)

Grant to Khalsa Diwan Society  
(continued)

The Khalsa Diwan Society is the mother organization for Sikhs locally. Their temple is the only one in the Vancouver area and serves about 2,000 members in Champlain Heights as well as several thousand other members in the Lower Mainland."

The Director of SP/CD submits the foregoing report for Council's CONSIDERATION and your Board concurs.'

(\*Copy of Organization's submissions on file in City Clerk's Office.)

A representative of the Society was heard.

MOVED by Alderman Broome,

THAT a grant in the amount of \$20,000 be approved to this Society, on the following basis:

- (a) the first charge against this grant to be in payment of back taxes owing to the City;
- (b) the balance to be applied against the Society's capital indebtedness, incurred by construction of the new temple.

- CARRIED BY THE  
REQUIRED MAJORITY.

ENQUIRIES AND OTHER MATTERS

- 1. Alderman Bird: requested information be furnished as to the plans of the Army and Navy Stores regarding a development on Hastings Street and Cordova St., respecting their main store. The Alderman expressed concern re certain proposals communicated to him relating to Hastings Street.

(The Zoning Planner agreed to obtain information on the matter and later in the morning, submitted an information report, dated November 7, which was circulated to Members of Council. This report pointed out that the officials of the store had no intention of minimizing their retail frontage on Hastings Street.)

COMMUNICATIONS OR PETITIONS

- 1. Parking Ban on Georgia Street  
(City of North Vancouver)

A communication was noted from the City of North Vancouver, requesting that Vancouver immediately ban all parking on Georgia

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Parking Ban on  
Georgia St. (cont'd)

Street, from Chilco Street to Beatty Street, to improve traffic movement in and out of downtown Vancouver from the North Shore.

It also was noted that the City of North Vancouver passed a resolution, asking the Federal government to make finances available to the Greater Vancouver area for the development of urban transportation facilities.

MOVED by Alderman Rankin,  
THAT this communication be referred to the City Engineer for report to the Official Traffic Commission.

- CARRIED.

2. Sands Motor Hotel  
(Park Board)

MOVED by Alderman Hardwick,  
THAT the communication from the Park Board, under date of September 27, 1972, be received for information, in which the Park Board requests that, in future, when a high density complex such as the Sands Hotel is being considered, the Park Board advice be sought.

- CARRIED.

3. False Creek Committee  
(Park Board)

A communication from the Park Board, under date of October 18, 1972, was noted, in which a request was made that a member of the Park Board be appointed to the False Creek Committee.

MOVED by Alderman Wilson,  
THAT a member of the Park Board be invited to attend meetings of the False Creek Committee on an ex officio, non-voting basis.

- CARRIED.

4. Shannon Estate Development,  
57th Avenue and Granville St.

A request was noted from the Shannon Citizens Committee, under date of October 27, 1972, that Council's decision in regard to the Shannon Estate Development, at 57th Avenue and Granville Street, be reconsidered, and a representative of the Shannon Citizens Committee be heard.

MOVED by Alderman Rankin,  
That the delegation be heard by Council at the first possible opportunity.

- LOST.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Shannon Estate Development  
(continued)

A recorded vote was requested and the record therefor is as follows:

FOR THE MOTION

AGAINST THE MOTION

Alderman Rankin  
Alderman Hardwick  
Alderman Linnell  
Alderman Phillips  
Alderman Calder

His Worship the Mayor  
Alderman Adams  
Alderman Broome  
Alderman Sweeney  
Alderman Wilson  
Alderman Bird.

(Lost)

MOVED by Alderman Adams,

THAT the Shannon Citizens Committee be advised the Council is not prepared to reconsider the matter further, having given instructions for a Development Permit to be issued, as the City could be subject to damages.

- CARRIED.

(Aldermen Hardwick, Phillips and Rankin voted in the negative.)

5. Fairview Slopes Area:  
Delegation

A request was noted from the Fairview Slopes Ratepayers and Tenants Association, requesting an opportunity to appear before Council on the matter of developments along Broadway, in the Fairview Slopes area.

MOVED by Alderman Rankin,

THAT the delegation be heard.

- CARRIED.

6. Membership: G.V.R.D.  
Park Committee

The Council, on October 3, 1972, concurred with the request from the Park Board and asked the Greater Vancouver Regional District to apply for amendment to the prevailing legislation whereby one additional member to the Regional Park Committee could be appointed by and from the Vancouver Park Board.

In reply, a letter was noted from the Regional District, under date of October 27, 1972, setting out policy in this regard, and stating that if the City wishes to have a member of the Park Board on this Park Committee, a request could be forwarded to the District Board before committee appointments are made early in 1973. However, it has been the practice to restrict committee appointments to Mayors and Aldermen of member municipalities.

(continued)



COMMUNICATIONS OR PETITIONS (cont'd)

Membership: G.V.R.D.  
Park Committee (cont'd)

MOVED by Alderman Broome,

THAT the Regional District be advised the City of Vancouver reiterates its request that provision be made whereby, in addition to the present membership arrangements for the Regional Park Committee, an elected member of the Park Board be appointed to that committee.

- CARRIED.

7. Appeal: Cue Productions  
 Canada Ltd.

A communication was noted from Mr. James Craig, Barrister for Cue Productions Canada Ltd., filing a Notice of Appeal from decision of the Council Committee for the Control of Soliciting for Charity, in not granting a license at its meeting on October 24, 1972. The License was to solicit for charity on behalf of Richmond Crestwood Lions Club. It is advised further grounds may be advanced to those set out in their letter.

MOVED by Alderman Rankin,

THAT the appeal be heard, at a time to be set by the City Clerk.

- CARRIED.

8. Planetarium Passes:  
 Table Tennis Team from Peru

His Worship the Mayor advised that, in connection with a table tennis team from Peru, the President of the Canadian Table Tennis Association asked for passes to the Planetarium on November 7 for ten players and five of the host party.

MOVED by Alderman Rankin,

THAT this request be approved.

- CARRIED.

9. First National Tri-Level  
 Conference: Alderman Phillips

MOVED by Alderman Wilson,

THAT, pursuant to the recommendation of His Worship the Mayor, Alderman Phillips be authorized to attend the pre-conference meeting and the First National Tri-Level Conference, in Toronto, commencing November 19th through November 21st, 1972; and Alderman Phillips be requested to report to the Council on his return.

- CARRIED.

10. Nomination Advertising:  
 1972 Civic Elections

The City Clerk advised of the current newspaper strike and, therefore, pursuant to Charter provisions, requested that he be granted authority to advertise nomination day on the basis of

(continued)

COMMUNICATIONS OR PETITIONS (continued)

Nomination Advertising:  
1972 Civic Elections  
(continued)

notice being placed in twelve editions of appropriate local area newspapers, and in addition, a small amount of advertising on television and radio, all to be at the City Clerk's discretion. Further, notifications will be posted at the City Hall and Court House.

MOVED by Alderman Wilson,

THAT, if and when necessary, the City Clerk's alternative suggestions to the normal Charter provisions in regard to nomination advertising, be approved, with the addition that notification be posted also in the General Post Office.

- CARRIED.

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Council recessed at approximately 10:50 a.m., following which an 'In Camera' meeting was held. The Council reconvened, in open session, at 11:30 a.m., with the same personnel present.

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COMMUNICATIONS OR PETITIONS (continued)

- 11. Certification of List of Electors

Pursuant to a request from the City Clerk's Department, it was

MOVED by Alderman Adams,

THAT the latest date by which the Revising Judge shall make his certification of the list of electors be extended for one week, from November 15 to November 22, 1972.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. GENERAL REPORT,  
November 3, 1972

Works and Utility Matters

Closing Carnarvon Street  
between 16th and 19th Avenues (Clause 2)

It was agreed to defer consideration of this clause pending the hearing of delegations as requested.

Cancellation of Existing  
Commercial Crossing Agreements (Clause 3)

After considering this clause and the portion submitted to Council particularly for consideration, it was,

MOVED by Ald. Broome,

THAT the clause be referred back to the Board of Administration to obtain a report from the Corporation Counsel and City Engineer on the implications of Council adopting these proposals, as well as any other advice to assist Council in the matter.

- CARRIED

Closure of Portion of Rhodes Street (Clause 1)

MOVED by Ald. Wilson,

THAT this clause of the report of the Board of Administration (Works and Utility matters), be adopted.

- CARRIED

C. Fire Department: Staff Increase  
for Fire Warden Division

The Board of Administration, under date of November 3, 1972, submitted the following report:

"Your Board has received the attached report<sup>\*</sup> from the Fire Chief and Administrative Analyst.

The recommendations of the report are:

"Summary of Recommendations

The Fire Chief and the Administrative Analyst recommend that:

- 1. This report be adopted and establishment of 7 additional positions:

Captain (District Supervisor)	1
Lieutenant Institutional Inspections	1
Fire Wardens	3
Lieutenants Fire Investigation	2
	<u>7</u>

at an estimated annual salary and fringe benefit cost of \$74,656.00 be approved (1973 rates).

- 2. Deployment

- (a) The Fire Investigation Branch of the Division have 4 established positions, namely:

Captain	1
Lieutenants	3

and that candidates selected to fill the two additional Lieutenant positions be appointed at the Fire Warden level for the first year on a probationary basis because of the necessary training that incumbents of such positions must have. (This is an increase of 2 positions.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Staff Increase for  
Fire Warden Division (cont'd)

- (b) Two Lieutenant positions be established to carry out the institutional inspection work. (This is an increase of one position.)
- (c) One Lieutenant be assigned as a permanent office duty man. The duties to include all plan checking work, answering general enquiries and to give instruction to Fire Wardens in an emergency situation.

The Lieutenant responsible for the inspection of propane and flammable liquid installations be assigned to the office duty as it is recommended that flammable liquid control be assigned to the Fire Wardens, under close supervision of the Captains in charge (see (e) below).

- (d) Upon adoption of this report the contraventions to Fire By-laws now reported by the fire companies be sent to the Fire Wardens for follow-up, thus enabling the officer responsible for company inspections to spend full time in training and supervising fire fighting companies in fire prevention and inspectional duties.

(e) Fire Wardens

The City be divided into two inspectional areas; one Captain and four Fire Wardens to be assigned to each area.

Two Fire Wardens to be permanent vacation reliefs for the total Division.

The total number of established positions to be:

Captains	- 2
Fire Wardens	-10
	<u>12</u>

This is an increase of four positions - one Captain and three Fire Wardens.

- (f) The following promotions be effective January 1, 1973:

Lieutenant Company Inspections -  
- to Captain Company Inspections

Lieutenant Fire Investigations -  
- to Captain Fire Investigations

3. Space in Old Museums Building

Space be allocated in the old Museum building at Main and Hastings to house four fire investigators, one Captain, five Fire Wardens and the Captain - Public Education.

4. Personal Paging Devices

Twenty-three (23) paging devices be supplied at an approximate cost of \$460 per month.

- 5. Six (6) additional City cars be supplied and that until such cars are made available, the employees using private cars be granted auto allowance on a regular basis.

Your Board note that the following comments have been made in support of the recommended increase of seven positions in the Fire Warden Division:

- 1. The present establishment of 15 positions has been unchanged since 1947.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Staff Increase for  
Fire Warden Division (cont'd)

- 2. The present inspectional interval does not meet minimum fire safety requirements. Fire prevention inspections in buildings in the City are substantially below the level laid down by the provisions of the Fire Marshal's Act.
- 3. Standard of Service to be at 1960 level  
The minimum number of inspections currently required to conform to an acceptable standard (established by the Fire Chief) based on the 1960 level of service is 82,623 of which 36,954 will be carried out by Fire Wardens and 48,669 will be undertaken by the Fire Companies.
- 4. Coincident with the increase in the number of buildings there has been a significant increase in the size and complexity of such buildings (Denman place - classified as one building - has 30 individual operations requiring a minimum of 90 inspections annually and 180 inspections annually to meet the statutory requirements of the Fire Marshal's Act.)
- 5. The number of fire investigations has increased from 1,528 in 1960 to 3,375 in 1971. Total fire loss due to arson in 1971 amounted to \$1,900,000.00 in addition to which there were many other fire losses in which arson was suspected but not proved.
- 6. Fire safety education includes the preparation of fire evacuation plans and the instructions in the use of fire alarm systems for the many large commercial and industrial complexes developed during the past decade.
- 7. The amendments to the Fire Alarm By-law have necessitated and will continue to need additional detailed surveys and inspections.

Your Board note that this report has been discussed with the Business Agent of the Vancouver Firefighters' Union Local 18 of the International Association of Firefighters, and he concurs herein;

Your Board RECOMMEND approval of the recommendations of the Fire Chief and Administrative Analyst and note that the standard of service to be provided upon adoption of this will be no greater than was provided in 1960."

\*Report is on file in  
City Clerk's Office

MOVED by Ald. Rankin,  
THAT the recommendation of the Board of Administration in the foregoing report be approved.

- CARRIED

D. Replacement of No. 1 Firehall

The Board of Administration, under date of November 3, 1972, submitted the following report:

The Fire Chief and the Director of Permits and Licenses Department report as follows:

"On June 22nd, 1971, meeting "In Camera", Council appointed the firm of Eng & Wright as architects for the Headquarters Firehall and the firm of John H. Hansen as architect for the remaining two Firehalls as proposed under Concept "A" in the report of the Board of Administration dated April 14th, 1971, approved by Council on May 4th, 1971.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Replacement of No. 1 Firehall (cont'd)

The Architects' preliminary proposals have been completed to the satisfaction of the Fire Chief, Director of Planning & Civic Development, and the Director of Permits & Licenses, and are submitted herewith for the approval of Council, together with the current cost estimates.

ESTIMATED COSTS

The estimated cost of the three projects is as follows:

Fire Department Headquarters Hall		\$ 1,135,000
Building Contract	\$ 1,017,000	
Architects' and Consultants' Fees	82,000	
Utilities, Communications, Soil and Materials Testing, Etc.	26,000	
Contingency Sum	<u>10,000</u>	
TOTAL	\$ 1,135,000	
"Burrard" Firehall (#2)		416,954
Building Contract	\$ 366,894	
Architects' and Consultants' Fees	27,900	
Utilities, Communications, Soil and Materials Testing, Etc.	17,660	
Contingency Sum	<u>4,500</u>	
TOTAL	\$ 416,954	
"Smythe-Hamilton" Firehall (#7)		321,802
Building Contract	\$ 278,818	
Architects' and Consultants' Fees	21,324	
Utilities, Communications, Soil and Materials Testing, Etc.	18,160	
Contingency Sum	<u>3,500</u>	
TOTAL	\$ 321,802	
Total Estimated Costs of the Three Firehalls		\$ 1,873,800
Total Estimated Costs of the Three Firehalls		\$ 1,873,800
Total Acquisition Costs for Three Firehalls		<u>465,000</u>
TOTAL ESTIMATED COST		\$ 2,338,800

The costs of any necessary additional or replacement furnishings and equipment and moving expense are not included in the estimates above, and will be the subject of a further report to Council.

When the Fire Chief was preparing his report of April 14th, 1971, he requested cost estimates from the City Building Inspector. Because of the workload on the Construction Branch at the time, the Building Inspector was unable to provide estimates. He did, however review information which the Chief obtained with respect to unit costs of firehalls under construction in the Greater Vancouver area and agreed to the figures proposed by the Chief. Since no plans were in existence, no architect had been appointed and no detailed outline of requirements had been prepared, the Building Inspector pointed out that these figures were very approximate. The figures used had validity, however, in enabling the City to decide on which general scheme to adopt. They were not put forward as figures to be used for purpose of appropriating funds and the report of April 14th, 1971 makes this point.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)(2 pages  
197)Replacement of No. 1 Firehall (cont'd)

The architects have now completed their preliminary drawings and have submitted the estimate of cost set forth in this report. The figures in the April 14th, 1971 report show an overall total of \$1,430,000. The current cost estimate exceeds the preliminary figures by \$900,000.

During this period, it has been realized that sufficient allowance, in the original rough figures, had not been made because of several factors which contributed significantly to the total cost. These included the provision of additional floor area and clear height to accommodate the large fire-fighting equipment now in service; providing larger hose towers suitable for training purposes; necessary additional office space and storage facilities for equipment and supplies in the Headquarters Firehall; and the additional costs involved in developing sites substantially larger than those initially assumed. It is believed that the drawings set forth the requirements of the Fire Department in a reasonable way and no "frills" have been included.

SITE OF NEW NO. 2 ("BURHARD") FIREHALL - REQUIRED ADDITIONAL FRONTAGE

The 99-foot parcel designated as the Site of the new No. 2 Firehall, namely Lot 9 and West  $\frac{1}{2}$  Lot 8, Block 6, D.L. 185 proved slightly too narrow to provide a satisfactory development, as regards the required off-street parking space. It is proposed that the Site be increased in width by appropriating the West 3 feet of Lot 1, an adjacent City-owned parcel presently leased for parking, and that the Site be consolidated as one parcel. The present lessee is willing to surrender the 3-foot strip at no loss of revenue to the City. The selling price of the additional 3-foot frontage (\$4,590.85) is included in the foregoing total estimate of \$465,000 for acquisition of the Firehall Sites.

ESTIMATED RECOVERIES

In the above-mentioned report of the Fire Chief, it was noted that an advance of \$750,000 had been received from the Federal Government towards the acquisition cost of City lands and buildings on Block 56, D.L. 541, which includes the present No. 1 Firehall Site. Negotiations of the final settlement have been deferred pending the results of the call for tenders for construction of the replacement Firehall. The report also noted that the estimated proceeds from the sale of the present No. 2 Firehall Site at Gore and Cordova Streets would amount to \$50,000. These matters will be reported on at the conclusion of their respective negotiations.

SOURCE OF FUNDS

The Director of Finance recommends that, if Council approve the preliminary plans and estimates for the Firehalls, any necessary interim financing be provided from the unallocated 1972 Supplementary Capital Funds, and that the balance of the funds required be reported on to Council when tenders are received.

It is RECOMMENDED that:

1. Council accept the Architects' proposals, and approve the current estimates in principle;
2. The Director of Finance be authorized to provide interim financing sufficient to meet current commitments, the funds to be provided from the unallocated 1972 Supplementary Capital Funds, and to report to Council on the provision of balance of funds required when tenders are received;

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Replacement of No. 1 Firehall (cont'd)

- 3. Council approve the acquisition of the West 3 feet of Lot 1, Block 6, D.L. 185 and its consolidation with Lot 9 and West 1/2 Lot 8, Block 6, D.L. 185 as the Site of the new No. 2 Firehall;
- 4. The Director of Permits & Licenses be authorized to instruct the Architects to prepare working drawings and specifications for the three Firehalls, in accordance with their preliminary proposals and to have tenders called for the building contracts."

Your BOARD RECOMMENDS that the recommendations of the Fire Chief and the Director of Permits and Licenses be adopted. '

MOVED by Ald. Rankin,

THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

GENERAL REPORT, November 3, 1972 (cont'd)

Harbours and Parks Matters

Construction of Swimming Pool at Lord Byng High School

MOVED by Ald. Wilson,

THAT the report of the Board of Administration (Harbours and Parks matters), be adopted.

- CARRIED

Building and Planning Matters

- Rezoning: W/S Main Street between )  
39th and 40th Avenues (Clause 2) )
- Rezoning: S/E corner of 18th Avenue )  
and Carolina Street (Clause 3) )

It was agreed to defer consideration of Clauses 2 and 3 of the report of the Board of Administration (Building and Planning matters), pending the hearing of delegations as requested.

Britannia Community Services Centre: Progress Report and Arrangements re Architects' Fees (Clause 4)

MOVED by Ald. Bird,

THAT the following be added to the recommendations in this clause as (d) and the clause then, with recommendations (a) to (d) be adopted:

"approve the appropriation of \$80,000 for the City's share of the normal architects' fees for the period to March 31, 1973"

- CARRIED

Site of Disused Grain Elevator: 2700 block Wall Street and Development Permit Application (Clause 8)

MOVED by Ald. Rankin,

THAT further consideration of this clause be deferred for two weeks and in the meantime a copy of the information contained therein be furnished to the interested organizations in the area;

FURTHER THAT the communication from the Vancouver City Planning Commission, dated November 6, 1972, on this matter, be received.

- CARRIED



Regular Council, November 7, 1972 . . . . . 17

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT,  
November 3, 1972 (cont'd)

Balance of Building and Planning Matters

MOVED by Ald. Broome,  
THAT, in respect of the report of the Board of Administration  
(Building and Planning matters), Clauses 1, 5 and 7 be adopted and  
Clause 6 received for information.  
- CARRIED

Finance Matters

Request of Vancouver Public Aquarium Association  
for Additional Financial Assistance

After considering this clause and the request of the Vancouver  
Public Aquarium Association for an additional grant for 1972,  
it was,

MOVED by Ald. Adams,  
THAT an additional grant in the amount of \$15,000 be approved  
to the Vancouver Public Aquarium Association for 1972.  
- CARRIED BY THE  
REQUIRED MAJORITY

E. PERSONNEL MATTERS, November 3, 1972

MOVED by Ald. Broome,  
THAT the report of the Board of Administration (Personnel  
matters), be adopted.  
- CARRIED

F. PROPERTY MATTERS, November 3, 1972

Rental Review, Portions of Hartley and  
Kinross Streets, South of Kent Avenue (Clause 1)

MOVED by Ald. Adams,  
THAT this clause be adopted on the understanding there will be  
a provision for a rental review at each five-year rental period.  
- CARRIED

Balance of Property Matters

MOVED by Ald. Bird,  
THAT Clauses 2 and 3 of the report of the Board of Adminis-  
tration (Property matters), be adopted.  
- CARRIED

G. Subdivision Application:  
8625 Angus Drive, Vancouver

It was agreed to defer consideration of this report of the  
Board of Administration, dated October 25, 1972, pending the  
hearing of a delegation as requested.

H. Flood Plain Policy Report: G.V.R.D.

The Board of Administration, under date of November 6, 1972,  
submitted the following report:

'The Director of Planning and Civic Development reports as follows:

"A letter addressed to His Worship the Mayor from Mayor  
A. Langley, Acting Chairman of the Greater Vancouver Regional  
District Planning Committee regarding the GVRD Flood Plain  
Policy Report has been referred to this department for comment.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Flood Plain Policy Report (cont'd)

The letter notes that the GVRD Planning Committee has produced a series of recommendations on flood plain policy and that the Board deferred action on these recommendations for one month to allow constituent councils to study the matter. A meeting during November is asked for.

The only part of the City of Vancouver falling within the flood plain is along the north arm of the Fraser River. Part of this area is industrial up to approximately Angus Drive and from Angus Drive westward the area is mixed zoning, residential and agricultural.

The Provincial Government is currently preparing legislation which will restrict the subdivision of land in floodplains, particularly with respect to residential uses. Last Spring, the Engineering Department reported to Council on a dyking policy. In general, this report recommended against major expenditures on dyking because the probability of damage due to flooding in the Vancouver floodplain is small. The Engineering Department has also been in touch with the Provincial Department of Municipal Affairs to see if the Province would consider excluding the Vancouver floodplain from such legislation. They have been informed that this is unlikely and that Vancouver's floodplain would be subject to the noted restrictions. A final decision on this matter has not been made and will be reported to Council when it is received.

A report on the future of this area is in preparation and it is hoped to get it to Council on either the 21st or 28th of November. It is suggested that Council could discuss this matter with Regional District members within a clearer context after receipt of the departmental report and, accordingly, it is RECOMMENDED that a meeting between the Regional District officials and the Standing Committee on Planning and Development be arranged as near to the end of November as possible, so that the officials' report can be considered concurrently."

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development be approved. '

MOVED by Ald. Wilson,

THAT the proposed meeting between the Regional District officials and the Standing Committee on Planning and Development be arranged as proposed, except that the meeting be held prior to the Regional District meeting which will have this matter under consideration.

- CARRIED

I. Report of Standing Committee on General Purposes, October 26, 1972

MOVED by Ald. Broome,

THAT the report of the Standing Committee on General Purposes be adopted.

- CARRIED

J. Report of Standing Committee on Health and Welfare, October 26, 1972

MOVED by Ald. Rankin,

THAT the report of the Standing Committee on Health and Welfare be adopted.

- CARRIED

K. Report of Standing Committee on Planning and Development, November 1, 1972

MOVED by Ald. Bird,

THAT the report of the Standing Committee on Planning and Development be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

L. Report of the Standing Committee on Health and Welfare, November 2, 1972

Dunbar-West Point Grey Information Centre (Clause 1)

MOVED by Ald. Linnell,  
THAT Clause 1 of the report of the Standing Committee on Health and Welfare be adopted.

- CARRIED BY THE  
REQUIRED MAJORITY

Skid Road Housing Conditions

MOVED by Ald. Linnell,  
THAT Clause 2 of the report of the Standing Committee on Health and Welfare be adopted.

- CARRIED

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At this point Alderman Adams took the Chair to relieve His Worship the Mayor to attend to other Civic business.

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M. Development Permit Applications at Variance with West End Policy Guidelines

The Board of Administration, under date of November 3, 1972, submitted the following report:

' The Director of Planning and Civic Development reports as follows:

"BACKGROUND

Council, on August 15th, 1972 resolved in part that:

'the Director of Planning and Civic Development be asked to draw to Council's attention any Development Permit Applications in the meantime, in the area affected, when it is felt such applications are contrary to the spirit of the Policy Guidelines report.'

Development Permit Application #59581, 1725 Pendrell Street, was the first such application which had to be drawn to Council's attention. It was the subject of a Board of Administration report to Council dated October 27th, 1972 in which the Director of Planning and Civic Development and the Corporation Counsel advised Council that regardless of the existence of the West End Policy Guidelines, Development Permit Applications must be processed in accordance with the Zoning By-law in effect at the time the Development Permit Application is submitted. An exception to this rule occurs when the Development Permit Application is at variance with a Zoning By-law in preparation. A zoning by-law is considered to be in preparation once a rezoning application has been submitted.

The October 27th, 1972 report recommended that:

- '1. Development Permit Application #59581 be processed in accordance with existing RM-4 regulations
2. the Director of Planning and Civic Development be instructed to submit a rezoning application for the West End local residential area in accordance with the proposed West End Policy Guidelines dated August, 1972; such new zoning to implement maximum residential floor space ratios in the order of 2.4 and 2.9, and a maximum commercial floor space ratio of 3.0

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Applications at  
Variance with West End Policy  
Guidelines (cont'd)

- 3. the application for such new West End zoning by-laws be the subject of an immediate report to Council for reference to public hearing.'

In considering these recommendations, Council tabled Recommendation 1 for one week but approved Recommendations 2 and 3. The rezoning application was submitted by the Director of Planning and Civic Development on October 31st, 1972, immediately following Council's approval of the recommendation.

CURRENT DEVELOPMENT PERMIT APPLICATIONS AT VARIANCE WITH THE WEST END  
POLICY GUIDELINES

The following Development Permit Applications for highrise apartments have been received prior to submission of the October 31st, 1972 rezoning application:

Development Permit Application #59581, 1725 Pendrell Street, which was before Council October 31st, 1972, was submitted July 20th, 1972. Revised drawings however were not received until September 29th, 1972 and they were then subsequently checked for compliance. This application is for a condominium apartment building embodying:

floor space ratio	3.384
height	18 storeys
units	104
site area	198' x 131'

It is noted that the permitted floor area is exceeded by 1,322 square feet and that the area of the balconies is exceeded by 446 square feet. The attached two letters from the West End Community Council and The Lord Roberts Elementary School have been received to date in opposition to this application.

Development Permit Application #60303, 1146 Harwood Street, which was submitted October 5th, 1972, is for a typical RM-4 apartment building embodying:

floor space ratio	3.31
height	15 storeys
units (primarily one bedroom)	115
site area	198' x 131' (21,600 sq.ft. approx.)

Development Permit Application #60388, 1600 Nelson Street, which was submitted October 17th, 1972 is for a senior citizens' apartment building embodying:

floor space ratio	3.5
height	24 storeys
units	277
site area	264' x 131' (39,000 sq.ft. approx.)

Development Permit Application #60451, 2077 Nelson Street, which was submitted October 24th, 1972 is for a condominium apartment building embodying:

floor space ratio	3.442
height	23 storeys
units (2 and 3 bedroom)	59
site area	177.8' x 131' (23,300 sq.ft. approx.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Applications at  
Variance with West End Policy  
Guidelines (cont'd)

Development Permit Application #60456, 1331 Nelson Street, which was submitted October 24th, 1972 is for a typical apartment building on a small 66' frontage lot. It represents a resubmission of drawings previously approved as Development Permit #49949 which has expired. It embodies:

floor space ratio	3.091
height	9 storeys
units	42
site area	66' x 131' (8,600 sq.ft. approx.)

Development Permit Application #60457, 1108 Nicola Street, also submitted October 24th, 1972, is a duplicate of Development Permit Application #60456. It is a resubmission of Development Permit #49363 which has also expired. It embodies:

floor space ratio	3.091
height	9 storeys
units	42
site area	66' x 131' (8,600 sq.ft. approx.)

Development Permit Application #60496, 1111 Pacific Street, which was submitted October 30th, 1972 is for an apartment building embodying:

floor space ratio	3.38
height	17 storeys
units	121
site area	176' x 131' (23,300 sq.ft. approx.)

Development Permit Application #60497, 1816 Haro Street, which was submitted October 30th, 1972 is for an apartment building, embodying:

floor space ratio	3.48
height	21 storeys
units	122
site area	231' x 131' (30,400 sq.ft. approx.)

SUMMARY

With the exception of Development Permit Application #59581, none of the foregoing development permit applications have been processed and the foregoing information is as stated by the individual applicants. In fact some or all of the applications may not be in accordance with regulations in matters of detail.

These applications are 'outright' uses and are contrary to the spirit of the West End Policy Guidelines report in that all eight exceed the proposed maximum floor space ratios of 2.4 and 2.9 for residential areas. However, as outright uses, they must be assessed in the light of the Zoning By-law in effect at the time the Development Permit Application is submitted. It has been standard City practice that even though most development permit applications as initially received do not meet the Zoning and Development By-law requirements and could legally be refused, these applications not be refused but discussions and negotiations be carried on with the applicants to secure revisions which will bring them into conformity with the By-law.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Applications at  
Variance with West End Policy  
Guidelines (cont'd)

CONSIDERATION

Even though it may be legally possible to refuse some of the permits because of non-compliance with the regulations in detail, it is suggested for the consideration of Council that applicants be given a period of 90 days from such date as the applicants are notified in writing of non-compliance, if any, to the existing RM-4 regulations, to bring their permits into compliance with these regulations. If the development permit applications are brought into compliance they should be issued but under no circumstances would the Director of Planning and Civic Development extend their time or renew them. (A development permit is valid for 12 months from the date of issue.)

The effect of this proposal is intended to allow bona fide development to proceed where the applicant has carried forward his designing and financing but to eliminate those permits which are merely of a holding nature.

It is further suggested that Development Permit Applications received following the October 31st, 1972 submission of the rezoning application should be referred to Council with the recommendation that they be withheld when they do not conform to the proposed zoning.

Your Board submits the report of the Director of Planning and Civic Development for the consideration of City Council.

After considering the foregoing report the Council took action as follows:

(i) MOVED by Ald. Rankin,  
THAT, with the exception of Development Permit No. 59581 referred to in the Board of Administration report, development permit applications which are not strictly and legally in accordance with the present by-law, be not approved and the applicants be directed to re-apply under the new West End policy guidelines.

- CARRIED

(ii) MOVED by Ald. Broome,  
THAT development permit application No. 59581 be issued in the normal manner when the developer has met the requirements of the by-law.

- CARRIED

(iii) MOVED by Ald. Hardwick,  
THAT development permit applications in this West End area, submitted subsequent to October 31, 1972, be brought to the Council for consideration.

- CARRIED

O. Twenty-five Year Service Recognition

The Board of Administration, under date of November 6, 1972, submitted the following report:

' The Director of Personnel Services reports as follows:

"At the request of the Executive of the City of Vancouver Foremen's Association, a feasibility study was conducted to consider recognition for those employees who have completed 25 years of service within municipal employment (excluding Fire, Police and Parks Department).

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Twenty-five Year  
Service Recognition (cont'd)

The survey shows that a total of 271 employees have attained their 25 years of service since 1965, the last time a recognition ceremony was held.

The total attendance at such a ceremony comprised of Awards Recipients, Members of Council, Commissioners, Department Heads and wives or husbands would total 622. The total cost of such a function would not exceed \$5,300.00.

If such a ceremony were held, it would be desirable to have it held in the early part of December. It has been ascertained that the Queen Elizabeth Theatre is available on Thursday, December 7th, 1972 from 2:00 p.m. to 5:30 p.m.

The Comptroller of Accounts advises that the required funds (not exceeding \$5,300.00) for this function would be available from Contingency Reserve.

As it is desirable that this services recognition ceremony be held, I recommend approval be granted to proceed with the necessary arrangements. The City Clerk and Executive Assistant to the Mayor are also in agreement with this recommendation."

YOUR BOARD

RECOMMENDS that the foregoing recommendation of the Director of Personnel Services be adopted '

MOVED by Ald. Rankin,  
THAT the foregoing recommendation of the Board of Administration be approved.

- CARRIED

COMMITTEE OF THE WHOLE

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

- CARRIED

MOVED by Ald. Wilson,  
SECONDED by Ald. Broome,  
THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW No. 2046, BEING THE POUND BY-LAW (increase collection charges in respect of disposal of dogs)

MOVED by Ald. Bird,  
SECONDED by Ald. Adams,  
THAT leave be given to introduce a By-law to amend By-law No. 2046, being the Pound By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Bird,  
SECONDED by Ald. Adams,  
THAT the By-law be read a second time.

- CARRIED

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW No. 2046  
BEING THE POUND BY-LAW (cont'd)

MOVED by Ald. Bird,  
SECONDED by Ald. Adams,

THAT Council do resolve itself into Committee of the Whole,  
to consider and report on the By-law, Alderman Adams in the  
Chair.

- CARRIED

MOVED by Ald. Bird,

THAT the Committee of the Whole rise and report.

- CARRIED

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

MOVED by Ald. Bird,  
SECONDED by Ald. Adams,

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

- CARRIED

MOVED by Ald. Bird,  
SECONDED by Ald. Adams,

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

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 4450  
BEING THE LICENSE BY-LAW (increasing  
dog license fees)

MOVED by Ald. Phillips,  
SECONDED by Ald. Calder,

THAT leave be given to introduce a By-law to amend By-law  
No. 4450 being the License By-law and the By-law be read a  
first time.

- CARRIED

MOVED by Ald. Phillips,  
SECONDED by Ald. Calder,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Phillips,  
SECONDED by Ald. Calder,

THAT Council do resolve itself into Committee of the Whole,  
to consider and report on the By-law, Alderman Adams in the  
Chair.

- CARRIED

MOVED by Ald. Phillips,

THAT the Committee of the Whole rise and report.

- CARRIED

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

MOVED by Ald. Phillips,  
SECONDED by Ald. Calder,

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

- CARRIED

MOVED by Ald. Phillips,  
SECONDED by Ald. Calder,

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

- CARRIED

(The By-law received three readings)



MOTIONS

1. Closing Roads in Champlain Heights

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

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. Portions of highway between Marine Drive and North Kent Avenue from Kinross Street to Cromwell Street are to be relocated thereby making the present location of the said highways surplus to the City's requirements;
3. The owners of the privately owned abutting lands have consented to the road closures and have entered into a joint resubdivision of their properties with the City on the understanding from the owner of Lot 1 (Northwest Baptist Theological College), that the City will acquire title to all the closed roads and on resubdivision convey the portion of closed road to be added to the Church site.

THEREFORE BE IT RESOLVED that all the road dedicated by the deposit of Plan 455 (outlined green) lying between the northerly production of the easterly and westerly limits of Lot 5, Blocks 9, 10 and 16 to 19, District Lots 330 and 331, Plan 2593, and all those portions of road dedicated by the deposit of Plan 12154 (outlined red) and more particularly described as follows:

1. All that portion of road lying to the south of Lot 1 and 2, Blocks 16 to 19, District Lots 330 and 331, Plan 12154;
2. All that portion of road lying to the south of the production westerly of the westerly part of the northerly limit of Lot 1, said Blocks 16 to 19;

The same as shown on a plan prepared by A. Burhoe, B.C.L.S., dated June 1, 1971, and marginally numbered LD1279, a print of which is hereunto annexed; be closed, stopped up and title taken thereto; and

BE IT FURTHER RESOLVED that the said closed roads be subdivided with the abutting lands and the portion of the closed road included within the limits of newly created parcel designated "E" be conveyed to the Northwest Baptist Theological College.

- CARRIED

2. Allocation of Lands for Highway Purposes (427 East 47th Avenue)

MOVED by Ald. Sweeney,  
SECONDED by Ald. Bird,

THAT WHEREAS the registered owners have conveyed to the City of Vancouver, for highway purposes, the following described lands:

1. North 10 feet of Lot 30, Block 4, District Lot 646, Plan 1427

cont'd....

MOTIONS (cont'd)

Allocation of Lands for Highway Purposes (cont'd)

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

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

- CARRIED

3. Snow Removal

MOVED by Ald. Broome,  
SECONDED by Ald. Bird,

THAT pursuant to section 179(2a) of the Motor-Vehicle Act the City Engineer, and any member of his department under his supervision and direction, is hereby authorized to remove snow from all highways within the City.

- CARRIED

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Wilson -  
Parking vicinity  
P.N.E.

referred to a particular address in the vicinity of the P.N.E. where parking of cars in the backyard area has been carried out on a charge basis. However, the parties have been given notice to discontinue. The Alderman, therefore, enquired in respect of this kind of parking in the area, and if enforcement is throughout.

Commissioner Ryan reported complaints have been received and as a result the complaints are followed up and instructions in such cases issued to discontinue where such backyard parking is being practiced on a charge basis.

Alderman Wilson -  
Sale of Debentures  
to Citizens

enquired in respect of advisability of making the sale of City debentures available to citizens and was advised by Alderman Adams to the effect it is necessary to make one arrangement with the broker concerned.

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The Council adjourned at approximately 12:30 p.m.

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The foregoing are Minutes of the Regular Council meeting dated November 7, 1972, adopted on November 21, 1972.

  
MAYOR

  
CITY CLERK

November 3, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. CLOSURE OF PORTION OF RHODES STREET, NORTH OF 40TH AVENUE, EAST 17 FEET OF LOT 15, BLOCK 3, D.L. 50, PLAN 2263

"In early planning of major streets within the City, Rhodes Street was to become a connector street and the 66 foot street was to be widened to 100 feet. 17 feet was acquired from several lots facing Rhodes Street during the years. Later planning changed the connector street to Nanaimo, Clarendon and Elliott Streets. These streets are being developed in accord with this planning.

Rhodes Street has been permanently paved and developed as a 66 foot street. The widening acquired is now surplus to the City's highway requirements. The owner of the remainder of Lot 15 has requested the acquisition of the 17 feet of roadway abutting his property.

I RECOMMEND that the east 17 feet of Lot 15, Block 3, D.L. 50, Plan 2263 be closed, stopped up and conveyed to the abutting owner subject to the 17 foot strip being added to the remainder of Lot 15. The value of the closed portion of road to be \$350.00 in accordance with the recommendation of the Supervisor of Property & Insurance."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

2. Closing Carnarvon Street between 16th and 19th Avenues

The City Engineer reports as follows:

"A communication dated September 29, 1972 has been received from Mr. D.F. Mueller, 3005 West 20th Avenue and Mr. W.E. Laidlaw, 3038 West 19th Avenue re 'the matter of arbitrarily closing Carnarvon Street between 16th Avenue and 19th Avenue', a photocopy of which is attached.

Council on June 15, 1971 adopted a Recommendation that Carnarvon Street between 16th and 19th Avenues be closed and stopped up and placed in the care, custody, and management of the Park Board.

In the Recommendation Council was advised that Trafalgar School Annex was on the west side of the closed street, Carnarvon Park on the east side, and that the Park Board proposed to use the closed street to create a children's play area.

One of the conditions in the closing of the street was that the Parks Board maintain the existing sidewalk on the west side of the closed street and provide street lighting for it.

The immediate area is well served with both major and local streets. The closing of this local street creates little inconvenience to vehicular movements and none to pedestrians in that the sidewalk on the west side of the closed street is to be maintained.

We have no record of parking difficulties during activities at Carnarvon Park. The closure of Carnarvon Street results in the loss of up to 70 potential on-street parking spaces; however there are still approximately 90 parking spaces on the park side of the abutting streets (16th Avenue, Mackenzie Street, and 19th Avenue) which should in general be sufficient to accommodate the parking generated by minor soccer, football, etc.

cont'd...

Board of Administration, November 3, 1972 . . . . . (WORKS - 2)

Clause #2 continued:

It has not been the policy in closing streets to notify owners in the general area. Street closures have been generally for school, park and hospital purposes.

Recently owners were notified of proposed street closures in the following two unusual cases:

1. Melrose Avenue - Midlothian to Peveril Avenue

The Park Board requested the closure, Hillcrest Park and Capilano Stadium abutting it. Streets were closed when the park and stadium sites were created. Because of possible inconvenience to residents in the immediate area and the effect upon the remaining adjacent local streets in the closing of Melrose Avenue owners in the immediate area were notified. Of the 63 owners contacted 22 replied to the questionnaire with ten in favour of closing the street and 12 opposed (generally on the basis of undesirable increased traffic on adjacent residential streets).

In this case Council approved the closing of the street.

2. Nanaimo Street Between 41st and 45th Avenues

Some of the tenants in the Orchard Park Housing Development which is on both sides of this portion of Nanaimo Street requested the street be closed. This portion of Nanaimo Street is the highway access to the Housing Development.

Tenants in the Housing Development and owners in the immediate area were notified. Of 213 questionnaires sent out there were 80 replies; 26 tenants were in favour of the closure, 21 tenants were against, 2 owners in the immediate area were in favour, 31 owners against.

In this case Council did not approve the street closure.

The communication in part sets out that 'it is our understanding that this matter was never discussed in Council and we therefore request permission to attend Council for the purpose of registering our complaint'."

Your Board submits the matter to Council for consideration.

(Copies of the communication from Messrs. Mueller and Laidlaw dated September 29, 1972, are circulated for the information of Council)

DELEGATION REQUEST: D.F. Mueller  
W.E. Laidlaw

3. Cancellation of Existing Commercial Crossing Agreements

On August 15, 1972, City Council approved discontinuing the present procedure of commercial crossing agreements for all future crossing requests. In lieu, one-time charges will be substituted which would finance necessary works associated with crossings including their removal. It was decided that protection of the City for liability which exists under the agreement system would be waived under the new arrangement. At that time Council also passed the following motion with regard to agreements already in existence:

"THAT this clause be adopted, after striking out recommendation 3, regarding existing commercial crossing agreements, and this particular item be referred to the City Engineer and Corporation Counsel for further consideration on the basis of the Council's desire that these existing crossing agreements be eliminated; the officials to advise on how such can be achieved."

cont'd....

Clause #3 continued:

The City Engineer reports as follows:

"The Supervisor of Properties and Insurance records show that there is an approximate total of 4,000 registered crossing agreements. 3,000 of these are nominal and do not generate an annual rental. The balance of 1,000 crossing agreements create an annual rental income to the City of \$20,000.00. These monies are credited to account number 9405/133 (Areas, Crossings, etc.). 300 of these annual rentals are in the amount of \$25.00 or more per annum and generate a large portion of the City's income (16,000.00 per annum), and of the 700 annual accounts remaining, it is estimated that approximately half are for rental amounts of \$10.00 or less per annum.

If all agreement holders of the approximate total of 4,000 crossing agreements elect to pay \$25.00 per crossing in order to cancel their agreements, more than \$100,000 would be deposited in the Crossing Removal Account. However, it is unlikely that all the agreement holders will avail themselves of this opportunity immediately and further consideration should be given to the possible situation which may develop during the first year of this procedure.

Assuming that 10% of the agreement holders representing 400 crossings buy out their crossing agreement during the first year, \$10,000 would be available to cover the cost of removing crossings which may become redundant. This account, together with the estimated \$8,000., collected for new crossings, would provide approximately \$18,000 for crossing removals. This sum is considered adequate for the first year's needs. However, it is considered necessary that a time limit be imposed on the City's offer to cancel the agreement upon receipt of \$25.00 per crossing; otherwise many agreement holders will take no action until just before they abandon the crossing.

The Crossing Removal Account would not be self-supporting if it were required to finance crossing removals at say \$500 per crossing, from \$25.00 receipts received from only those crossings which become disused immediately after the agreement has been cancelled. It is proposed that March 31, 1974 be the last day that the agreement holders have the option to pay the removal charge in order to obtain the release of the agreements.

This time limitation would apply only to the release of the agreement, where no revision to the existing crossing facility is involved but a property owner will be permitted to make the appropriate payment to be relieved of the agreement subsequent to March 31, 1974 when he applies and receives approval to revise or add to his existing crossing facilities.

Of the existing 4,000 agreements, 3,000 are nominal and require no processing by the City. Of the remaining 1,000, those that are registered also require no processing. Approximately 500 of the agreements require bonds because these agreement holders do not have title to the property. A small amount of processing annually is required for these. Elimination of the 4,000 agreements would, accordingly, eliminate this processing. On the other hand, certain property owners who are contemplating removal of crossings, who would now pay up to \$500 per crossing under the agreements, could now elect to pay the \$25 charge immediately preceding request for removal. This would spread their cost to all other crossings and it may be necessary to increase the one-time charges under the new system. Since it is unknown how many of the 4,000 agreement holders will elect to convert to the single payment system, the City takes some risk that insufficient funds will be available from one-time charges to remove crossings which are abandoned. It is considered this risk is small. From the City's point of view, the advantage of converting to the single payment system is not large. With respect to the property owners, some would benefit and others would not.

cont'd...

Clause #3 continued:

Notification Procedure

Over the years many properties have changed ownership one or more times since crossing agreements were registered against the property and to attempt to determine the names of the persons currently responsible under the agreement would require extensive searches at the Land Registry Office. As one of the reasons for discontinuing crossing agreements was to eliminate the time spent searching the title, to initiate such a search would defeat the purpose of the new procedure.

Therefore, if Council decides to proceed with the cancellation of the existing 4,000 agreements, the following procedures are proposed:

- A. Insert public notices in the two daily papers at an estimated cost of \$200.00, chargeable to the Crossings Removal Account.
- B. Send an information letter to all agreement holders who are invoiced annually for various crossing charges. The current mailing list covers approximately 1,000 agreements.
- C. Send an information letter to the local agent of the Bonding Companies. It is estimated that about 500 agreement holders would be informed by this procedure."

For Consideration

If Council decides to proceed with the elimination of the existing 4,000 agreements and substitution of a single payment in lieu, then the following procedures are required:

- (1) the existing commercial crossing agreements be cancelled upon receipt of the following charges scheduled in the Crossing By-law passed by Council on August 29, 1972:
  - (a) \$35.00 per crossing for each commercial crossing, which includes \$25.00 per crossing in lieu of the existing agreement and \$10.00 per crossing in lieu of annual rental (applicable only to the old agreements executed prior to the adoption of the \$10.00 charge in lieu of annual payments).
  - (b) \$30.00 per foot for excess width of any crossing over 36 ft. measured at the curb (this charge replaces existing annual charge of \$2.00 per ft.)
- (2) The agreement holder to pay all legal expenses incurred in the cancellation of the agreement.
- (3) March 31, 1974 be the final day that the agreement holders have the option to cancel their agreements without requesting a revision or addition to the existing crossing facilities.
- (4) The agreement holders be notified by the methods outlined in this report.
- (5) The Corporation Counsel and the City Engineer be authorized to cancel crossing agreements when all requirements have been fulfilled.

Your Board submits the foregoing for Council CONSIDERATION.

Board of Administration, November 3, 1972 .....(Harbours 1)

HARBOURS AND PARKS MATTERS

RECOMMENDATION

1. Construction of Swimming Pool at Lord Byng High School

The Director of Finance reports as follows:

"The Board of Parks and Public Recreation on October 16, 1972 passed the following resolution:

'RESOLVED: That City Council be requested to award a contract on the Board's behalf to Barop Construction for construction of the Lord Byng Pool in the amount of \$425,000 providing the City Council will absorb expected annual operating losses.'

Funds are available for allocation to the project, and it is recommended that, if Council is in favour of construction of the Lord Byng Pool, the Board of Parks and Public Recreation be advised that Council approves the project and drawing of the contract, and construction can commence at any time the Board wishes to give its approval to such actions; the matter of financing of operating losses being a subject to be dealt with when considering the 1973 and future budgets of the Board."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be adopted.

(Copies of letters from the Board of Parks and Public Recreation, the West Point Grey Community Association and the Dunbar Community Association are circulated for Council information.)

FOR COUNCIL ACTION SEE PAGE(S) 199

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

- 1. Rezoning: N/S East 33rd Avenue  
West of Knight Street (Mr. A. Klassen)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. A. Klassen of 1168 East 31st Avenue, requesting an amendment to the Zoning and Development By-law whereby Lot 14 of 4, Block 5, D.L. 391 and 392, being the N/S of East 33rd Avenue West of Knight Street, would be rezoned from an RS-1 One Family Dwelling District to a C-1 Commercial District for the purpose of:

'being able to sell the existing building and property for future operation of a retail business (conforming to C-1 regulations). This building has been in operation as a retail store for the past 24 years.'

The subject site has a frontage of 30 feet on 33rd Avenue East and a depth of 105 feet. The site is currently occupied by a vacant one storey store with living quarters at the rear and a walkway along the west side of the commercial building giving access to the living quarters. The store has been vacant for some months.

History

In April 1944, a building permit was issued to construct a dwelling 22 feet by 20 feet. In June 1948, a further building permit was issued to add to the small dwelling to provide a store 27 feet in width and 50 feet in depth, thereby providing a store with living quarters in the rear. The property at this time was zoned Local Commercial.

It would appear from a check of City records that the subject site was zoned as a C-1 Local Commercial District for many years, and when the Zoning and Development By-law No. 3575 was adopted in June 18, 1956, the zoning plan accompanying the by-law inadvertently excluded the subject lot, thereby zoning it to RS-1 One Family.

The three corners of Knight and 33rd Avenue are zoned C-1 Commercial; with Kensington Park, occupying the south-east corner of the intersection. The existing C-1 Commercial properties contain two gasoline service stations, three small retail stores, plus the current site, containing the store that is now vacant.

In view of the small amount of retail or office premises at this location to serve the day-to-day needs of the residents of the local neighbourhood, the size of the existing vacant store (27 ft. x 50 ft.), and it being located directly across 33rd Avenue East from the service station and the apparent inadvertent exclusion from the C-1 zoning when By-law #3575 took effect, it is therefore recommended that the application be approved.

The Technical Planning Board on October 6, 1972 recommended that the application be approved.

The Vancouver City Planning Commission on October 20, 1972 endorsed the Technical Planning Board's recommendation."

Your Board RECOMMENDS that the reports of the Technical Planning Board and the City Planning Commission be received and the matter be referred for the consideration of Council at a Public Hearing.



Board of Administration, November 3, 1972 . . . (BUILDING - 2)

- 2. Rezoning: W/S Main Street between 39th & 40th Avenues (Mr.Mrs. W. Einarson)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. and Mrs. W. Einarson of 5575 Main Street requesting an amendment to the Zoning and Development By-law whereby Lots A-E of Subdivision of Lots 9-17, Block F, W. Portion of D.L. 639 and 640, being the W/S of Main Street between 39th and 40th Avenues, would be rezoned from an RT-2 Two Family Dwelling District to a C-2 Commercial District for the purpose of:

'improvement and full economic value of the land for the City and the taxpayers.'

Submitted with the application is a copy of a petition addressed to the City of Vancouver and Planning and Zoning Board:

'The residents on the west side of Main Street from 39th to 40th Avenue wish to have their duplex area changed to a fourplex zone.'

This is signed by the applicant and four additional persons, apparently the owners of 5537,5521, 5505-09 and 5599 Main Street.

The subject lands consist of five lots, each with a frontage of approximately 53 feet and a depth of 102 feet, currently zoned RT-2 Two Family Dwelling District, and are developed with either one or two family dwellings. The four corners of 41st Avenue and Main Street are zoned C-2 Commercial. Both sides of Main Street north and south of the C-2 Commercial area are zoned RT-2 Two Family, to 37th Avenue on the north and to 48th Avenue on the south. The adjacent properties to the east and west of Main Street are zoned RS-1 One Family.

History

In 1957, an application was made to rezone Lot A, known as 5599 Main Street, from an RT-2 Two Family Dwelling District to a fourplex or multiple zone. This was not recommended for approval by the Technical Planning Board, and on December 3, 1957, Council concurred with the recommendation and the application was not approved.

It should be noted that this area of the City is considered to be adequately served with commercially zoned property; for example, Oakridge regional shopping centre some eight blocks to the west; both sides of Main Street from 33rd Avenue to 7th Avenue; the Fraser shopping area, 41st to 51st Avenues, some five blocks to the east.

It should also be noted that under the provisions of the RT-2 District Schedule, application may be considered to develop a site for town-houses or garden apartments, subject to the provisions of the RM-1 District Schedule and subject to the special approval of the scheme of development by the Technical Planning Board, after notification of adjacent home owners.

The Technical Planning Board on October 6, 1972 recommended that this application be not approved.

The Vancouver City Planning Commission on October 20, 1972 concurred in this recommendation."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

Board of Administration, November 3, 1972 . . . (BUILDING - 3)

3. Rezoning: S/E Corner of 18th Avenue  
and Carolina Street (Mr. R. Chow)

The Director of Planning and Civic Development reports as follows:

"An application has been received from Mr. Richard Chow of 606 East 18th Avenue requesting an amendment to the Zoning and Development By-law whereby Lot 1, Block 68, D.L. 301 being the S/E corner of 18th Avenue and Carolina Street, would be rezoned from an RS-1 One Family Dwelling District to an RT-2 Two Family Dwelling District for the purpose of:

'building a new duplex on the lot'.

The subject property has a frontage of 49.5 feet and a depth of 122 feet and is currently occupied by a dwelling. The property is located one block west of Fraser Street, but is surrounded by lands zoned and developed with single family dwellings. Many of the lots in the immediate vicinity are the same or a similar size as the subject site.

The rezoning of this site to an RT-2 Two Family Dwelling District would permit the construction of a duplex dwelling in the centre of an area developed and occupied by single family dwellings.

The Technical Planning Board on October 6, 1972 recommended that this application be not approved.

The Vancouver City Planning Commission on October 20, 1972 concurred in this recommendation."

Your Board RECOMMENDS that the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission.

(DELEGATION REQUEST)

RECOMMENDATION AND INFORMATION

4. Britannia Community Services Centre -  
Progress Report and Arrangements re  
Architects' Fees

The Director of Planning and Civic Development reports as follows:

"Following appointment of the architects and the establishment of the Steering Committee for the Britannia Community Services Centre, work has proceeded on the design of the Centre using as a base the schematic plans prepared by Britannia Design and approved earlier this year. The sketch designs vary only slightly from the original schematics. The work is almost at the point when Department of Education approval will be sought for the sketch plans and, following that, full-scale working drawings and specifications will be completed. Unless there is a major holdup in the various approvals necessary, construction is anticipated to commence in March, 1973.

The Supervisor of Property & Insurance is proceeding with acquisition of the necessary property and Council recently approved a recommendation on the amendments of the boundaries. Eighteen properties of the necessary eighty-one have been acquired to date. The necessary work in connection with street closures and servicing arrangements is under way by the Engineering Department.

cont'd....

Clause No. 4 continued

When the recommendation for the appointment of the architects was made, it was agreed that the School Board and the City should be joint clients. An arrangement has been worked out with School Board officials whereby the architects would bill the School Board at appropriate intervals for their fees. These will be paid by the School Board, who would then bill the City for its estimated share of the cost. Based on the original estimates of construction cost, this is very nearly 50% for each organization and it is suggested that, for preliminary purposes, the 50% split should be accepted. At the conclusion of the work the relative proportions of the fees can be adjusted on the basis of the final costs of the work.

The fee basis agreed by the officials with the architects provides for a reduction in the architects' fees of .3% of the cost of the work in recognition of the work already carried out by Britannia Design.

In addition to the standard consultants, such as structural/electrical/mechanical, the Steering Committee believes that in the case of this building it will be necessary to retain the services of a land surveyor, an acoustics consultant, a soils consultant and a landscape architect for partial services. The total cost to the clients of this extra consultant work will not exceed \$13,000, but the details of the necessary amounts cannot be known until the work is actually commissioned. These fees will be part of the capital cost of the project, and no extra are needed.

It is proposed that an amount of \$13,000 for these extra fees (which are to be shared with the School Board on a 50-50 basis) should be approved for disbursement to the consultants at the discretion of the Director of Planning and Civic Development, who is one of the City's representatives on the Steering Committee.

Accordingly, it is RECOMMENDED that Council:

- (a) approve the foregoing as a progress report
- (b) agree to the fee-sharing basis and methods of payment outlined above, and
- (c) approve an expenditure of an amount of \$6,500 (being half the estimated total cost) for special consultants as outlined above, such fees to be disbursed up to this maximum amount at the discretion of the Director of Planning and Civic Development."

Your Board RECOMMENDS that the recommendations of the Director of Planning and Civic Development be approved, and submits this progress report for the INFORMATION of Council.

RECOMMENDATION

5. Crofton Manor: N/S of West 41st Avenue between Trafalgar & MacKenzie Sts.

The Director of Planning and Civic Development reports as follows:

" The developer of this project, Mr. N.B. Cook has submitted a letter to Council dated 12th October, 1972, which is attached. In his letter Mr. Cook deals with several technical points and requests a one-month extension to November 30th, 1972 for approval of his development, including conditions of rezoning set by Council and the necessary three readings to the amending Bylaw.

cont'd....

Clause No. 5 continued

The development permit application has already been dealt with by the Technical Planning Board and a full report on the project, with recommendations, will be forthcoming early in November. Accordingly, it is RECOMMENDED that an extension for the passing of the amending By-law and submission of the report on the development permit application be granted until November 30th, 1972.

Your Board RECOMMENDS that the foregoing recommendation of the Director of Planning and Civic Development be adopted.

INFORMATION6. Strathcona Rehabilitation Project

The Director of Planning and Civic Development reports as follows:

"Following the signing of the Agreements and the completion of the necessary administrative arrangements, the Strathcona Rehabilitation Project has been under way for approximately nine months. During this period a great deal of working experience has been gained by the staff and by the Strathcona Rehabilitation Committee and a very good working relationship has been established with the community. The following statistics indicate the extent of the work completed and under way as of October 20, 1972:

Applications received _____	228
Houses inspected _____	184
Mortgages drawn and work authorization forms issued _____	95
Mortgages pending signature or delivery of title, etc. _____	6
Houses with work in progress _____	50
Houses to start _____	12
Houses completed with final monies paid over or under requisition _____	33

The number of applications received represents, we believe, approximately half of those we might anticipate. Not all of the applications result in the matter being pursued, because some individuals do not qualify, or for other reasons.

As far as the public works activities are concerned the water main construction has been completed. Council has approved the letting of tenders for the necessary sewers and the paving and other surface improvements are scheduled to begin as soon as possible next year, which will be in May.

In addition to the grant/loans and the public works matters, various other activities for the benefit of the neighbourhood have been undertaken by the staff and the Committee. These include:

- (a) a special garbage collection arrangement to tidy up vacant sites and to enable householders to clear off accumulated rubbish. This was very successful.
- (b) through co-operation with the Department of Permits & Licenses, aggressive action to eliminate some undesirable and untidy illegal uses.
- (c) discussions with the Parks Board, SPOTA and other citizens' organizations on the matter of the alternative park arrangements for the community.
- (d) facilitating the setting up of a representative arrangement for community co-operation and participation in the Strathcona Neighbourhood Centre.

cont'd....

Board of Administration, November 3, 1972 . . . . (BUILDING - 6)

Clause 6 continued

- (e) initiation of discussions between various professional youth workers, police and the community to develop policies to counter growing juvenile delinquency problems in the area.
- (f) as a new agency in the community, participating with the social service team to exchange and share information on the community.
- (g) advising both the citizens and City officials on a number of specific issues such as the installation of traffic signals on Prior Street and the problem of trucks and commuter traffic on residential streets.
- (h) various staff helping and advising summer OFY student projects."

Your Board submits the foregoing report of the Director of Planning and Civic Development for the INFORMATION of Council.

7. Strathcona Rehabilitation Project:  
Staff Appointments

The Director of Planning and Civic Development reports as follows:

"The Strathcona Rehabilitation Project is Vancouver's first experience with large-scale housing rehabilitation involving both senior levels of government and continued citizen participation. The project is a pilot for the recently announced Neighbourhood Improvement Program which has been designated as a major new urban policy. Strathcona is also the first such program in Canada to reach advanced implementation stage. Although the Strathcona Rehabilitation Project enjoys this unique status, there has not been to the present time an explicit, defined or active policy to collect, organize, maintain and evaluate data relating to or arising from the Project's operation. If initiative is not taken in this direction, much of the value of the experimental nature of the program will be lost.

One of the basic functions to be carried out in relation to private properties is set out in the Strathcona Rehabilitation Program report of July 1971, as follows:

'Evaluation of social factors would involve the assessment of the social impact of physical rehabilitation actions on the Strathcona area including possible extension of park and playground space, design of surface facilities, use of City-owned lands, and the relocation of residents.'

The Strathcona Project has been in operation for nine months and has accumulated a great amount of material, not only on the rehabilitation process but also on various aspects of the community. For the most part this information is organized only to meet the day to day demands of project operation. Much of the background material on the project, as well as the effects of the project on the physical, social and economic structure of the community, are unorganized or uncollected. As the project is one of the first of its kind, on numerous occasions the Committee has needed to be informed on specific issues. Research of this nature is becoming particularly important as the effects of the project are being felt more and more throughout the community.

CMHC is undertaking a major evaluation and has funded a self-evaluation project for SPOTA. In discussion with the Head Office staff of CMHC it was felt necessary, however, that there should be an addition to the site office staff of an individual who could assist in this evaluation process as well as look after some of the office administrative functions.

cont'd....

Clause No. 7 continued

At the present time the maintenance of files, the keeping of records and their organization is the responsibility of the Project's secretary. Over the past several months, as the Project has entered the implementation stage, the amount of ordinary typing and clerical work has continued to increase. It is expected that this trend will continue, leading to problems in the keeping of records.

In order to meet this changing situation and to allow the Project and the Strathcona Committee to continue to operate efficiently, staff rearrangements will have to be made. This matter has been discussed at the Strathcona Rehabilitation Committee meeting on October 25, 1972 and the general proposal has been endorsed by that Committee. The federal and provincial representatives on the Committee have authority themselves to approve such changes and have, subject to the agreement of salary levels, approved the changes as far as their contributions are concerned.

The estimated annual cost of these changes is approximately \$8,000 (1973 salary and fringe benefits) of which the City would pay 25%.

The Director of Planning and Civic Development recommends that:

1. a Records Clerk be added to the Strathcona Rehabilitation staff. This individual would appropriately be a City staff member.
2. the Records Clerk have the responsibility for:
  - a. preparing a research format
  - b. collecting, organizing and maintaining data pertaining to the Project
  - c. beginning preliminary evaluation of significant aspects of the Project
  - d. preparing evaluative reports on particular aspects of the Project as requested by the Strathcona Rehabilitation Committee
  - e. compiling and organizing various records, maps and statistical materials involving the Project's operation.
3. the status of the present clerical staff be reviewed inasmuch as clerical duties will be reduced to the typing of correspondence and receptionist functions.
4. the Director of Personnel Services, in conjunction with the Director of Planning and Civic Development report to the Board of Administration on the appropriate classification for the Records Clerk and changes to the classification of the present clerical staff. (Note: the salary of the Records Clerk would be a shareable cost and no extra funds would be needed.)
5. furniture for this extra position be made available from surplus stores."

Your Board RECOMMENDS approval of the foregoing recommendations of the Director of Planning and Civic Development.

Board of Administration, November 3, 1972 . . . (BUILDING - 8)

8. (a) Site of Disused Grain Elevator  
(National Harbours Board )  
2700 Block Wall Street
- (b) Development Permit Application No. 60020  
Four Steel Grain Storage Tanks

The Director of Planning, in his capacity as Chairman of the Technical Planning Board, reports as follows:

"HISTORY

In March, 1971, City Council received a communication from the Cassiar Ratepayers Association requesting Council's assistance in endeavouring to have the National Harbours Board's disused grain elevator, 2700 block Wall Street, removed in view of its dilapidated condition. The demolition is now completed. A 'head-house' and track shed still remain upon the lower portion of the site. This structure is now occupied by Columbia Containers Ltd. (See Appendix A).

The Director of Planning was instructed to report on the matter of the use of the site, which the National Harbours Board had been requested to sell or lease to the City for a nominal sum for park purposes. However, the National Harbours Board replied that it would not be possible to dispose of the property to the City for a nominal sum but there might be some possibility of an exchange proposal with a City street-end in the area of the new terminal. This aspect is being investigated and will be the subject of a report at a later date. The Park Board passed a motion on October 16th, 1972 to advise Council that the Board does not have Park Purchase Funds for either the upland or the waterlots, but reiterate that the upland property should continue to be sought as a look-out park on a nominal lease basis. The upper portion of the site (on Wall Street) is zoned RS-1 One-Family Dwelling District while the lower portion (north of Commissioner Street) is zoned M-2 Heavy Industrial District.

APPLICATION FOR DEVELOPMENT PERMIT  
FOUR STEEL GRAIN STORAGE TANKS

A Development Permit Application No. 60020 has been made on behalf of Columbia Containers Ltd. for permission to erect on the lower portion of the site, four 26-foot diameter steel grain storage tanks to a height of 48 feet (plus 15 feet for an overhead conveyor system). These new tanks would be adjacent to the tracks immediately north of Commissioner Street. The area of the filled waterlot to be occupied by this development is given as some 58,000 square feet. The top of the tanks would roughly equal the ground level of Wall Street (See Appendices B and C).

A letter accompanies the application which indicates that the National Harbours Board is prepared to lease the required land to this company.

The existing structure has been inspected by the Building Division of the City Department of Permits and Licenses and it has been ascertained that the building is of steel girder and column framework and is structurally sound although it presently presents a dilapidated and shabby appearance. The applicants state in a letter that they intend to refurbish this structure by painting it a pastel blue-grey colour and treat the new tanks likewise, and that the entire development will have a pleasant and clean appearance.

They also state that the plant, located in the existing head-house, in fact has been in operation for two years without receiving a complaint regarding pollution, and that the company is in full knowledge of air pollution regulations and intend to fully abide by them. The purpose of this operation is to provide a service for transferring dry bulk materials from rail cars to vessel containers, and is an essential part of the overall container movement through the Port. It allows containers to return to Japan with Canadian cargo rather than empty. The Company hopes to expand by obtaining the 3 1/2 acres balance of the filled waterlot to allow them to move containers in the Port area by barge rather than by truck through City streets.

cont'd....

Clause No. 8 continuedTECHNICAL PLANNING BOARD RECOMMENDATIONS:

In view of the fact that the proposed storage tanks will have little deleterious effect upon the use of the upland part of the site for either park or single-family dwelling purposes, it is RECOMMENDED THAT Development Permit Application No. 60020 be approved subject to the following conditions:

1. (a) Prior to the issuance of the Development Permit, revised drawings are to be first submitted indicating provision of the necessary off-street parking and off-street loading and unloading spaces, suitably surfaced to the satisfaction of the Director of Planning and Civic Development;
  - (b) The open area of the site, other than the off-street parking and loading and unloading spaces referred to in the previous condition, to be suitably treated;
  - (c) External finish of the existing head-house to be to the satisfaction of the Director of Planning and Civic Development.
2. The off-street parking and loading and unloading facilities are to be provided and surfaced, in accordance with the approved drawings and requirements of 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.
  3. The issuance of this development permit is on the understanding that the development will comply with the Provincial Air Pollution Control legislation as it may exist from time to time.

It is FURTHER RECOMMENDED THAT a copy of this report and Council's resolution thereon be forwarded to the Cassiar Ratepayers' Association for their information.

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

(Please note that the photograph in Appendix B "as existing" was taken prior to the removal of the gallery).

FOR COUNCIL ACTION SEE PAGE(S) 199-200



FINANCE MATTERS

CONSIDERATION

1. Request of the Vancouver Public Aquarium Association for additional financial assistance

The Director of Finance reports as follows:

"On July 4, 1972, Council granted the sum of \$30,000 to the Vancouver Public Aquarium Association. This resulted from the Association's representations to Council for a grant of \$53,222 to assist in replacing Aquarium revenues lost as a result of the civic strike.

Council also directed that the Association could make a further approach to Council at the end of October (1972) for additional assistance, if required.

The Association has now (October 24) submitted a request to Council for the additional \$23,222 on the basis that they have been unable to make up the losses resulting from the strike.

This office has examined the 1971 financial statements of the Association, the 1972 budget of revenues and expenditures and the actual operating results for the period January 1 - September 30, 1972.

The Association's original budget for 1972 (including a revised 4th quarter budget) produced a surplus for the year of \$26,350. Actual operations for the period January 1 - September 30 plus the revised budget for the 4th quarter now predict a deficit for the year of \$27,029. This takes into account the \$30,000 grant from the City in July 1972.

There is one very significant difference between the financial operations of the Aquarium Association in 1972 as compared to 1971 and presumably 1970. In the previous years the Association did not attempt to provide for repayment of their bond issue (for building the whale pool) from their operating revenues, but appear to have borrowed the money from the Membership Fund. The operating profits in 1970-71 assisted but were by no means sufficient. In 1972, they have budgetted the \$100,000 sinking fund provision as part of their operating expenses. This would appear to be necessary from the Association's point of view because the Membership Fund would only appear able to support an additional loan of perhaps half of the \$100,000.

It should also be noted that the repayment provisions of the bond issue for the whale pool only require \$88,000 per year to be placed in the sinking fund, not \$100,000. However, the Association feels that they should provide a higher repayment in the years when the pool is relatively new.

It does seem that the Association would have had no problem had it not been for the civic strike, however, it is also unreasonable for any organization to hold the City responsible for financial losses incurred as a result of the strike. Further, any calculation should be based on the financial need of the Association, rather than some amount that represents estimated loss of revenue from the strike.

In summary, the Association can, in our judgment, live with the currently projected deficit of \$27,000 for 1972. However, it would also leave them in a not particularly comfortable financial position.

The request of the Vancouver Public Aquarium Association for an additional grant of \$23,222 for 1972 is submitted to Council for CONSIDERATION."

BOARD OF ADMINISTRATION

PERSONNEL MATTERS

SUPPLEMENTARY REPORT

NOVEMBER 3, 1972

RECOMMENDATION

1. Leave of Absence with Pay - Dr. S.J. Gallagher, Dentist III

The Medical Health Officer reports as follows:

"Dr. S. J. Gallagher has been asked to act as a member of a standing committee of the Canadian Public Health Association which deals with the relationship of this organization with other professional associations. At my urging Dr. Gallagher agreed to accept this appointment, which is of particular importance because of current efforts of the health professions to co-ordinate their activities. The C.P.H.A. is taking a leading role in this endeavour, so Dr. Gallagher's appointment is of considerable significance to this Department. This Committee is scheduled to meet twice a year.

Dr. Gallagher has been asked to attend the next meeting of this Committee which takes place on November 8 and 9, 1972, in Toronto. The Association will pay Dr. Gallagher's travel and other expenses so that these costs will not be borne by the City. The only expense to the City would be leave of absence with pay.

As the subject matter to be discussed by this Committee appears to be of vital concern to the City of Vancouver and the Health Department, it is recommended that two days leave of absence with pay be approved."

Your Board RECOMMENDS that the request of the Medical Health Officer for two days leave of absence for Dr. Gallagher be approved.

2. Leave of Absence Without Pay - Mr. Gordon R. Anderson  
Vancouver Fire Fighter's Union, Local 18

The Director of Personnel Services reports as follows:

"On November 6th, 1971, City Council adopted the recommendation of the Board of Administration which granted leave of absence without pay to Mr. Gordon R. Anderson for a term of one year for the purpose of conducting union business with the Vancouver Fire Fighter's Union on a full-time basis. A subsequent report from the Board confirmed the effective date of the leave of absence to be January 1st, 1972.

I have again received a request from the Vancouver Fire Fighter's Union that Mr. Anderson be granted leave of absence without pay for another one year period effective January 1st, 1973.

This request from the Fire Fighter's Union coincides with the City's policy of granting leave of absence without pay to Union members on a year to year basis.

As the Fire Chief concurs with this request, I recommend that Mr. Gordon R. Anderson be granted leave of absence without pay for one year effective January 1st, 1973."

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

FOR COUNCIL ACTION SEE PAGE(S) 200

BOARD OF ADMINISTRATION

PROPERTY MATTERS

NOVEMBER 3, 1972

RECOMMENDATION

- 1. Rental Review, Portions of Hartley and Kinross Streets, South of Kent Avenue

The Supervisor of Property & Insurance reports as follows:

"By Resolution of Council, dated November 5th, 1957, a lease of the above portions of Hartley and Kinross Street-ends was renewed for a further period of 21 years commencing October 12th, 1957.

In accordance with the rental review clause, negotiations on a rental increase are now finalised and, by letter, dated October 19th 1972, MacMillan Bloedel Limited have agreed to a rental increase to \$2,225.00 per annum, plus all taxes, as if levied.

RECOMMENDED that the annual rental of portions of Hartley and Kinross Streets be increased to \$2,225.00, plus all taxes as if levied. This increase to be effective October 12th, 1972."

Your Board

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

- 2. Acquisition for Britannia Community Services Centre Site - 926 Cotton Drive

The Supervisor of Property and Insurance reports as follows:-

"926 Cotton Drive, legally described as Parcel "C" of Lots 23 & 24, Block 23, D.L. 264A is required for the Britannia Community Services Centre. This project is to be developed as an Urban Renewal Scheme under Section 24 of the National Housing Act.

These premises comprise a one storey frame dwelling with a main floor area of approximately 800 sq. ft., erected in 1910 on a site 34' x 66', zoned RM-3. The dwelling contains 4 rooms on the main floor and 4 rooms in the basement, 7 plumbing fixtures, patent shingle roof, siding exterior, full concrete basement and is heated by a gas-fired hot air furnace. This dwelling is in average condition for age and type and is occupied by two tenants.

Following negotiations, the owner has agreed to sell for the sum of \$21,000.00 as of November 15th, 1972. This price represents a fair and reasonable value for the property and has been approved by Central Mortgage and Housing Corporation. It is proposed to demolish the dwelling as soon as the tenants have found alternative accommodations.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$21,000.00 on the foregoing basis, chargeable to Code # 5830/427."

Your Board

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

3. Acquisition for Britannia Community Services Centre - Known as 1479 William Street

The Supervisor of Property and Insurance reports as follows:-

"Reference is made to Item 2, Property Matters, September 1st, 1972, confirmed by Council, September 6th, 1972, approving acquisition of Parcel B of Lots 4 to 6, Block 40, District Lot 264A, known as 1479 William Street for the sum of \$20,400.45. Subsequently, the owner refused to accept this price on the grounds that she could not replace the dwelling and/or the income for this amount and had been under extreme emotional strain at the time she offered her property to the City.

These premises comprise a 2-storey frame dwelling with a main floor area of approximately 990 sq. ft., erected in 1912 on a site 30.83' x 90', zoned RM-3. The dwelling contains 7 rooms divided into 2 rental units, 2 unfinished rooms in the basement, 8 plumbing fixtures, has a patent shingle roof, wood shingle and asphalt siding exterior, full concrete basement and is heated by an oil-fired hot air furnace. The main floor and basement area is occupied by the owner and the second floor unit is presently vacant. This dwelling is in average condition for age and type.

Following further negotiations with the owner, she has now agreed to settle for the sum of \$22,000.00, inclusive of all considerations and subject to the owner retaining rent-free possession to and including December 31st, 1972.

The foregoing settlement price is considered to be realistic and has been endorsed by the City Solicitor and approved by Central Mortgage and Housing Corporation.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$22,000.00 on the foregoing basis chargeable to Code #5830/427."

Your Board

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

FOR COUNCIL ACTION SEE PAGE(S) 200.....

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL  
ON GENERAL PURPOSES

October 26, 1972.

A meeting of the Standing Committee of Council on General Purposes was held in No. 1 Committee Room, City Hall, on Thursday, October 26, 1972, at approximately 9:30 a.m.

PRESENT: Alderman Broome (Chairman)  
Aldermen Adams, Bird, Calder, Hardwick,  
Phillips, Rankin, Sweeney and  
Wilson

ABSENT: His Worship the Mayor (Civic Business)  
Alderman Linnell

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held October 12, 1972, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Outstanding Matters

Council on August 1, 1972, adopted the following recommendation of the General Purposes Committee dated July 20, 1972:

"THAT regular meetings between the General Purposes Committee and Department Heads be held for discussion of Council's outstanding resolutions, other matters brought up by Council, and submissions by Department Heads."

The Committee had before it a list of the outstanding matters referred initially for report by Council, Standing Committees and others. The Committee took action on these outstanding matters as follows:

<u>A. Remain Outstanding</u>	<u>Committee's Recommended Action</u>
(1) Champlain Heights: Sale of Property	Remain outstanding for report.
(2) Hours of Operation: Fraserview Neighbourhood Services	"
(3) Lighting, Paving and Curbing: Watson Street	"
(4) Snow Clearing: City of Vancouver	"
(5) Control of Contractors on City Streets	Remain outstanding for report within 60 days.
(6) Deserted Wives and Children: Maintenance	Remain outstanding for report.

cont'd....

Clause No. 1 continued

- (7) Fire Alarm Connections to Hotels, Romming Houses, etc. Remain outstanding for report.
- (8) Proposed Lane Paving in One and Two Family Areas Remain outstanding for report in June, 1973.
- (9) Gastown Lighting Remain outstanding for report.
- (10) Application for Permits (Vancouver Cablevision) "
- (11) Development of Social Work and Shift in the Assignment of Local Area Service Coordinators "
- (12) Home Care Programme - Intermediate Care Remain outstanding. MHO to submit brief promptly.
- (13) Change in Use of Suites - Mountain View Cemetery Remain outstanding for report.
- (14) Commercial Crossing Agreements "
- (15) Proposed Multi-Care Facility as Replacement for Taylor Manor Remain outstanding. MHO to give date when report will be received.
- (16) Community Care Facilities - Licensing Act Remain outstanding for report which should include proposals as to cost sharing, etc.
- (17) Position Control System Remain outstanding for report.
- (18) Theatre Parking Revenues: Capital Purposes Remain outstanding pending hearing of delegation.
- (19) Amalgamation - Crime Detection Laboratory and City Analyst's Laboratory Remain outstanding for report.
- (20) Broadway, Maple, 12th, Yew: Land Use Remain outstanding for report but with higher priority than other suburban commercial zonings.
- (21) City-Owned Land - S/S Marine, Fraser, Boundary: Future Uses ) ) ) Remain outstanding for report.
- (22) Rezoning: N/W Victoria and Kent ) ) )
- (23) Improvement to Basement Areas in Family Dwellings Remain outstanding for report prior to the end of the year.
- (24) Historic Area By-law Rezoning ) ) )
- (25) Apartment Buildings: Recreation Facilities - Floor Space Ratio ) ) )
- (26) Four Seasons and West End Density Change ) ) ) To be included in the proposals for Downtown Zoning Changes.
- (27) Downtown Development Adjacent to Entrance to Stanley Park: Rezoning ) ) )

Standing Committee on General Purposes  
 October 26, 1972 . . . . . 3

Clause No. 1 continued

- |      |   |                  |   |
|------|---|------------------|---|
| (28) | Downtown Development Ad-<br>jacent to Stanley Park and<br>Alberni: Restricted Access          | )<br>)<br>)      | To be included in the proposals<br>for Downtown Zoning Changes.   |
| (29) | Downtown Vancouver: Devel-<br>opment Concepts (Tabular<br>Comparison and By-law<br>Revisions) | )<br>)<br>)<br>) |   |
| (30) | Illegal Suites Control  |                  | Remain outstanding for report which<br>is expected by end of the year.  |
| (31) | Transporation Corridors<br>and Land Use Control   |                  | Remain outstanding for report. City<br>Engineer advised review in 6 months.                                     |
| (32) | Zoning and Development<br>By-law re Gas Stations  |                  | Remain outstanding for report<br>in 90 days.  |
| (33) | Public Housing Recreation<br>Needs  |                  | Remain outstanding for report.  |
| (34) | Strathcona Rehabilitation<br>Surface Works  |                  | "   |
| (35) | Strathcona Rehabilitation:<br>City Lands for Sale   |                  | "   |
| (36) | Strathcona Rehabilitation:<br>Lands for Public Purchase                                       |                  | Further reporting to be left at<br>the discretion of the Dir of Plan<br>and Civic Dev.                          |
| (37) | Four Seasons: Amendments  |                  | "   |
| (38) | RM-1 Zoning Report on<br>Problems   |                  | Remain outstanding for report<br>but not high priority. Proceed<br>without outside input.                       |
| (39) | Gastown/Chinatown Pagoda<br>and Plan "G"  | )<br>)<br>)      | Remain outstanding for report<br>in 90 days.  |
| (40) | Gastown/Chinatown Restor-<br>ation: Traffic Modifi-<br>cations Plan "G"                       | )<br>)<br>)      |   |
| (41) | City-Owned Lands: Standards<br>for Developers - Policy  |                  | "   |
| (42) | Zoning By-law Amendments  |                  | Remain outstanding for report.  |
| (43) | Britannia School Board<br>Approval  |                  | To be left at the discretion of<br>the Dir of Plan and Civic Dev<br>when reporting on the Britannia<br>Complex. |
| (44) | Research Funds - Urban<br>Affairs Ministry of State   |                  | Remain outstanding for report<br>in 90 days.  |
| (45) | Accommodation: Crime<br>Intelligence Unit   |                  | Remain outstanding for report.  |
| (46) | 1818 Cornwall: Addition<br>to Plant   |                  | Remain outstanding for report<br>but not high priority.   |
| (47) | 2704 East 2nd Avenue:<br>Board of Variance Ruling   |                  | "   |
| (48) | B.C. Centre:<br>Blocks 51 and 61  |                  | Remain outstanding for report.  |

cont'd....

## Standing Committee on General Purposes

October 26, 1972 . . . . . 4

Clause No. 1 continued

- |      |  |   |
|------|--|---|
| (49) | Wall, Dundas, Cambridge:<br>Use as Park  | Remain outstanding for report.  |
| (50) | 2700 Block Wall Street:<br>Grain Elevator  | "   |
| (51) | 8550 Victoria: Rivotow   | "   |
| (52) | Nursing Homes, Rest Homes,<br>Domiciliary Care: Rate<br>Increases, Rental Rates re<br>Senior Citizens' Housing | Remain outstanding for report<br>to Health and Welfare Committee.   |
| (53) | Information Centre with<br>Particular Reference to<br>the West End   | "   |
| (54) | Proposed Primary Annex:<br>Nelson Park Site  | Remain outstanding for repre-<br>sentatives of School & Park<br>Boards together with officials<br>to meet with Health and Welfare<br>Committee. |
| (55) | Bill #49: Amendment to<br>Social Assistance Act  | Remain outstanding for report<br>to Health & Welfare Committee.   |
| (56) | Skid Road Housing Conditions   | Remain outstanding for further<br>reports to Health and Welfare<br>Committee.   |
| (57) | Dunbar-West Point Grey<br>Information Centre   | Remain outstanding for consid-<br>eration by Health and Welfare<br>Committee.   |
| (58) | Serious Youth Problems: )<br>Whose Responsibility )<br>)   |   |
| (59) | Dunbar-West Point Grey )<br>Youth Problems )<br>)  | Remain outstanding for further<br>reports to Health and Welfare<br>Committee.   |
| (60) | Letters re Alma House )<br>Delinquent Home )   |   |
| (61) | Multi-Purpose Community<br>Services Centre - Champlain<br>Heights  | Remain outstanding for report<br>to Health & Welfare Committee.   |
| (62) | Payment of Taxes   | Remain outstanding for further<br>report from Dr. Clark of U.B.C.<br>to Finance Committee.  |
| (63) | Costs of Law Enforcement   | Remain outstanding as it is<br>anticipated it will be dealt<br>with at the next Finance Committee<br>meeting.                                   |
| (64) | Community Services<br>Functions  | Remain outstanding for report<br>to Finance Committee.  |
| (65) | Kensington, Strathcona and<br>Thunderbird Community Centres  | "   |
| (66) | Land Banks   | Remain outstanding for receipt of<br>briefs from certain organizations<br>to Finance Committee.   |

cont'd....



Clause No. 1 continued

- (67) West End Parking Awaiting report for Planning and Development Committee.
- (68) Water Lots - Bayshore Inn to Burrard Street - Status of Leases Refer matter to Harbour Development Committee.
- (69) Apartment Buildings - Ventilation Remain outstanding for report to Planning & Development Committee.
- (70) Apartment Buildings - Regulations re Fire Prevention in Non-Inhabitated Areas "
- (71) Senior Citizens' Housing Policy "
- (72) Flat Rate Charges for Water Remain outstanding for report to General Purposes Committee.
- (73) East Approach Route - Officials Report )
- (74) East Approach Route - Report, District and Model Display ) Remain outstanding for report to Transportation Committee.
- (75) East Approach Route - Public Meetings )
- (76) Transit Study Team - Additional Staff "

B. Deletions Committee's Recommended Action

- (1) Youth Referral Centre and Transient Youth Programme Delete.
- (2) Social Allowance Rates Delete. This matter will be under discussion with the Provincial Government when other items are discussed with them.
- (3) Truck Traffic on Boundary Road ) Delete.  
Truck Widths and Traffic )  
Noise on First Avenue )  
Street and Traffic By-law - )  
Proposed Amendments regarding )  
truck widths )
- (4) Major Sewerage and Drainage Projects required for Pollution Control 1971 - 1976 Delete.
- (5) Staffing, etc., - Department of Welfare & Rehabilitation Delete.
- (6) Little Peoples Park Delete. Report going to Council October 31, 1972.
- (7) Health Services for University Endowment Lands Delete.

Clause No. 1 continued

- (8) Pedestrian Overpass: Delete.  
Cassiar/Highway 401
- (9) Pollution in Still Creek Delete, since City Engineer will  
be reporting.
- (10) City of Vancouver Delete.  
Parking By-law #3764
- (11) Improved Procedures for Delete.  
Processing "Statement of  
Circumstances" Forms
- (12) Research Report on the )  
Vancouver Opportunities ) Delete.  
Programme )  
Sheltered Work Programme )
- (13) Vancouver Fraser Park Delete.  
District - Capilano  
Canyon Park
- (14) Fouling of Sidewalks, Delete.  
Boulevards & Parks: Dogs
- (15) Laburnum Trees Delete.
- (16) Additional Grant: V.O.N. Delete.
- (17) Grants in Lieu of Taxes Delete. It being understood that  
applications are being processed  
in the normal way.
- (18) Fraserview Neighbourhood Delete.  
Services - Research
- (19) U.B.C. (Faculty of Education) Delete.  
Grant request re Educational  
Rehabilitation for Juveniles  
on Probation
- (20) Zoning Procedures Delete.
- (21) City of Vancouver Plan Delete. Director of Planning  
Part I - The Issues including this in another report  
on the City Plan.
- (22) Beautification - Delete. Will be included in  
600 - 700 Granville other beautification reports.
- (23) Federal Government - Delete. Reporting to be at the  
New Office Building discretion of the Director of  
Planning as and when need occur.

cont'd....

Standing Committee on General Purposes  
 October 26, 1972 . . . . . 7

Clause No. 1 continued

- |      |  |   |
|------|--|---|
| (24) | Rezoning Application Fee   | Delete.   |
| (25) | Rezoning: Baldwin,<br>Kingsway, Nanaimo, 30th                                    | Delete since the Director of<br>Planning will be reporting<br>when information is received. |
| (26) | Regional Simulation<br>Model Project   | Delete since reporting to be<br>at the discretion of the<br>Director of Planning.           |
| (27) | 1st Avenue and Rupert:<br>CD-1 Zoning  | Delete.   |
| (28) | False Creek - Lease of<br>Giroday Property                                       | Delete.   |
| (29) | City Hall: 3rd Floor<br>Audio Installation                                       | Delete.   |
| (30) | C.B.C. Building -<br>Progress Reports  | Delete.   |
| (31) | Blood and Trounce Alley -<br>Restricted Vehicle Access                           | Delete since Director of Planning<br>will be reporting within 90 days.                      |
| (32) | Rezoning: E/S Moss, W/S<br>Fairmont between Horley<br>and Lane North of Kingsway | "   |
| (33) | New Chelsea Society<br>Development: East 52nd Ave.                               | Delete.   |
| (34) | Army and Navy: Cordova St.   | Delete.   |
| (35) | 1106 West 11th Avenue -<br>Objected Uses   | Delete.   |
| (36) | Illegal Trailer -<br>Skeena Terrace  | Delete.   |
| (37) | G.V.R.D. and Housing Costs   | ) Delete since the Director of<br>) Planning will be reporting.                             |
| (38) | Housing for Handicapped  |   |
| (39) | Rezoning: Musqueam Reserve   | Delete.   |
| (40) | B.C. Centre Working<br>Committee Reports   | Delete.   |
| (41) | False Creek Redevelopment<br>Report on Consultant                                | Delete.   |

cont'd....

Clause No. 1 continued

- (42) Resolution re Housing Delete.
- (43) Kerrisdale - Village Square Proposals Delete.
- (44) Cambie and 21st Avenue Fire Alarm Building - Future Uses Delete.
- (45) National Housing Act: Proposed Amendments Delete.
- (46) 1405 Renfrew: Chain Link Fence Overheight Delete.
- (47) Provincial Boards of Review Delete.
- (48) Washroom Facilities in Super Markets Delete.
- (49) Riley Park Project Delete.
- (50) 1973 Preliminary Budget Delete.
- (51) Christ Church Cathedral Delete.
- (52) Suburban Commercial Study - Comment from Planning Commission and other Groups Delete.
- (53) Closure of Granville Street between Georgia & Drake Sts. for Pedestrian Mall Delete.
- (54) Licensing of Lotteries Pursuant to Section 179A of the Criminal Code Delete.
- (55) Time Attending Court Delete.
- (56) Canadian Merchant Marine Delete.
- (57) 8625 Angus Drive Subdivision Delete.

During the consideration of the foregoing matter, the Committee recessed at approximately 10:50 a.m., in order that the Health and Welfare Committee could meet and hear delegations which were present. The Committee reconvened at approximately 11:25 a.m.

The meeting adjourned at approximately 12:10 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON  
HEALTH AND WELFARE

OCTOBER 26, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the #1 Committee Room, City Hall, on Thursday, October 26, 1972 at approximately 10:50 a.m.

PRESENT: Alderman Rankin, Chairman  
Aldermen Adams, Bird, Broome, Hardwick,  
Phillips, Sweeney, and Wilson

ABSENT: His Worship the Mayor (On Civic Business)  
Alderman Calder  
Alderman Linnell

CLERK: D. Bennett

The following recommendation of the Committee is submitted to Council.

RECOMMENDATION

1. Vancouver Detoxification Centre Society - Delegation

Under date of September 20, 1972, the Vancouver Detoxification Centre Society requested permission to come to the Health and Welfare Committee to discuss the activities of the Society and their future plans. Alderman Rankin subsequently agreed to this request.

Mr. D. A. Lesser, President, Mr. J. C. Karpoff, Executive Secretary, and Dr. John Dick appeared on behalf of the Society. Mr. Lesser presented a comprehensive brief which concluded with the following recommendations of the Society:-

- "1. Health and Welfare Committee support in principle the immediate development by the V.D.C.S. of a 60 bed detoxification unit to remove the majority of alcoholics from the city jail.
- 2. Health and Welfare Committee support in principle a cost share arrangement where the City provides and equips the facility and the Province provide the operating cost through a per diem rate.
- 3. That a sub-committee of Council and City Staff be appointed to work with the V.D.C.S., the Vancouver City Police, the local hospitals, and the Provincial Government to work out the detail plans and costing for such a unit and to report back to Council."

Attached to the brief were admission and discharge statistics for the period ending September 30, 1972 for the interim Detoxification Unit which is currently operating under the jurisdiction of the Salvation Army.

Questions were directed to the delegation and after due consideration it was,

RECOMMENDED

- (1) That Council support in principle the immediate development

Standing Committee on Health and Welfare.....2  
Clause (1) continued  
October 26, 1972

by the Vancouver Detoxification Centre Society of a 60 - 75 bed detoxification unit to remove the majority of alcoholics from the city jail.

- (2) That Council support in principle a cost sharing arrangement where the City commits up to \$300,000.00 towards the provision and equipment of the facility and the Province provides the operating cost through a per diem rate.
- (3) That a Special Committee of Council and City Staff be appointed to work with the V.D.C.S., the Vancouver City Police, the local hospitals, and the Provincial Government to work out the detail plans and costing for such a unit and to report back to Council.
- (4) That legislation similar to the Mental Health Act be developed to allow for mandatory medical treatment for the chronic alcoholic and that copies of this legislation be sent to the appropriate organizations for review.
- (5) That the Board of Administration report back as to operational costs of the existing unit which is being run by the Salvation Army.

The meeting adjourned at approximately 11:25 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 201

REPORT TO COUNCIL  
STANDING COMMITTEE OF COUNCIL ON  
PLANNING AND DEVELOPMENT  
NOVEMBER 1, 1972

A Meeting of the Standing Committee of Council on Planning and Development was held on Wednesday, November 1, 1972 at 8:00 p.m. in the Auditorium of the King George High School at Denman and Barclay Sts.

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

ABSENT: Alderman Phillips (On Civic Business)  
Aldermen Adams, Calder

CLERK: M. James

The following report of the Committee is submitted to Council for information.

INFORMATION

1. West End Guidelines

Council on August 15, 1972, received by way of the Board of Administration report dated August 10, 1972, a report of the Director of Planning and Civic Development and the Director of Social Planning/Community Development on 16 guidelines for adoption as policy guidelines for the West End of the City. At that August 15th Meeting the following resolution was passed:

"Staff of the Planning and Civic Development and Social Planning/Community Development Departments discuss the guidelines with West End Citizen groups. The Director of Social Planning/Community Development and the Director of Planning and Civic Development report back to Council within two months on results of the meetings and with detailed recommendations for implementation for the consideration of Council."

At that August 15th meeting Council passed the following during the consideration of the report above noted:

"Further that in the meantime a meeting of the Standing Committee on Planning and Development be held on an informal basis to discuss this report with officials."

Your Committee held that meeting on September 28th and recommended to Council, which was adopted by Council on October 17th, 1972 that your Committee hold an evening meeting in the West End to hear delegations on the guidelines and their implementation.

In compliance with the adoption of the recommendation by Council your Committee held a meeting on the evening of November 1st in King George High School at Denman and Barclay Streets and heard the following delegations in connection with the West End Guidelines and their implementation.

Board of Parks and Public Recreation  
Commissioner George Puil, Chairman

Vancouver Board of Trade  
Mr. G. F. Crockart, Vice Chairman, Civic Affairs Committee

Citizens Council on Civic Development  
Mr. Strong, Chairman (Brief filed)

Gordon House Neighbourhood Services  
Dr. Paul McKinnon (Brief filed)

West End Community Council  
Mr. Robin Carr (Brief filed)

West End Community Centre Association  
Mr. Don Basham

West End Resources Council  
Mr. Ron Penner (Brief filed)

West End and Downtown Ratepayers Association  
Mr. W. J. McIntyre

Lord Roberts School P.T.A.  
Mrs. B. Clark (Brief filed)

Mr. W. McCreery (Brief filed)

Mr. Joseph Witten (Brief filed)

Mr. Warnett Kennedy (Brief filed)

Dr. Setty Pendakur

Mr. P.R.U. Stratton

Family Services Centre  
Mr. Deryck Thomson, Executive Director (Brief filed)

United Community Services  
Mr. D. McConnell (Brief filed)

Your Committee also had before it comments submitted by the Real Estate Board of Greater Vancouver and a report submitted by the Board of Administration dated October 25, 1972 on the meetings held by the Director of Planning and Civic Development and the Director of Social Planning/Community Development with West End citizens.

This report which gave detail comments received from citizens and groups in the West End ended with the information that the required implementation report will include five points:

- implementation process
- priorities and tentative time-table
- staffing and other resources required
- office needs for the West End local area planning office
- budget.

(continued)



Standing Committee on  
Planning and Development  
November 1, 1972 (continued)

Page 5

The Board of Administration in submitting the report of the Director of Planning and Civic Development and the Director of Social Planning/Community Development for the consideration of your Committee recommended that the item re office needs for the West End's local area planning office be omitted from the general implementation since Council has previously approved West End offices for civic services and that separate office space for the local area planning office would not be necessary if space was available by alterations to the presently proposed West End offices for civic services.

After hearing the delegations listed above your Committee adjourned at approximately 10:00 p.m.

The above report is submitted for the  
INFORMATION of Vancouver City Council.

**FOR COUNCIL ACTION SEE PAGE(S) 201**

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL ON  
HEALTH AND WELFARE

NOVEMBER 2, 1972

A meeting of the Standing Committee of Council on Health and Welfare was held in the #1 Committee Room, City Hall, on Thursday, November 2, 1972, at 9:30 a.m.

PRESENT: Alderman Linnell (Chairman)  
His Worship the Mayor  
Aldermen Bird, Broome, Hardwick, Rankin,  
Sweeney and Wilson.

ABSENT: Alderman Adams (Illness)  
Alderman Calder  
Alderman Phillips (Leave of Absence)

CLERK: D. Bennett

Adoption of Minutes

The Minutes of the meeting held October 19, 1972, were adopted.

The following recommendations of the Committee are submitted to Council.

RECOMMENDATIONS

1. Dunbar-West Point Grey  
Information Centre

Council, on August 15, 1972, passed the following motion:

"THAT the Board of Administration report dated July 31, 1972, re Dunbar-West Point Grey Information Centre, be referred to the Standing Committee on Health and Welfare for consideration, and delegations be advised that an opportunity will be given to them to appear before that Committee."

Mr. Bruce Russell appeared as a delegation on behalf of the Dunbar-West Point Grey Information Centre and requested that funds be provided for the continued operation of this Centre. This request was endorsed in communications from the Dunbar Community Association dated June 28, 1972, and the Dunbar Homeowners' Association dated October 31, 1972.

The Committee considered the Board of Administration report dated July 31, 1972, in which the Director of Social Planning/Community Development recommended:

"The Dunbar-West Point Grey Information Centre be funded on the same basis as other City funded Information Centres, and as follows:

Rent @ \$100 per month from October <sup>1</sup> to March	\$600.00
Telephone @ \$42 per month from Oct. to March	252.00
Office Supplies	<u>250.00</u>
TOTAL	<u>\$1102.00</u>

This budget is recommended on condition that it:

1. be reviewed along with other Information Centre budgets in February, 1973;
2. participate in the Information Centres Co-ordinating Committee;

cont'd....

Clause No. 1 continued

3. comply with the criteria established by Council in April, 1971."

(1 Present source of funding terminates September 30. All City grants to Information Centres cover period to end of March, 1973. Council agreed to this arrangement so that their financial year would close at the time when the City reviews budgets and annual grant requests.)

After consideration it was

RECOMMENDED that the recommendations of the Director of Social Planning/Community Development, quoted above, together with the three (3) conditions, be approved.

2. Skid Road Housing Conditions

On November 25, 1971, the Standing Committee of Council on Health and Welfare considered a report of the Board of Administration dated November 24, 1971, attached to which was a report of the Director of Social Planning/Community Development dated November 18, 1971, and a report of the Board of Administration dated November 2, 1971, which was a report on a brief of the Vancouver Community Legal Assistance Society on Skid Road Housing conditions.

The Committee at that meeting, considered seriatim, series of recommendations contained in the Director of Social Planning/Community Development's report dated November 18, 1971. Recommendations were presented to Council and after amendment, Council on December 7, 1971, adopted the recommendations of its Standing Committee. Several of these recommendations called for reports from officials and since that date, many of the reports have been forwarded to Council.

On October 27, 1972, the City Clerk's Office received copies of a new brief dated October 20th, from the Vancouver Community Legal Assistance Society and a brief was received from Miss Lynn Phipps on November 1, 1972.

Mr. Ian G. Waddell, Legal Director of the Vancouver Community Legal Assistance Society, Mrs. Linda Ragona, lawyer, Miss Lynn Phipps and Mr. Robert Bellows appeared as delegations on the subject matter.

Mr. Waddell reviewed the brief of the Society dated October 20, 1972, which contained recommendations under the following headings:

- (a) Enforcement of Lodging House By-law
- (b) Licensing of Lodging Houses
- (c) Operating Permits for Lodging House Managers
- (d) Long Range Solutions
- (e) Standard of Housing By-law
- (f) Prosecutions.

He stressed at the beginning of his presentation that the two main points he wished to bring out are the enforcement of the City By-laws and the large amount of money the City is spending in this area on welfare. He stated one-half of a welfare recipient's money is going for the rental of unsatisfactory accommodation. When reviewing his brief, Mr. Waddell referred to a communication dated October 31, 1972, attached to which were information sheets regarding requests for responses from the Health Department.

cont'd....

Clause No. 2 continued

Miss Lynn Phipps summarized her brief entitled 'Skid Road Housing Management Form Study' dated September 1972. In conclusion she advised that the data obtained from the study reveals that relationships do exist between the quality of housing on skid road and the management forms. She therefore suggested that operators show knowledge of the relevant By-laws and that they prove proficiency before they are allowed to manage a building. She recommended that Operating Permits be required for all lodging house managers.

The Committee discussed the various problems with the delegations and the officials outlined the actions that have been taken in an endeavour to improve the situation. Included in this discussion was information respecting prosecutions. The officials advised of the frustrations and problems they are faced with due to the type of some of the residents and operators in the area.

Dr. Bonham advised that the deployment of staff in this area has been increased since last November. He stated that a report on staff will go to Council in the near future and consideration could then be given to the lodging house program in relationship to other inspectional priorities within the Environmental Health Division.

Commissioner Sutton Brown advised the Committee that anticipated legislation, dealing with Provincial and Federal grants for housing, if enacted, would assist in improving the standard of housing.

It was suggested that consideration be given to by-law amendments and legislation changes to regulate standards in lodging houses, and the Medical Health Officer agreed to look into this.

After due consideration it was

RECOMMENDED

- (a) that the briefs presented this day be received and referred to the officials for information;
- (b) that the Committee reaffirm Council's action of October 24, 1972, which directed the Corporation Counsel to again seek a charter amendment whereby the owner would be responsible for violations of any by-law pursuant to the operation of a hotel, lodging house, etc.;
- (c) that the Medical Health Officer and Corporation Counsel be requested to report back on appropriate charter, by-law and other legislative changes in relationship to the points contained in the briefs submitted this day;
- (d) that the City Prosecutor be asked to submit a report on the problems the Prosecutors encounter when prosecuting under the Health, Fire and Lodging House By-laws;
- (e) that the officials concerned be requested to report back with respect to the method of issuing operating permits;
- (f) that the Director of Social Planning/Community Development and Director of Planning and Civic Development be requested to report on the kinds of renovations and upgrading that can and are being created in this area.

The meeting adjourned at approximately 11:25 a.m.