

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 15, 1974, in the Council Chamber at approximately 2:00 p.m.

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

(at the commencement of the meeting, Alderman Marzari, as Deputy Mayor, took the Chair pending the arriyal of the Mayor)

CLERK TO THE COUNCIL: D. H. Little

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

'IN CAMERA' MEETING

The City Clerk advised that the 'In Camera' Committee was in agreement with the matters proposed for consideration at the 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Ald. Linnell,  
SECONDED by Ald. Rankin,

THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion), dated January 8, 1974, be adopted, after amendment to the motion on Page 8 of the Council Minutes relating to Child Care Facilities Survey so that the motion will read as follows:

"THAT this matter be referred back to the Board of Administration for a joint investigation of suitable premises with the Vancouver Municipal and Regional Employees Union and report within one month, to the Social Services Committee which will pursue the matter further".

- CARRIED

(\*underlining indicates change.)

COMMITTEE OF THE WHOLE

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

THAT the Council resolve itself into Committee of the Whole, Deputy Mayor, Alderman Marzari in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

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

- (1) Rezoning Application: N/S East Broadway between Lillooet and Windermere Streets
- (2) West End Street Widths

3. Replacement of Furniture:  
Office of the Director of Planning

The Council further considered Clause 7 of Board of Administration report (Finance matters), dated January 4, 1974, on the matter of replacement of furniture in the office of the Director of Planning.

cont'd...

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UNFINISHED BUSINESS (cont'd)

Replacement of Furniture:  
Office of the Director of Planning (cont'd)

At the last meeting of the Council the clause was deferred to allow Alderman Massey an opportunity of discussing the subject with the Director of Planning and the Purchasing Agent.

MOVED by Ald. Massey,

THAT this clause be deferred further until a report is received by Council from the Director of Planning on his department reorganization and a report received on physical arrangements in respect of the Third Floor.

- CARRIED 3

(Aldermen Pendakur and Volrich voted against the motion)

4. Lower Mainland Welfare Rights Association

At the last meeting of Council, Clause 3 of the report of the Standing Committee on Social Services, dated December 13, 1973, respecting Lower Mainland Welfare Rights Association, was deferred for consideration at this meeting. The following recommendations are set out in the report of the Standing Committee:

- " A. That Council approve a salary of \$600.00 per month for one full-time Office Manager/Co-ordinator to staff the Lower Mainland Welfare Rights Association for a period of six months effective January 1, 1974. The Co-ordinator to be selected by the Lower Mainland Welfare Rights Association in co-operation with the Director of Welfare & Rehabilitation;
- B. That Council approve an additional allowance of \$100.00 per month to pay transportation costs of the Office Manager and VOP staff (the total amount of the grant is \$4,200.00);
- C. That Council request the Directors of Social Planning and Welfare & Rehabilitation to review and evaluate the progress and work of the Association and report back to the Committee in May, 1974, on the results and possible future funding by the Provincial Department of Human Resources.

(NOTE: The Comptroller of Accounts advises that, if the recommendations are approved, the \$4,200.00 would be disbursed monthly, the funds to be provided from Contingency and an application for 50% recovery (\$2,100.00) under the CAP cost-sharing plan would be submitted for senior government approval.)"

The status of the Council's position in such matters was considered since the Provincial Government has taken over responsibilities in respect of the City's welfare department and other related affairs. However, it was,

MOVED by Ald. Linnell,

THAT this clause of the report of the Standing Committee on Social Services, dated December 13, 1973, be referred to the Provincial Department of Human Resources for consideration, and

FURTHER THAT it be urged that the Department approve the organization's request.

- CARRIED

(Aldermen Bowers, Gibson, Hardwick and Marzari voted against the motion)

(During consideration of the foregoing matter, the Mayor took the Chair)

COMMUNICATIONS OR PETITIONS

- 1. Progress Report: Vancouver Museums and Planetarium Association

MOVED by Ald. Hardwick,

THAT the Report of Progress, under date of January 3, 1974, submitted by the Vancouver Museums and Planetarium Association, through the Chairman of the Board of Trustees, be received for information.

- CARRIED UNANIMOUSLY

- 2. Parking Lot Extension Development Permit Application: Charles and Nanaimo Streets proposed by Canada Safeway

MOVED by Ald. Volrich,

THAT, pursuant to request contained in petition dated January 6, 1974, delegation arrangements be made to hear the parties requesting, in respect of proposed development permit for parking lot extension by Canada Safeway Limited at Charles and Nanaimo Streets.

- CARRIED UNANIMOUSLY

- 3. Appointment of Alternate members to Regional District and appointments to its Committees

Under date of January 14, 1974, the Mayor reported as follows:

"This year it was not necessary to reappoint Board Members to the Greater Vancouver Regional District insofar as Vancouver is concerned and therefore, the Board Members appointed last year will continue, however, Mr. Carlisle advises that it is necessary to reappoint the Members of the G.V.R.D. Park Committee, G.V.R.D. Joint Water and Sewer Committee, and also the Alternate Directors.

I therefore, recommend that the following Council Members be appointed to the positions as noted:

G.V.R.D. Park Committee - Alderman Gibson

G.V.R.D. Water and Sewer Committee - Alderman Bowers

Alternate Directors - Alderman Harcourt for Mayor Phillips,  
to Regional Board Alderman Marzari for Alderman Hardwick,  
Alderman Bowers for Alderman Linnell,  
Alderman Pendakur for Alderman Massey,  
Alderman Volrich for Alderman Rankin.

Last year the Council requested the Park Board to advise it on the appointment of a Park Commissioner who would attend Regional District Park Committee meetings as a non-voting observer. I would recommend that the same request be submitted to the Park Board for 1974. "

MOVED by Ald. Linnell,

THAT the recommendations of the Mayor, set out above, be approved.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

4. Financial and Administrative Responsibility: Provincial Courts

The Council noted the following letter from the Attorney-General, under date of January 11, 1974

"This is to confirm the announcement I made today, following discussions with the Union of British Columbia Municipalities, that the Government is proposing that, as of April 1st, 1974, the Province assume the full financial and administrative responsibilities for the Provincial Courts. For your information, I am enclosing a copy of a statement I issued to the press in Victoria.

I believe that this proposal, if adopted, will result in a substantial improvement in the administration of justice throughout the Province.

I realize that for each municipality there may be different circumstances particularly in respect of courtroom facilities and that somewhat different arrangements may be advisable in each case.

I look forward to helpful discussions on all these matters between your officials and representatives of the provincial government. I am sure that together we can develop a system of administering justice that will meet the needs of the people of the Province and your community."

The Mayor advised of the following:

Fines

It has been confirmed that any revenue from fines in respect of Municipal By-law infractions, and which do not involve processing through the Courts, will be revenues for the City.

Municipal By-law Court

The Corporation Counsel and Board of Administration are investigating, for report, the advisability of establishing a Municipal By-law Court in respect of minor Municipal By-law infractions.

Probation Services

It appears to be the intention of the Government to take over these services as well.

Present City Facilities Involved

Rental by the Government of the City-owned facilities will be negotiated with the Department of Public Works.

Staff

Changeover of staff is proceeding satisfactorily and assurance will be given that employees will lose no benefits or seniority.

MOVED by Ald. Harcourt,

THAT the communication dated January 11, 1974, from the Attorney-General be received.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)

5. Time Extension:  
Real Property Assessment Appeals

The Corporation Counsel, under date of January 14, 1974, reported as follows:

" I have been advised by Mr. McNelly of the Premier's Office that at the cabinet meeting on Thursday, January 17th, 1974, an amending Order-in-Council will be passed advancing the commencement date for the sitting of the Court of Revision from January 28th to January 31st, 1974.

The effect of this Order is to extend the time for filing appeals to and including Thursday, January 17th, 1974. "

MOVED by Ald. Bowers,  
THAT the foregoing information be received.

- CARRIED UNANIMOUSLY

6. Rent Increases

The Council noted letters from the Greater Vancouver Apartment Owners' Association and the West End Landlord/Tenant Centre asking an opportunity to appear before Council when hearing delegations on the subject of rent increases.

MOVED by Ald. Pendakur,  
THAT delegations be heard from these organizations on this subject.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin, in amendment,  
THAT the following words be added to the motion of Alderman Pendakur:

"one week following the Council's hearing of the Vancouver Tenants Council"

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Massey, Pendakur, Volrich and the Mayor voted against the motion)

(The main motion was put and carried unanimously)

MOVED by Ald. Pendakur,  
THAT the matter of making suitable arrangements for the hearing of these delegations next Tuesday evening, at some appropriate place apart from the City Hall, be left in the hands of the Mayor.

- CARRIED UNANIMOUSLY

BOARD OF ADMINISTRATION, DEPARTMENT & OTHER REPORTS

A. BOARD OF ADMINISTRATION  
General Report, January 11, 1974

Works and Utility Matters (Jan. 11)

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

- Cl. 1: Closing Walkway in Salish Subdivision
- Cl. 2: Water Main Installation - 1973 Capital Budget
- Cl. 3: Request of Mr. J. Belong to Salvage at the Vancouver Sanitary Landfill
- Cl. 4: Tender - Trailer Mounted Rear Loader Refuse Packers
- Cl. 5: Tender - Supply and Delivery of Waterworks and Sewers Grey Iron Castings
- Cl. 6: Tender - Electric Wire, Cable and Conduit

cont'd...

Regular Council, January 15, 1974 . . . . . 6

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

Board of Administration  
General Report, Jan. 11 (cont'd)

Works and Utility matters (cont'd)

The Council took action on this report as follows:

MOVED by Ald. Hardwick,

THAT the recommendations of the Board of Administration contained in Clauses 1 and 2, and 4 to 6 inclusive of this report be approved.

- CARRIED

(Because of having represented the Musqueam Indian Band in legal matters, Alderman Volrich requested he be excused from voting in regard to Clause 1 of the report, and he was excused accordingly.)

Clause 3: Request of Mr. J. Belong to Salvage  
at the Vancouver Sanitary Landfill

MOVED by Ald. Harcourt,

THAT consideration of this clause be deferred pending the hearing of Mr. Belong, as per request, if he wishes to appear after being advised of the fact that the Pollution Control Branch regulations prohibit salvaging at a disposal site and that the Delta Municipal Council has indicated opposition to a salvage operation of this nature, and their approval would be required.

- CARRIED UNANIMOUSLY

Building and Planning Matters (Jan. 11)

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

- Cl. 1: Strata Title Application: 4300 Valley Drive  
Marathon Realty Co. Ltd.
- Cl. 2: Interdepartmental and Aldermanic Library

The Council took action as follows:

Clause 1

MOVED by Ald. Hardwick,

THAT the application of Marathon Realty Co. Ltd., under the Strata Titles Act re new condominium development at 4300 Valley Drive be approved, subject to application of relevant City By-laws.

- CARRIED UNANIMOUSLY

Clause 2

MOVED by Ald. Hardwick,

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

- CARRIED UNANIMOUSLY

Fire and Traffic Matters (Jan. 11)

The Council considered this report which contains one clause in respect of Tender No. 39-73-7 - Fire Trucks, and took the following action:

MOVED by Ald. Hardwick,

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

- CARRIED UNANIMOUSLY

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

Board of Administration  
General Report, Jan. 11 (cont'd)

Finance Matters (Jan. 11)

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

- Cl. 1: Probation Services Department and Provincial Courts (Family Division): Reorganization
- Cl. 2: Vancouver Public Library - Staff Changes
- Cl. 3: 1974 Assessment Roll
- Cl. 4: Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes
- Cl. 5: Takeover of Kerrisdale Arena by the Park Board
- Cl. 6: Grant Request - Canadian Red Cross Society
- Cl. 7: Extension of Contract for Ampex Computer Memory

The following action was taken on the report:

Clause 1: Probation Services Department and Provincial Courts (Family Division): Reorganization

MOVED by Ald. Harcourt,  
THAT,

- (a) this clause be received, and
- (b) this clause be referred to the Standing Committee on Social Services for consideration, further
- (c) the Standing Committee discuss the matter with Probation Officers and other related personnel.

- CARRIED UNANIMOUSLY

Clause 2: Vancouver Public Library - Staff Changes

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

- CARRIED UNANIMOUSLY

Clause 3: 1974 Assessment Roll

MOVED by Ald. Hardwick,  
THAT the information submitted by the Board of Administration in this clause be received.

- CARRIED UNANIMOUSLY

Clause 4: Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes

MOVED by Ald. Bowers,  
THAT the requested grants in lieu of taxes detailed in this clause be approved for the periods particularly specified therein in each case; the total of these grants being \$12,588.55.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

Regular Council, January 15, 1974 . . . . . 8

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

Board of Administration,  
General Report, Jan. 11 (cont'd)

Finance Matters (cont'd)

Clause 5: Takeover of Kerrisdale Arena by the Park Board

The Council noted the Board of Administration report on the proposed takeover of the Kerrisdale Arena by the Park Board as referred to in this clause, and after due consideration, it was,

MOVED by Ald. Hardwick,

THAT the request of the Park Board for cancellation of the lease with the Kerrisdale Community Centre Society on the Kerrisdale Arena, and the takeover of the operations of the Arena by the Park Board as of January 1, 1974, be approved.

- CARRIED UNANIMOUSLY

Clause 6: Grant Request - Canadian Red Cross Society

After giving consideration to this clause, it was,

MOVED by Ald. Linnell,

THAT a grant be approved to the Canadian Red Cross Society, equal to the rental of the Queen Elizabeth Theatre Rehearsal room, for the purpose of conducting a blood donor clinic on Tuesday, January 29, 1974.

- CARRIED UNANIMOUSLY  
AND BY THE REQUIRED  
MAJORITY

Clause 7: Extension of Contract for Ampex Computer Memory

MOVED by Ald. Pendakur,

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

- CARRIED UNANIMOUSLY

Property Matters (Jan. 11)

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

- Cl. 1: National Harbours Board: Lease of 8,936 sq.ft. adjoining Stanley Park (Coal Harbour)
- Cl. 2: B.C. Muslim Association: Church Site in Champlain Heights
- Cl. 3: Lease of 236 Campbell Avenue: Villa Cathay Care Home Society

The following action was taken on this report:

Clause 1: National Harbours Board: Lease of 8,936 sq. ft.  
adjoining Stanley Park (Coal Harbour)

MOVED by Ald. Linnell,

THAT the information submitted by the Board of Administration in this clause be received;

FURTHER THAT the Park Board be requested to report on the boat sheds in view of the feeling that they are not attractive, and this report be made to Council before any renewal lease arrangements are entered into.

- CARRIED UNANIMOUSLY



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

Board of Administration  
General report, Jan. 11 (cont'd)

Property Matters (cont'd)

Clause 2: B.C. Muslim Association:  
 Church Site in Champlain Heights

The Council noted the report of the Supervisor of Property and Insurance contained in this clause wherein it is stated the Council, on April 17, 1973, approved the following:

- "(b) give assurance to B.C. Muslim Association that, subject to agreed value and subject to obtaining a development permit, a site will be released to this Association on completion of design and the registration of the necessary subdivision plan;
- (c) pursue a general policy of leasing land for church purposes in Champlain Heights."

It is advised the Association requests the Council reconsider its policy of leasing land in Champlain Heights for church purposes in order that the site may be sold to the B.C. Muslim Association.

No further action was taken on the request; however, the Mayor stated the organization would be informed the Council is not prepared to change its leasing policy in this regard.

Clause 3: Lease of 236 Campbell Avenue:  
 Villa Cathay Care Home Society

MOVED by Ald. Linnell,

THAT the recommendations contained in this clause be approved, after being changed to read as follows:

- (a) The monthly rental to be \$675.00 per month payable monthly in arrears.
- (b) The Department of Human Resources to remit a sum in accordance with (a) above directly to the Supervisor of Property and Insurance.
- (c) Lessees to be responsible for all alterations, minor maintenance, utilities, and damage caused by this operation.
- (d) Lessees to reimburse the City for the City's annual cost of insurance for this property.
- (e) The lease to terminate without further notice on April 30, 1975.

and, it is further RECOMMENDED that the Provincial Department of Human Resources investigate, by April 30, 1975, alternative housing proposals for the relocation of the residents of this Home".

- CARRIED UNANIMOUSLY

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

DEPARTMENTAL REPORT  
January 11, 1974

Building and Planning Matters

Sheraton Landmark Hotel:  
Night-time Outside Lighting

The Council considered the report of the Director of Planning respecting outside yellow night-time lighting of the Sheraton Landmark Hotel and noted the historical details of the situation. Reference is made to an experiment carried out by Mr. Wosk to assist in alleviating the lighting complaints but it is stated the change would not be sufficiently significant. In the report the suggestions by the West End Planning Team are set out, proposing the elimination of the existing lights.

The following is extracted from the Director of Planning's report:

" Having reviewed the history of this matter, I have concluded:

- \* (a) Masking of the outer vertical and the horizontal faces of the acrylic lamp covers in compliance with Condition (2) of Development Permit Application No. 52663 is unlikely to result in a significant change in the overall effect, and no further modifications should be requested.
- (b) As the Director of Planning in 1972 approved the red symbols at the top of the building as 'logos', rather than signs, it is unrealistic to attempt to secure their removal through Condition (3) of Development Permit No. 52663.

It appears to both the West End Team and the Director of Planning that the question of definition of illuminated 'logos' needs further investigation and this is being pursued in the current sign control study.

As this is one of the highest buildings in the Downtown Peninsula, the amount of the outside lighting makes it more conspicuous than similar lighting would appear on lower and smaller buildings. In view of this aspect and the divided opinions which have been expressed, the above report is submitted for Council's CONSIDERATION.

\* G . RECOMMENDATION

Having regard to the increasing significance of exterior lighting on buildings it is RECOMMENDED:

THAT the Director of Planning call for information on exterior lighting to be shown on applications for Development Permits and refer such information to the Urban Design Panel for its advice."

A wire was noted from Mr. Wolfgang Lachmann in opposition to the lighting.

The Council heard a delegation from Mr. W. McIntyre on behalf of the West End and Downtown Ratepayers and Community Association in support of the outside yellow fluorescent lighting and pointing out the general advantages to be obtained from such improved lighting in the area.

Mr. Lachmann spoke in opposition to the lighting.

MOVED by Ald. Volrich,

THAT the Director of Planning's report on this matter be received and the Director of Planning's statement as set out in (a) and (b) above\* in his Departmental Report be concurred in;

FURTHER THAT the Director of Planning's recommendation (G)\*, also set out above be approved.

- LOST

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

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

Sheraton Landmark Hotel:  
Night-time Outside Lighting (cont'd)

MOVED by Ald. Marzari,

THAT the developer be instructed to turn off the outside yellow night-time lights as they do not conform with the terms of the development permit.

- CARRIED

(The Mayor and Aldermen Bowers, Hardwick, Linnell and Volrich voted against the motion)

MOVED by Ald. Bowers,

THAT the Director of Planning's recommendation (G)<sup>\*</sup> set out above, regarding information on applications respecting exterior lighting on buildings, be approved.

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 3:45 p.m., and following an 'In Camera' meeting in the Mayor's Office reconvened in open session at approximately 4:30 p.m., with the same members of Council present.

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C. Award of Contract for new No. 1 Firehall

The Board of Administration, under date of January 11, 1974, submitted the following report:

'The Director of Permits and Licenses reports as follows:

"On October 30, 1973, the City Council approved a report of the Board of Administration dated October 25, 1973 on the subject of the new No. 1 (Headquarters) and No. 8 Firehalls.

In accordance with the recommendations of the report, tenders have been called for the construction of the new Headquarters Firehall. The following four tenders, each accompanied by the required bid bond, were received:

Van Construction Division of Van Vliet Construction Ltd.	\$1,181,530.
Mainland Construction Ltd.	\$1,195,542.
Northern Construction Ltd.	\$1,219,211.
Commonwealth Construction Ltd.	\$1,402,364.

Alternate Prices

In the tenders, the bidders were requested to submit several alternate costs as either an addition or deletion to the base bid. Alternate prices were submitted on the following sections of work:

Alternate 1 -

The cost of removing excavated material away from the area in lieu of spreading it on City property directly to the East. As this added cost proved to be substantial, a development permit application was made to use the City lot immediately to the East for depositing the excavated soil. The Technical Planning Board at its meeting of January 4, 1974 approved this application.

Alternate 2 -

The cost of carpeting certain offices instead of installing vinyl asbestos tile. Due to the budget situation on this project, this extra cost will not be recommended.

cont'd....

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

Award of Contract for  
New No. 1 Firehall (cont'd)

Alternate 3 -

The difference in cost to substitute steel shelving for wood shelving in the  
Quartermaster's Stores. The low bidder quoted a credit of \$2,596. on this  
alternate.

It is recommended that Alternate 3 be implemented, reducing the low bid to \$1,178,934. by Van Construction Division of Van Vliet Construction Ltd.

The Architects, with our concurrence, recommend that the tender of Van Construction Division of Van Vliet Construction Ltd. be accepted.

Cost Breakdown

On the basis of the low tender being awarded, the current breakdown of project costs is:

Building Contract	\$1,178,934.
Architects' and Consultants' Fees	96,700.
Landscaping and irrigation	22,000.
Communication systems, alarm equipment, traffic warning devices	25,100.
Soils and materials testing, permits, insurance, sidewalk, crossings, hydro connection charges	14,000.
Salary for part-time Clerk of Works	6,000.
Contingency for work not in contract	<u>3,000.</u>
TOTAL:	<u><u>\$1,345,734.</u></u>

The total estimate of \$1,345,734 exceeds the estimate previously approved by Council by \$112,734. Approximately \$97,000. of the increase is in the construction tender, with an additional \$8,000. representing the resultant increase in consulting fees.

The Architect advises that at present the bidding climate is very uncertain, due mainly to serious shortages of materials, in particular steel. Not only do these inflationary conditions affect the various sub-trade bids, but they have resulted recently in deteriorating relations between general contractors and their sub-trades, a situation which has induced contractors to allow larger and larger contingencies in their bids.

Although several sub-trades submitted bids substantially in excess of the budget, one in particular deserves special attention. Only one bid was submitted on 'Miscellaneous Metal and Structural Steel', in the amount of \$74,000.00 as compared to a budget estimate of \$29,000.00. It is possible that by re-tendering this part of the work, and by actively requesting competitive bids, a lower price could be obtained. The Architect recommends that a cash allowance be substituted for the tender submitted, and that the Contractor be instructed to re-tender this section of the work.

Financing

The Comptroller of Accounts advises that if Council approves the foregoing estimates, additional funds in the amount of \$112,734. must be provided in the 1974 Supplemental Capital Budget.

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

Award of Contract for  
New No. 1 Firehall (cont'd)

Recommendations

It is RECOMMENDED that Council:

- A. Approve the revised estimate of \$1,345,734.00;
- B. Provide the necessary additional funds of \$112,734.00 in 1974 Supplemental Capital Budget;
- C. Accept the low tender of Van Construction and enter into a contract with them for the sum of \$1,178,934.00, such contract to be satisfactory to Corporation Counsel;
- D. Authorize the Assistant Director, Construction and Maintenance Division, to have the successful General Contractor re-tender that section of the work known as "Miscellaneous Metal and Structural Steel";
- E. Authorize the City Treasurer and Collector to return the bid bonds to the unsuccessful bidders."

Your Board recommends that the foregoing recommendations of the Director of Permits and Licenses be approved.

MOVED by Ald. Volrich,

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

- CARRIED UNANIMOUSLY

D. Report of Official Traffic  
Commission dated December 13, 1973

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

- Cl. 1: Request for Pedestrian Actuated Signal at 4th Avenue and Trimble Street
- Cl. 2: Crosswalk at Kingsway and McKinnon
- Cl. 4: Traffic Dispersal from P.N E. Exits

(Clause 3 of the report of the Official Traffic Commission dated December 13, 1973, was dealt with by the Council at its meeting on December 18, 1973, and the action is shown on page 16 of the Minutes of that meeting)

The Council took action on the matters for consideration today as follows:

Clause 1: Request for Pedestrian Actuated Signal at  
4th Avenue and Trimble Street

After considering the details contained in this clause with respect to a request for a pedestrian actuated signal at 4th Avenue and Trimble Street, it was,

MOVED by Ald. Harcourt,

THAT parking be prohibited full time on the south side of 4th Avenue from Trimble Street to approximately 300 feet west under the City Engineer's authority;

THAT a sum of \$300 be allocated from the Street Lighting Unallocated Capital Account No. 0218/7902 to improve the level of illumination at the intersection of 4th Avenue and Trimble Street;

THAT a pedestrian actuated signal be installed at the intersection of 4th Avenue and Trimble Street at an estimated cost of \$5,500.

- CARRIED UNANIMOUSLY

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

Report of Official Traffic Commission  
dated December 13, 1973 (cont'd)

Clauses 2 and 4

MOVED by Ald. Marzari,  
THAT the information submitted by the Official Traffic  
Commission in these clauses be received.

- CARRIED UNANIMOUSLY

E. Request for Street Closure and  
Parade in Chinatown

The Board of Administration, under date of January 14, 1974,  
submitted the following report:

' The City Engineer reports as follows:

"In a letter dated December 29, 1973 the Chinese Cultural Centre Building  
Committee have advised that they are sponsoring a Spring Festival from January  
25 to January 27, 1974 inclusive.

The Committee requests that Pender Street from Main Street to Princess Street  
be closed to vehicular traffic during the Festival so that Lion and Dragon dances  
accompanied by firecrackers, martial art demonstrations and merchandise displays  
may take place on the street. The closure would provide for unrestricted pedestrian  
access to adjacent buildings where various exhibitions and performances will take  
place.

The Committee also requests that Pender Street from Main Street to Carrall  
Street be closed on Saturday, January 26th from 10:00 a.m. to 12:00 p.m. to  
accommodate a Dragon Parade.

A further proposal is to hang decorative banners and lights from the light  
standards on and across Pender Street, between Carrall Street and Princess Street,  
and to mount a Public Address System on the light standards on Pender Street between  
Main Street and Gore Avenue. A satisfactory arrangement can be achieved.

The City of Vancouver has been asked to contribute to the Festival by providing  
certain services free of charge. The services are listed below with the estimated  
cost of each operation:

<u>SERVICE</u>	<u>ESTIMATED COST TO CITY</u>
1. Provide temporary signing and barricading	\$300.00
2. Provide and install decorative lighting and install decorative banners	900.00
3. Provide additional street clean-up and garbage disposal	185.00
4. Provide twenty potted trees for street decoration	<u>200.00</u>
TOTAL	\$1585.00

In the past all above normal costs incurred as a result of a street closure or  
parade have been borne by the applicant. (This, of course, does not apply to the  
recognized 'Civic' parades of the P.N.E., Sea Festival, Grey Cup and Remembrance Day.)

Previous to this application being received, the Chief Constable had given  
permission to the Chinese Benevolent Association to hold a parade on Pender Street  
from Jackson Avenue to Carrall Street on Sunday, January 27, 1974 from 1:00 p.m. to  
3:00 p.m. The Cultural Centre Building Committee have expressed their willingness  
to have all on-street activities removed during the period from 12:00 noon to 4:00  
p.m. on this day in order that the two events do not conflict.

cont'd....

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

Request for Street Closure and Parade in Chinatown (cont'd)

Transit service will be affected by the street closures, however, B.C. Hydro have agreed to re-route their buses. There are no objections from a Traffic Engineering standpoint and the Police Department will provide special attention for the event.

It is therefore RECOMMENDED that the Chinese Cultural Centre Building Committee be permitted to:

- \* (a) close to vehicular traffic, Pender Street from Main to Princess Streets except at the intersection of Gore Avenue from 9:00 a.m. Friday, January 25, 1974 to 12:00 midnight Sunday, January 27, 1974 plus a closure of Pender Street from Main Street to Carrall Street on January 26, 1974 from 10:00 a.m. to 12:00 noon.
- \* (b) attach decorative banners and lights to the light standards on Pender Street from Carrall Street to Princess Street and mount a Public Address System on the light standards on Pender Street between Main Street and Gore Avenue (in accordance with sub-section 61 (2) of the Sign By-law No. 2341).

Such permission to be subject to the following conditions:

- \* 1. The applicant enter into an arrangement satisfactory to the Corporation Counsel indemnifying the City against all possible claims that may arise from the proposed Festival and Dragon Parade.
- \* 2. Unrestricted access is provided for emergency vehicles.
- \* 3. The Chinese Benevolent Association have unrestricted use of Pender Street from Jackson Avenue to Main Street on January 27, 1974 from 12:00 noon to 4:00 p.m.
- \* 4. Any items attached to City light standards be to the satisfaction of the City Engineer.
- \* 5. Permission for the use of firecrackers is obtained from the Chief Fire Warden.
- 6. The costs of signing and barricading be borne by the applicant.
- 7. The costs of supplying and installing decorative lights be borne by the applicant.
- 8. The costs of installing decorative banners be borne by the applicant.
- 9. The cost of any additional street cleaning over and above normal street cleaning be borne by the applicant.
- 10. The cost of providing potted trees be borne by the applicant.

Should Council decide in favour of the applicant's request for free services it is suggested that this be done in the form of a Grant in order that funds may be apportioned to the applicable appropriations. In this case conditions 6, 7, 8, 9 and 10 of the above would not apply. This matter is referred for Council's CONSIDERATION."

Your Board RECOMMENDS that the recommendations of the City Engineer be approved; that conditions 1 - 5 apply, and submits conditions 6 - 10 for the CONSIDERATION of Council.'

cont'd....

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

Request for Street Closure and Parade in Chinatown (cont'd)

MOVED by Ald. Hardwick, \* \*  
THAT recommendations (a) and (b) in the foregoing report of the City Engineer be approved, as well as conditions 1 to 5 \* detailed in the report;

FURTHER THAT conditions numbered 6 to 10 be approved as follows:

- 6. The costs of signing and barricading be borne by the City.
- 7. The costs of supplying and installing decorative lights be borne by the applicant.
- 8. The costs of installing decorative banners be borne by the applicant.
- 9. The cost of any additional street cleaning over and above normal street cleaning be borne by the City.
- 10. The cost of providing potted trees be borne by the applicant.

- CARRIED UNANIMOUSLY

(underlining indicates the changes)

F. Report of Special Committee re Sands Motor Hotel Expansion

Alderman Hardwick, on behalf of the Special Committee re Sands Motor Hotel Expansion, submitted a report dated January 15, 1974.

MOVED by Ald. Marzari,  
THAT consideration of this report be deferred until later this day. (see page 23)

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

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

- CARRIED UNANIMOUSLY

MOTIONS

1. Orpheum Fund-Raising Campaign: Mayor's Limousine

At the meeting January 8, 1974, Notice was called on the following motion, and with the permission of the Council the motion was changed this day to read as follows:

MOVED by Ald. Bowers,  
SECONDED by Ald. Massey,  
THAT WHEREAS,

(a) on December 8, 1973, the Mayor's limousine was sold, resulting in a net transfer to General Revenues of \$4,855;

(b) on December 11, 1973, Council considered the possibility of acquiring the Orpheum Theatre as a second hall for live performances in Vancouver, and instructed a Special Committee (consisting of Aldermen Bowers, Gibson and Massey) to report back in February, 1974 on 'what financial support might be available to the City';

(c) the Special Committee has been meeting with groups of interested citizens who are willing to help organize a fund-raising drive. Such a campaign requires the production of some publicity materials and requires some secretarial assistance, etc.;



MOTIONS (cont'd)

Orpheum Fund-Raising Campaign:  
Mayor's Limousing (cont'd)

(d) the Special Committee does not consider it proper to expend for such purposes any of the public donations received until Council has considered the matter of exercising the Option to purchase the Theatre;

THEREFORE BE IT RESOLVED THAT the amount of \$4,855, being the net proceeds of the sale of the Mayor's limousine, be made available immediately for providing publicity and secretarial assistance to the Orpheum fund-raising campaign, and

FURTHER THAT authority for the disbursement of funds out of this account be vested in the Director of Finance, in consultation with the Special Committee.

(underlining indicates change)

The motion was put and, - CARRIED

(Aldermen Linnell and Rankin voted against the motion)

2. Daylight Saving Time

Alderman Volrich, at the meeting on January 8, 1974, gave Notice of the following motion, seconded this day by Alderman Rankin:

Moved by Ald. Volrich,  
SECONDED by Ald. Rankin,

**THAT WHEREAS,**

(a) the Provincial Government had intended to bring in Daylight Saving Time throughout the Province on January 6, 1974;

(b) the Provincial Government has now deferred giving effect to Daylight Saving Time until February 3, 1974;

(c) there is no evidence whatever that the early changeover will be for the benefit of the people of British Columbia and there is most certainly no evidence that the early changeover will be of any advantage in the saving of energy consumption;

(d) an early changeover will be a great inconvenience to many citizens of the City of Vancouver in terms of school - starting conditions for children, unfavourable working hours, confusion of transportation schedules, disruption of family life and in many other respects;

THEREFORE BE IT RESOLVED THAT the City of Vancouver do request the Provincial Government to rescind completely its decision to implement Daylight Saving Time at any earlier date than the last Sunday of April.

The motion was put and, - CARRIED

(Alderman Hardwick voted against the motion)

MOTIONS (cont'd)

3. Motor Vehicle Testing Station

On January 8, 1974, Alderman Volrich gave Notice of the following motion, seconded this day by Alderman Rankin. With the permission of Council changes were made and the motion now reads as follows:

MOVED by Ald. Volrich,  
SECONDED by Ald. Rankin,

THAT WHEREAS,

(a) the Provincial Government had taken over the operation and responsibility for the Motor Vehicle Testing Station at 1730 West Georgia Street from the City of Vancouver several years ago;

(b) the Provincial Government at that time assured the City of Vancouver that its takeover of this function would result in improved services to the citizens of Vancouver,

(c) the Citizens of Vancouver continue to experience a great deal of delay, inconveniences and frustration in attending at the testing station at 1730 West Georgia Street;

(d) many citizens find their vehicles being rejected on the basis of minor adjustments which sometimes have little relevance to the matter of safety, requiring them to have the required adjustment made and then to experience again the delay and inconvenience of lining up again and having their vehicles retested;

(e) the one vehicle testing station at 1730 West Georgia Street is completely inadequate to service the needs of the people of Vancouver;

(f) Alberni Street may evolve as a necessary street to provide for East/West movement in that particular area;

(g) from a transportation point of view, Alberni Street needs to be upgraded and queuing restricts this improvement;

(h) the station is located in what is essentially a residential area;

THEREFORE BE IT RESOLVED THAT:

(1) The Provincial Government be requested to implement as soon as possible an improvement in the Motor Vehicle Inspection Services to the people of Vancouver;

(2) The Provincial Government be requested to provide such facilities in various locations in the City apart from the one station presently located at 1730 West Georgia Street.

The motion was put and,

- CARRIED UNANIMOUSLY

4. Leave of Absence:  
Alderman Pendakur

MOVED by Ald. Rankin,  
SECONDED by Ald. Linnell,

THAT Alderman Pendakur be granted leave of absence from January 23, 1974 to February 21, 1974.

- CARRIED UNANIMOUSLY

Regular Council, January 15, 1974 . . . . . 19

NOTICE OF MOTION

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

1. University Endowment Lands

MOVED by Ald. Volrich,  
THAT WHEREAS,

- a) The University Endowment Lands were originally set aside by the Provincial Government as an endowment for the University of British Columbia and any development of the said lands should be designed to advance the interests of the University and, at the same time, to be consistent with the interests of the City of Vancouver
- b) It is important that the City of Vancouver and the University community be involved with the Provincial Government in planning any development for the area and that certain guidelines for development be agreed upon from the outset

THEREFORE BE IT RESOLVED that the City of Vancouver urge the Provincial Government to consult with the City of Vancouver and the University community as to the development of the University Endowment Lands and to accept the following statements of policy in the development of the said lands:

- 1) The major part of the area should be preserved in a natural state, open to public, university, and educational use, and in such a way as to preserve the natural environmental qualities of the area, and set aside in perpetuity for such purposes
- 2) the remainder of the area should be developed for university-oriented residential and commercial uses, including such clean technological uses as may serve the interests of the university
- 3) a study should be commissioned within the terms of the foregoing guidelines to determine what areas would be best suited to the uses mentioned and what areas should be preserved in a natural state in the light of ecological and other considerations
- 4) before any development plan is decided upon public hearings should be sponsored under the joint auspices of the Provincial Government and the City of Vancouver, to invite submissions from interested groups and the general public
- 5) a special agency should be established to carry out the development of the lands with representation from the Provincial Government, the City of Vancouver and the University community.
- 6) any lands allocated to housing or commercial development should be made available only on a lease basis.

(Notice)

NOTICE OF MOTION (cont'd)

2. Landlord and Tenant Act

MOVED by Ald. Rankin,

BE IT RESOLVED THAT the Vancouver City Council and representatives of tenants in Vancouver send a joint delegation to the Attorney-General in Victoria prior to the Opening of the Legislature urging the Government to bring forth the following changes to the Landlord and Tenant Act:

- (1) no rent increase on a premise to exceed the increase in the cost of living index for the previous year;
- (2) no eviction without proven just cause;
- (3) the establishment of Rental Review Boards with power to administer and enforce the Landlord and Tenant Act;
- (4) justification of proposed rent increases before the Boards.

(Notice)

ENQUIRIES AND OTHER MATTERS

Alderman Linnell -  
Dogs: Advertising of  
Control Program

referred to a proposed advertisement by a dog food company giving dog control information. The Alderman referred to Council's policy respecting dog control and the desire to obtain the public's cooperation, and felt this advertisement would be in line with that policy.

Alderman Rankin -  
Kerr Road Dump:  
Motorcyclists

referred to the use by motorcyclists of the Kerr Road Dump in the area of homes and the resultant annoyance to citizens. The Alderman proposed fencing off an area away from these homes for the motorcycle activity.

The Mayor advised of discussing the question with the Superintendent of Parks and he has a site in mind in the area which could be used by the motorcyclists.

Alderman Pendakur -  
Fraser River Waterfront  
Leases and Development

referred to the policy guidelines respecting public access to the Fraser River waterfront. In this regard the North Fraser Harbour Commission is negotiating renewal of various leases. However, the Alderman has been assured by the Provincial Minister responsible, that the City's policy of providing public access to the Fraser River waterfront will be protected in arranging any lease renewals and further, that any encroachment on City property will be protected.

---

The Council recessed at approximately 5:20 p.m., to reconvene in open session at 7:30 p.m.

\*\*\*

Regular Council, January 15, 1974 . . . . . 21

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

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

DELEGATIONS AND UNFINISHED BUSINESS (CONT'D)

Rezoning Application: N/S East Broadway  
between Lillooet & Windermere Streets

The Council further considered Departmental Report, Building and Planning matters dated December 7, 1973, as follows:

" The Deputy Director of Planning and Civic Development reports as follows:

' An application has been received from Victor & Elsie Wittenberg, 5850 Sophia Street, Vancouver, B. C. requesting amendment to the Zoning and Development By-law whereby Lot 22 amended, Block 24, Sec. 37, THSL, being on the N/S East Broadway between Lillooet and Windermere Streets be rezoned from RS-1 One Family Dwelling District to RT-2 Two Family Dwelling District for the purpose of "redeveloping the site (49.5 x 149.5) by constructing a duplex dwelling as per the attached plans. The present development is an old one bedroom house (photos enclosed).\* Assessments: Land 11,937 - Improvements 1,732. There are only two lots of this size in the area. Vancouver City Planning and Zoning departments have advised there is no long range plan for change of present zoning. The applicant is prepared to commence development of the site as soon as zoning would be granted".

The plans indicate a two storey structure, two dwelling units side-by-side on the upper floor each with two bedrooms, the basement unused and a two-car carport to serve the two units.

This property has a frontage of 49' and a depth of 149.5' as is the single family site immediately to the east, the remaining lots on the north side of Broadway are generally 33' in width by a similar depth, all are zoned RS-1 Single Family and occupied by single family homes.

The Technical Planning Board at its meeting of June 15, 1973, recommended that the application be NOT APPROVED such rezoning would create an isolated two-family site in an area otherwise zoned and developed for single-family dwellings.

On July 6, 1973, the Vancouver City Planning Commission endorsed the recommendation of the Technical Planning Board.

It is RECOMMENDED the application be refused in accordance with the recommendations of the Technical Planning Board and the Vancouver City Planning Commission. "

\*(Photographs are on file in City Clerk's Office)

Mr. Victor Wittenberg, one of the applicants, appeared in support of the application.

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

THAT the recommendation of the Technical Planning Board endorsed by the Vancouver City Planning Commission contained in the foregoing Departmental Report, be approved and therefore this application for rezoning be refused.

- CARRIED UNANIMOUSLY

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)West End Street Widths

On December 18, 1973, the Council deferred the City Engineer's Departmental Report under date of December 14, 1973, in regard to pavement construction re West End streets and particularly dealing with the aspect of widths, setting out the following recommendations:

- (a) Local Access Streets in the West End be constructed to a width of 27 feet.
- (b) Robson Street, 1800 and 1900 blocks, be paved to 31 foot width.
- (c) Nelson Street, 1900 and 2000 blocks, be paved to 27 foot width.
- (d) Nelson Street, 1800 block, be paved to a width between 25 and 26 feet.
- (e) Lagoon Drive be paved to a width of 24 feet.

The Council heard delegations as follows on this matter.

- (a) Citizens Council on Civic Development - brief filed dated January 15, 1974, against the Engineer's proposals.
- (b) Chartered Investments - brief filed asking
  - (i) Ban all parking in lanes and streets
  - (ii) Increase parking requirements to 150%
  - (iii) Allow parcaes above ground and not be included in building density.
- (c) West End Community Council - brief filed dated January 15, 1974, against the Engineer's proposals.
- (d) West End and Downtown Ratepayers' and Community Association - oral presentation made in favour of widening programme.
- (e) West End Resource Council - brief filed dated January, 1974, opposing the widening but if necessary, first a study be made of the possible threat to the trees and the implications of widening in terms of traffic flow.
- (f) West End Community Centre Association - filed brief date January 15, 1974, against the Engineer's proposals.
- (g) Citizens Group - oral presentation made against the Engineer's proposals.
- (h) Park Board - Commissioner McCreery appeared on behalf of the Park Board advising the Board has consistently opposed any widening of the streets in the West End.
- (i) West End Planning Team - represented by Mr. L. Uibel submitted a list of recommendations representing the West End Planning Team's position for changes in the City Engineer's recommendations.

MOVED by Ald. Massey,  
SECONDED by Ald. Gibson,

THAT the West End streets proposed for paving and set out in the City Engineer's report of December 14, 1973, be constructed to the existing widths only;

FURTHER that the City Engineer report back on loading bays where absolutely necessary.

- CARRIED

(Alderman Hardwick voted against the motion)

cont'd....

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

West End Street Widths  
(continued)

MOVED by Ald. Hardwick in amendment,  
SECONDED by Ald. Bowers,  
THAT the motion of Aldermen Massey and Gibson be tabled;

FURTHER that the briefs received together with representations made be referred to the Engineering Department and the West End Planning Team for consideration and report, taking as a guideline that trees be at least two feet from the pavement.

- LOST

(Aldermen Gibson, Linnell, Marzari, Massey, Pendakur and Mayor Phillips voted against the motion)

(The motion of Aldermen Massey and Gibson was put and carried.)

Sands Motor Hotel Expansion

Alderman Hardwick, on behalf of the Special Committee appointed by Council respecting proposed Sands Motor Hotel expansion, reported as follows under date of January 15, 1974:

" The undersigned and Aldermen Linnell and Volrich were appointed, on December 11, 1973, to a Special Committee to meet with the principals of United Equities Limited re the resolution of certain matters in connection with the proposed expansion of the Sands Motor Hotel, at the corner of Davie and Denman Streets.

The Committee met with the principals of United Equities Limited on January 8 and January 15, 1974, and at those meetings discussions took place on the contents of the attached report from the Law Department, dated December 7, 1973.

Ten specific issues were raised with United Equities Limited and the response of United Equities Limited to seven of them is detailed in the letter dated January 10, 1974, also attached.

Your Committee is of the opinion that the remaining items are of such a nature that resolution of them by negotiation is not available and the Committee therefore:

RECOMMENDS that the matter of the Development Permit application of United Equities Limited, for the expansion of the Sands Motor Hotel, be referred back to the Technical Planning Board with the instruction that it be processed in the normal manner, the Board taking into account the statements made in the letter of United Equities Limited dated January 10, 1974. "

(The attached report referred to from the Law Department is on file in the City Clerk's Office.)

MOVED by Ald. Hardwick,  
SECONDED by Ald. Linnell,  
THAT the recommendation in the foregoing Special Committee's report, be approved.

- CARRIED

(Aldermen Marzari, Massey and Rankin voted against the motion)

MOVED by Ald. Massey,  
SECONDED by Ald. Marzari,  
THAT this matter be deferred for one week.

- LOST

(Aldermen Bowers, Gibson, Harcourt, Hardwick, Linnell, Pendakur, Rankin, Volrich and Mayor Phillips voted against the motion)

(The motion of Aldermen Hardwick and Linnell was put and carried.)

The Council adjourned at approximately 9:25 p.m.

The foregoing are Minutes of the Regular Council meeting of  
January 15, 1974, adopted on January 22, 1974.

  
MAYOR

  
CITY CLERK



WORKS & UTILITY MATTERS  
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closing Walkway in Salish Subdivision

The City Engineer reports as follows:

"The Crown Dominion issued Letters Patent to the roads and walkways in Salish Subdivision of part of Musqueam Indian Reserve No.2 to the City of Vancouver for one dollar. On accepting the Letters Patent, the City covenanted to return to the Crown any portion of the roads or walkways which became surplus to the highway requirements of the subdivision. The most southerly walkway shown as road and outlined red on plan marginally numbered LF6823 is surplus to our highway requirements. This walkway stops at a steep bank and will not be required for future extension or for utilities. The Crown has requested the City to close this portion of highway and return title to the Crown in order that it may be subdivided with the adjacent Lots 10 and 11.

I RECOMMEND that the closed road shown outlined red on plan marginally numbered LF6823 be closed, stopped up and returned to the Crown in order to have the said area subdivided with the adjacent Lots 10 and 11."

Your Board RECOMMENDS that the foregoing be approved.

2. Water Main Installation - 1973 Capital Budget

The City Engineer reports as follows:

"The area bounded by 33rd Avenue, 54th Avenue, Oak Street and Cypress Street is subject to low summer pressures. At many locations the system pressure falls below minimum design for more than 24 hours resulting in very little water for fire protection. To maintain water pressure it is necessary to increase feed main capacity.

To alleviate this, it is proposed to parallel the existing 33rd Avenue Main from Little Mountain Reservoir to Oak Street with 2,950 feet of 30-inch diameter main and parallel the existing Hudson Street Main from 33rd Avenue to 37th Avenue with 1,320 feet of 24-inch main. The pressure loss of 30 p.s.i. now experienced in the feed main system would be reduced by approximately 20 p.s.i.

Because the alignment of the Hudson Street Main is through the Van Dusen Botanical Gardens, the Parks Board has requested that the new watermain be installed prior to April 1st, 1974 in order not to interfere with the Parks Board's spring planting schedule.

The estimated cost of installing the 1,320 feet of 24-inch watermain is \$80,000.

I RECOMMEND the installation of the 24-inch watermain be approved and that \$80,000 be appropriated from the 1973 Waterworks Capital Budget, 'City Subdivision-Unallocated', Account Number 128/7901."

Your Board RECOMMENDS that the foregoing be approved.

3. Request of Mr. J. Belong to Salvage at the Vancouver Sanitary Landfill

The City Engineer reports as follows:

"Mr. J. Belong has requested that Mr. E. Belong be permitted to salvage at the Vancouver Sanitary Landfill. A similar request was received in December 1970 from Mr. E. Belong, which was not allowed by resolution of City Council on February 2, 1971.

Board of Administration Report, January 11, 1974 . . . . (WORKS - 2)

Clause 3 cont'd

The request was not approved for the following general reasons:

- 1) The cost of operating the disposal site will be increased.
- 2) The Pollution Control Branch regulations prohibit salvaging at a disposal site.
- 3) The Delta Municipal Council indicated opposition to a salvage operation of this nature since it would tend to disrupt the orderly placement of material within the landfill site.
- 4) The City Medical Health Officer has stated that retrieval of salvageable commodities from the site could not be considered as favouring good public health practice.

The City Engineer recommends that the request of Mr. Belong to salvage at the Vancouver Sanitary Landfill be not approved."

Your Board RECOMMENDS that the foregoing report of the City Engineer be adopted.

DELEGATION REQUEST - MR. J. BELONG

4. Tender No. 41-73-3 Trailer Mounted Rear Loader Refuse Packers

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened by your Board on November 26, 1973 and referred to our Departments.

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

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

Three bids for trailer-mounted units were received, two from Reliance Truck and Equipment Ltd. and one from A.R. Williams Ltd. Two of the units were alternate bids, one from Reliance Truck and one from A.R. Williams, and offer greater payloads. However, neither unit can meet the gross vehicle weight restrictions of the B.C. Motor Vehicle Act and therefore cannot legally carry the greater payloads.

We recommend acceptance of the only bid to meet specifications (low bid overall) from Reliance truck and Equipment for six (6) only trailer mounted refuse packers Heil model Mark III at a total cost of \$131,460 (\$21,660 each plus \$250 each for large bore packing cylinders) plus 5% Provincial Sales Tax."

Your Board RECOMMENDS that the recommendation of the City Engineer and Purchasing Agent be approved.

5. Tender No. 46-73-4 - Supply and Delivery of Waterworks and Sewers Grey Iron Castings

Tenders for the above were opened by your Board on December 3, 1973 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

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

Cont'd . . .

Board of Administration Report, January 11, 1974 . . . (WORKS - 3)

Clause 5 cont'd

The 5% Provincial S.S. Tax is in addition to all prices shown. The Federal Sales Tax is included in the total estimated prices for Waterworks Castings and excluded from the total estimated prices for Sewer Castings because the City of Vancouver is exempt.

The City Engineer and Purchasing Agent RECOMMEND acceptance of the following low bids for a 12-month contract:

SCHEDULE I - WATERWORKS CASTINGS

<u>Name of Firm</u>	<u>No. of Items</u>	<u>Item No's.</u>	<u>Estimated Total Cost for a 12-Month Period.</u>
McLean & Powell Iron Works Ltd.	13	1 to 11 incl., 15 & 16.	\$15,778.46
Associated Foundry Ltd.	3	12 to 14 incl.	\$26,790.00

SCHEDULE II - SEWER CASTINGS

McLean & Powell Iron Works Ltd.	4	22,23,24 & 27	\$ 1,659.95
Dobney Foundry Ltd.	4	17,18, 20 & 21	\$58,238.00
Mainland Foundry Ltd.	2	25 & 26	\$90,480.00
Associated Foundry Ltd.	1	19	\$ 1,630.00
ESTIMATED TOTAL OF AWARDS FOR BOTH WATERWORKS AND SEWER CASTINGS -			- \$194,576.41 Plus 5% Provincial S.S. Tax.

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

6. Tender No. 29-73-21 - Electric Wire,  
Cable and Conduit

Tenders for the above were opened by your Board on October 15, 1973 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

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

The tender call was in four sections for a total of 41 items, and requested prices for one, two and three year periods. These prices are based on discounts from current published price lists. The discounts will remain constant for the term of the contract, but the price lists may change from time to time and the one in effect at the time the goods are ordered will apply.

Five firms submitted tenders. Of these, only Westinghouse Sales and Distribution Company submitted a tender for more than one year, i.e., for either a one, two or three year period, as the City desires. A three-year contract is desirable for the following reasons:-

- (a) The City would have some assurance of obtaining items that are in short supply.
- (b) Costs of tendering each year will be eliminated.

Cont'd . . .

Board of Administration Report, January 11, 1974 . . . . (WORKS - 4)

Clause 6 cont'd

PARTS I AND III - Ideal Electric (Western) Ltd. are overall low for a saving of \$32.35 over Westinghouse Sales and Distribution Company. Their tender was for a one-year period only. However, Part I represents approximately 75% of the total value of Parts I and III and Westinghouse Sales and Distribution Co. were low by approximately \$81.33 on Part I, and, at the same time, offered a contract up to a three year period.

PART II - No tenders were received for this one item. \*\* (see below)

PART IV - The overall low bidder, Nedco Ltd., has found it necessary to withdraw their bid as their source of supply cannot guarantee delivery, and prices to them have increased considerably since tendering. Westinghouse Sales and Distribution tendered the next-to-low bid for this part.

RECOMMENDATION

The City Engineer and Purchasing Agent recommend as follows:

PARTS I, III & IV - Westinghouse Sales and Distribution Co., the overall low bid, for a three year period, at an estimated yearly cost of \$71,422.86, plus the 5% Provincial S.S. Tax.

PART II - That the Purchasing Agent's Office locate a source and negotiate a price for this one item. "

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

\*\* Neoprene covered galv. guy strand.

FOR COUNCIL ACTION SEE PAGE(S) 59 & 60

Board of Administration, January 11, 1974 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

**A-4**

CONSIDERATION

1. Strata Title Application - New Construction  
#4300 Valley Drive - Lot 3, D.L.526  
103 Dwelling Units - Marathon Realty Co. Ltd.

The Director of Planning and the Director of Finance report as follows:

"In accordance with the City's current regulations governing the approval of Strata Title applications for new buildings, an application has been received from the Marathon Realty Co.Ltd. for approval of a Strata plan for a new condominium development, consisting of five (5) separate buildings which form part of the Arbutus Village development.

The applicants have submitted a prospectus which relates to 103 Strata lots consisting of 84 Strata lots in a six-storey reinforced concrete building and 19 Strata lots in four townhouses of two-storey timber construction.

The prospectus provides the following information under the appropriate sections of the regulations:

(N.B. See Appendix A for Site Plan)

Section 1(2) - Financing

- Subsection (a) - true interest on any financing
- Subsection (b) - any bonusing of financing
- Subsection (c) - details of a management contract and monthly servicing
- Subsection (d) - taxes and all other costs

The Director of Finance has reviewed the prospectus with regard to the above-noted section of the regulations and finds the following:

Financing

Interim financing for the construction is being provided by Marathon Realty Co.Ltd. Mortgage financing is available to purchasers through the Royal Bank of Canada but it is not a requirement that the purchaser make use of the arrangements with the Royal Bank. The interest rate on these mortgages is fixed for a thirty-day period whereupon it is subject to revision in accordance with prevailing market rates.

Second Mortgage financing is available through the Provincial Government.

Management Contract

A management contract has been negotiated with Arbutus Management Ltd. and will be executed when the Strata plan has been deposited at the Land Registry Office.

The fee payable to the Manager by the Strata lot owners is \$10.00 per unit per month.

The contract is for five years terminable as provided in the agreement and in accordance with the provisions of the Strata Titles Act.

A copy of the proposed contract is attached to the prospectus.

cont'd....

Board of Administration, January 11, 1974 . . . . . (BUILDING - 2)

Clause No.1 continued

Monthly Servicing

The estimated monthly assessment for each unit is as follows:

<u>Type</u>	<u>Sq. Ft.</u>	<u>Estimated Cost Per Month</u>
<u>Apartments</u>		
1 A	790	\$ 51.75
1 AS	787	51.55
1 B	884	57.90
1 BS	881	57.71
1 C	949	62.16
1 CS	946	61.96
1 D	595	38.97
2 A	1161	76.05
2 B	1199	78.54
<u>Townhouses</u>		
2 F	1252	71.47
3 B	1457	83.17
3 C	1443	82.37
3 D	1604	91.56
3 DE	1624	92.70
3 E	1872	106.86
3 F	1990	113.60

The above estimates include the following items: \_

General Operating - caretaker, insurance, management fee, legal fees, audit fees, stationery, bank charges, bad debts and security. General Maintenance - cleaning, decorating, structural, electrical, plumbing, heating, elevators, pool, recreation equipment, roads and parking, snow removal, landscaping and miscellaneous. Utilities - electricity, gas, water, garbage, telephone and laundry. General reserve and Recreation Centre allocation.

Full details of budgeting costs are given on pages 11, 12, 15 and 16 of a General Information booklet attached to the prospectus.

Taxes and Other Costs

An estimate of the monthly property taxes attributable to the various units for the year 1974 is as follows:

<u>Apartments</u>	
1 A	\$ 18.75
1 AS	18.75
1 B	21.23
1 BS	21.23
1 C	22.87
1 CS	22.87
1 D	14.33
2 A	36.08
2 B	36.33
<u>Townhouses</u>	
2 F	39.00
3 B	50.00
3 C	49.00
3 D	55.00
3 DE	55.00
3 E	67.00
3 F	70.00

Other than property taxes and the monthly assessments referred to above, there are no other anticipated common expenses.

cont'd....

Board of Administration, January 11, 1974 . . . . . (BUILDING - 3)

Clause No.1 continued

Sub-Section (e) Shared Facilities & Common Areas

The Director of Planning has examined the prospectus and plans and finds the following:

Swimming Pool

There is one outdoor swimming pool situate on the common property.

Recreation Centre

The Recreation Centre will be provided for the exclusive use of the residents of Arbutus Village. The centre will be located on the lower floor of the Arbutus Village Square Shopping Centre and it is estimated that it will be available for occupancy in the Fall of 1974.

Facilities to be provided will include covered swimming pool, saunas, lounge, administration offices and general purpose rooms for recreational and social activities.

It is the intent of Marathon Realty Co.Ltd. to enter into an agreement with the Arbutus Village Strata Corporations. This agreement will provide for the exclusive use of the recreation centre by the residents of Arbutus Village. The cost to be borne by the Strata Corporations under the terms of this agreement will be limited to operating and maintenance costs applicable to the recreation centre. Examples of such costs are insurance, property taxes, electricity, heating and building maintenance and repair.

Parking

- (i) Apartments - each one bedroom strata lot will be assigned the exclusive use of one parking space and each two-bedroom strata lot will be assigned the exclusive use of two parking spaces in the basement of the building in which the strata lots are located.
- (ii) Townhouses - each townhouse shall have the exclusive use of the covered carport area contiguous to it.
- (iii) Guest Parking - will be available on the common area subject to the control of the Strata Council.

Patios

- (i) Apartments - each ground floor strata lot will be granted the exclusive use to the precast concrete patio area contiguous to its living-dining room.
- (ii) Townhouses - each will be granted the exclusive use of (a) the bricked wall area adjoining the carport and the front entrance, and (b) the precast concrete patio area contiguous to the living-dining room.

Balconies

The balconies attached to and directly accessible from a strata lot are for the exclusive use of that strata lot.

Storage Lockers

Each apartment strata lot will be assigned the exclusive use of one locker located in the locker room in the basement of the building in which the strata lot is located.

Laundry Room

A laundry room located in the basement of the apartment strata building is provided for the use of the apartment strata lot owners.

cont'd....

Board of Administration, January 11, 1974 . . . . (BUILDING - 4)

Clause No.1 continued

Note: The Strata Corporation will grant to the owners the exclusive use provisions outlined above when the Strata Plan has been deposited at the Land Registry Office and prior to conveyance of any strata lots.

Section 1(3) - Quality of Construction

The City Building Inspector advises that he has received a letter from Zoltan S. Kiss, Architect, in which he states that the buildings compare favorably with the quality control requirements of Central Mortgage and Housing Corporation as contained in the Canadian Code for Residential Construction."

Your Board submits the above report for Council's CONSIDERATION.

RECOMMENDATION

2. Interdepartmental and Aldermanic Library

Council, on December 11, 1973 instructed the Board of Administration to report on the minimal cost of refinishing the vacated Board offices located at the east side of the third floor.

In this regard, your Board has received the following report from the Assistant Director, Construction & Maintenance Division:

"The cost to provide minimum refinishing in the vacated Board of Administration offices is estimated at approximately \$1,500. The walls should be painted, the old carpets removed, existing floor tile repaired or replaced and electrical and telephone outlets removed from the floor locations.

It is now apparent that if we are to achieve a workable program for scheduling the alterations in the City Clerk's Office and still allow that Department to function effectively, it is necessary that temporary space be found for four Committee Clerks and four supporting clerical staff. The vacated Board of Administration Office is ideal for the purpose and is the only space available.

It is expected that the space will be required for a period of six months, effective immediately.

It is requested that any refinishing work be deferred for approximately six months and approval be granted for the use of this vacated space for the temporary accommodation of personnel from the City Clerk's Office."

Your Board would RECOMMEND that approval be granted in accordance with the foregoing report.

FOR COUNCIL ACTION SEE PAGE(S) 60



Board of Administration, January 11, 1974 .....(FIRE & TRAFFIC - 1)

FIRE AND TRAFFIC MATTERS

Recommendation

1. Tender No. 39-73-7 - Fire Trucks

Tenders for the above were opened by your Board on November 19, 1973, and referred to the Fire Chief, City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"This tender called for prices for two 1050 Imp GPM Triple Combination Pumper Fire Trucks and two 100 ft. Aerial Ladder Fire Trucks.

On July 31, 1973, Council approved funds for this purchase in advance of the 1974 Budget.

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

Eight bids were submitted for this tender from four different suppliers.

In the Fire Department's report to Council on July 31, 1973, the Fire Chief pointed out the immediate need for this equipment in advance of the planned in-service date of 1975. These four fire trucks are required to:

- (A) maintain our present fleet effectiveness with respect to 1050 Imp GPM Pumper Trucks;
- (B) improve our fleet effectiveness by replacing two City service trucks with two 100 ft. aerial ladders.

Delivery periods for fire apparatus are now substantially longer (6 to 12 months longer) than they were in 1970 when Council approved the present replacement policy for fire apparatus. The shortest possible delivery period is necessary to maintain fleet effectiveness and maintain the economics of the new replacement policy.

The low bid meets specifications and is submitted by Howard Distributors Ltd. for fire trucks mounted on Ford chassis at a cost of;

- (A) \$50,385.95 each for 1050 Imp GPM pumper fire trucks
- (B) \$78,425.40 each for 100 ft. aerial ladder fire trucks.

Normally, we would recommend acceptance of this bid, but because delivery of the low bid as well as any of the fire trucks offered mounted on either Ford or White chassis cannot be made until late 1975, we are not recommending the low bid.

Howard Distributors Ltd., the low bid, also offered two alternative bids. One of these alternatives uses Imperial chassis. Howard Distributors Ltd. is the only bidder to offer fire trucks using Imperial chassis and will guarantee a delivery period of nine months from date of purchase order. In order to ensure delivery performance the bidder has agreed to pay a penalty of \$30 per day per unit for every day the delivery date exceeds the nine month period.

The extra cost of the alternate bid for Imperial chassis over the low bid using Ford chassis is:

- and (A) \$3,569.85 each for the 1050 Imp GPM pumper trucks,
- (B) \$5,977.60 each for the 100 ft. aerial ladder trucks.

Clause 1 cont'd

This represents a total increase in price for the four trucks of \$19,094.90, or 7.4% over the low bid. This extra cost for the improved delivery date is offset in part by savings of up to \$10,000 in repair costs which could occur if the old units are to be kept in service for an additional six months or more.

In addition, after the bids were closed, the low bidder, Howard Distributors Limited, offered a quantity discount of \$9,239.60 if all four units are purchased using Imperial chassis. Because Howard Distributors Ltd. would be the successful bidder even if we do not take advantage of the shorter delivery time, we recommend that the City take advantage of this quantity discount.

Also, as noted earlier, Howard Distributors Ltd. has offered to pay a penalty for late delivery if the Imperial chassis are ordered. This will amount to an excess of \$11,000 if the 9-month delivery promised is delayed to the most optimistic delivery period offered by any of the other bidders.

ITEM 1 - 1050 Imp GPM Triple Combination Pumper Fire Trucks

We RECOMMEND acceptance of the alternative bid from the low bidder, Howard Distributors Ltd. for two only Pierreville Model 1050 Imp GPM Triple Combination Pumper Fire Trucks mounted on Imperial chassis at a total cost of \$107,911.60 (\$53,955.80 each), less a quantity discount of \$1,801.60 plus 5% Provincial Sales Tax.

ITEM 2 - 100 Ft. Aerial Ladder Fire Trucks

We RECOMMEND acceptance of the alternate bid from the low bidder, Howard Distributors Ltd., for two only Pierreville 100 ft. Aerial Ladder Fire Trucks mounted on Imperial chassis at a total cost of \$168,806.00 (\$84,403.00 each), less a quantity discount of \$7,438.00 plus 5% Provincial Sales Tax".

Your Board RECOMMENDS that the recommendations of the Fire Chief, City Engineer, and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 60

FINANCE MATTERS

RECOMMENDATION

1. Probation Services Department and Provincial Courts (Family Division) - Re-organization

Your Board has had an examination made of the Probation Services Department and the Provincial Courts (Family Division) to eliminate the causes of complaints received during 1973, the principal complaints being: (1) the length of time elapsing between the date of making an application under the Family Relations Act and the date of the Court Hearing, and (2) the backlog of work accumulated by the Probation Officers dealing with Family matters.

The attached report has now been received; the recommendations are as follows:

A. Reciprocal Enforcement of Maintenance Orders (REMO)- (See Page two of attached report for details)

- (i) On receipt of documents, a summons to be issued with a returnable date five working days ahead of issue date (instead of 21 days as at present).
- (ii) A letter of explanation to be sent with each summons.
- (iii) The husband will not be interviewed by a Probation Officer prior to the Court Hearing and the Probation Officer will not become involved unless so ordered by the Judge.
- (iv) All reasonable steps will be taken by the Court Administrator before returning the documents to the Attorney General "not able to locate".
- (v) The Provincial Courts Department to process "REMO" items; the "Probation Assistant" position to be transferred to that Department for that purpose.

B. Assault Charges - (See Page four of attached report for details)

A Probation Officer will be present in Court but will not conduct a "pre-Court" interview or become involved unless so instructed by the Judge hearing the case.

C. Family Relations Act and other Cases - (See Page five of attached report for details).

The Supervisor, when assigning cases, will set a date by which the case should appear before a Judge of the Family Division and will review cases periodically with each Probation Officer.

D. Integration of Services - (See Page six of attached report for details)

The Probation Service be organized into five (5) District Teams comprised of both Family and Juvenile Probation Officers. The Departmental Staffing establishment will then be:

<u>District</u>			
Burrard	6	Probation Officers	
North	6	"	"
East	5	"	"
South	5	"	"
West	5	"	"

Clause No. 1 (cont'd)

Intake			
	Juvenile	1	
	Family	<u>2</u>	3 Probation Officers
Chief Probation Officer			1
Asst.	" "		1
Clerk Steno IV (Secretary)			<u>1</u>
Total Establishment			<u><u>33</u></u>

E. Additional Staff Requirement and Estimated Costs  
- (See Page eight of attached report for details).

(i) To implement the recommendation "D" the following additional positions be established.

- 1 - Probation Officer III
- 2 - " " II
- 1 - " " I

(ii) Estimated Costs - Additional

Salaries & Fringe Benefits	\$50,720
Auto Allowances	2,340
Paging Devices	<u>3,000</u>
	<u>\$56,060</u>

F. The positions be classified by the Director of Personnel Services and submitted to the Board of Administration for approval.

G. If this report is approved, the additional costs to be included in the 1974 Departmental Budget of Expenditures and authorization granted for expenditure of necessary funds prior to approval of the budget.

NOTES (a) This report has been discussed with the Business Manager of the Municipal and Regional Employees Union. He concurs herein.

(b) This report has been reviewed by His Honour, District Judge L.S. Eckardt and the Administrator of the Provincial Courts. They concur with the recommended procedures.

Your Board recommends adoption of the recommendations of this report.

2. Vancouver Public Library - Staff Changes

The Director of the Vancouver Public Library reports as follows:

A. Hastings Branch Library

The Systems Analyst (Library) has reviewed the clerical staffing at the Hastings Branch Library and recommends the following reductions:

	<u>From</u>	<u>To</u>	<u>Saving</u>
Library Clerk II	115 hrs. per week	98 hrs. per week	17 hrs. per week
Library Clerk I	80 hrs. per week	70 hrs. per week	10 hrs. per week

Annual recurring savings at 1973 rates and including fringe benefits at 10% amounts to \$5,235.00.

B. Co-ordinator's Office

Two Librarians IV are responsible for the co-ordination of both the adult and the children's library services. They are assisted by one Library Clerk III.

Clause No. 2 (cont'd)

The principal duties include:

- (a) Movement of Pool books between branches to give maximum use of each volume.
- (b) Control of book selection by branches and resultant expenditure of funds available.
- (c) Bookings and related arrangements for use of meeting rooms.

Because of an increase in the number of existing libraries and the greater use of meeting rooms including additional meeting rooms made available by vacation of the premises at Robson St. by the City Archivist, it is no longer possible for one Library Clerk to provide adequate clerical service to the two Senior Professional Librarians. The service of these Librarians is deteriorating.

It is recommended that one new clerical position be established. Duties will include typing a variety of material including letters, memoranda, order cards, book lists, etc.; filing; and assisting the senior clerk in clerical and manual duties. This is work at the Library Clerk II, Pay Grade 9 (\$470-552) level of complexity and responsibility and classification as such is recommended effective when filled.

Annual recurring cost of this position at 1973 rates and including fringe benefits at 10% amounts to \$7,286.00.

C. Summary

	<u>Classification</u>	<u>Effective Date</u>
( Abolish <u>1</u> fulltime position	Library Clerk II	When vacated
(	Pay grade 9	(Approx.Feb 28/73)
(	(\$470-552)	
Hastings ( Abolish <u>10</u> hours per week	Library Clerk I	When approved
Branch (	Pay Grade 4	
(	(\$2.57 - \$2.98)	
(		
( Increase P.T. 18 hours per week	Library Clerk II	When filled
	Pay Grade 9	
	(\$3.09 - \$3.63)	
<u>1</u> New Position -	Library Clerk II	When filled
Co-ordinator's Office	Pay Grade 9	
	\$470-552	

NOTE This recommendation is concurred in by the Vancouver Public Library Staff Association Local 391, C.U.P.E.

The Vancouver Public Library Board at its regular meeting on December 12, 1973, approved the changes outlined above and requested approval of authorization and expenditure of the net cost of \$2,051.00 per annum (1973 rates).

Your Board recommends that this report be approved and the request of the Vancouver Public Library Board be granted.

INFORMATION3. 1974 Assessment Roll

The Assessment Commissioner reports:

"The following are the 1974 taxable Assessment Roll totals as at the Roll closing date of December 27th, 1973. These totals will be subject to appeal to the Court of Revision.

cont'd .....

Clause No. 3 (cont'd)

1974 Assessment Roll  
Summary of Taxable Values  
(1973 Comparative Amounts in brackets)

<u>School Purposes</u>	<u>1974</u>	<u>1973</u>
Land	\$913,725,017	\$759,576,656
Improvements(Buildings, etc.)	1,102,855,746	892,834,011
Improvements (Machinery & Fixtures, etc.)	269,696,404	204,926,012
 <u>General Purposes</u>		
Land	\$2,099,667,312	\$1,843,585,906
Improvements (Buildings, etc.)	2,453,255,228	2,161,940,137

In 1973 an amendment was made to the Assessment Equalization Act so that the 1974 assessments for School, Hospital and Municipal Finance purposes have been determined on a different basis than that used for the 1973 assessments. This amendment is generally known as "Bill 71". The effect of this legislative change is to remove the statutory limitations on all property except that which is "used for residential purposes or classified as farm land". The types of property which will continue to be subject to limitation are single family homes, duplexes, apartments (including self-owned and condominiums), and conversions. These properties appear in the 1974 Assessment Roll at 40% of the General Purposes amount but may be less if restricted by the 10% limitation over the 1973 assessed value.

Property which is NOT "used for residential purposes" appears in the 1974 Assessment Roll at 50% of the General Purposes amount. This includes all commercial and industrial property, vacant land and machinery and equipment.

In 1973 the Legislature also enacted "The Mobile Home Tax Act" commonly known as Bill 181. This act makes the owner of a mobile home subject to all municipal taxation, except the land on which the mobile home is located, which is assessed directly to the owner of the mobile home park. There are approximately 80 mobile homes in the City of Vancouver in three locations. The owner of a mobile home is entitled to the Provincial Home-owner Grant and the Home Acquisition Grant.

The report to Council last year advised that authority had been received from the Provincial Assessment Commissioner which eliminated the 10% restriction in respect of land assessments for the 1973 Roll in Vancouver. Because of this land assessments were able to be assessed on an equitable basis last year which has minimized the effect of Bill 71 on the 1974 Assessment Roll.

It SHOULD BE REMEMBERED THAT THERE IS NO STATUTORY LIMITATION ON ASSESSED VALUES FOR GENERAL MUNICIPAL PURPOSES IN THE CITY OF VANCOUVER."

Your Board submits the foregoing for the information of Council.

CONSIDERATION

4. Grants in Lieu of General, School, Hospital and Municipal Finance Authority Taxes

The Director of Finance has reported to your Board as follows:

"Requests for grants in lieu of taxes have been received from the following organizations.

The Assessment Commissioner has certified the properties will be shown as exempt on the 1974 Assessment Roll in accordance with Charter provisions and the Corporation Counsel has confirmed the charitable organizations qualify for this exemption under Section 396(c) of the Vancouver Charter.

These Requests for grants in lieu of taxes for the period from proof of occupancy or the date of the first building inspection to the date the properties become exempt, are subject to Council approval.

cont'd ....

Clause No. 4 (cont'd)

The requests are presented to Council in two sections.

A. Religious Organizations

1. Trinity Baptist Church \$ 218.56  
 6566 Granville Street - Lot 4 of 76/12/526  
 Property acquired as an addition to the Church  
 Occupied and in use from October 7, 1973  
 Grant to cover period from October 7, 1973 to  
 December 31, 1973

B. Charitable Organizations

1. Western Institute for the Deaf and  
 B. C. Housing Foundation 929.05  
 1400 East 11th Avenue - Lot 30/D/160/264A  
 Senior Citizens Housing  
 Occupied and in use from June 30, 1973  
 Date of first building inspection January 1, 1973  
 Grant to cover period from January 1, 1973 to  
 December 31, 1973
2. The Aurora Society 565.66  
 2036 West 13th Avenue - Lot 7/425/526  
 Rehabilitation Home for Women  
 Occupied and in use from May 15, 1973  
 Registered to Society on June 1, 1973  
 Grant to cover period from June 1, 1973 to  
 December 31, 1973
3. The Salvation Army 7,133.07  
 248 East 11th Avenue - Lots 2-4/115/301  
 Rehabilitation Residence for Men  
 Occupied and in use from September 26, 1973  
 Date of first building inspection August 3, 1972  
 Grant to cover period from August 3, 1972 to  
 December 31, 1973
4. Children's Aid Society \$ 266.32  
 3869 West 15th Avenue - Lot 11/1/168/540  
 Group Home  
 Occupied and in use from August 15, 1973  
 Grant to cover period from August 15, 1973 to  
 December 31, 1973
5. Lower Mainland Society for Rehabilitation  
 for Young Adults 789.17  
 1872 West 10th Avenue - Lot 4/367/526  
 Rehabilitation Residence for Men and Women  
 Occupied and in use from January 7, 1973  
 Grant to cover period from January 7, 1973 to  
 December 31, 1973
6. Young Women's Christian Association 2,686.72  
 1200 West Broadway  
 Day Care Centre & Home for Working Mothers  
 Occupied and in use from April 1, 1973  
 Grant to cover period from April 1, 1973 to  
 December 31, 1973

As grants in lieu of taxes are subject to Council approval, the above requests for grants in lieu of taxes amounting to \$12,588.55 in total are submitted for Council consideration."

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

5. Takeover of Kerrisdale Arena by the Park Board

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

"By letter of October 24, 1973 to Mayor Phillips and members of City Council the Chairman of the Park Board reported on an action of the Park Board of October 22, 1973, wherein it was resolved that the Board take over the staff and operation of the Kerrisdale Arena effective January 1, 1974, subject to agreement by City Council. It was further noted in the Park Board meeting that the Arena would be operated similarly to the Board's other rinks with special arrangements for Kerrisdale Community Centre Society sponsored programs and rentals. The Chairman's letter concluded with the request on behalf of the Board that City Council agree to the cancellation of Kerrisdale Arena lease from the Board to the Society, dated March 10, 1970 and the Board take over staff and total operation of the Arena as of January 1, 1974.

By letters of November 9th and December 12th, the City Clerk requested additional information from the Park Board. The additional information requested related to legal and financial implications of the takeover, particularly with reference to any union problems that might exist in taking over the staff, legal input from the Corporation Counsel regarding the agreement, and the probable deficit in operating the Arena.

By letter of December 19th, 1973 from the Chairman of the Park Board the following additional information was supplied:

- A. There should be no union problem with the present staff as they are not presently represented by any union. The Personnel Department has made a complete survey of the staff in these positions, who no doubt will be absorbed by the inside Union, the Vancouver Municipal and Regional Employees' Union.
- B. The Corporation Counsel should certainly be requested to comment on the cancellation of the lease and takeover by the Park Board.
- C. The Arena has been operated by the Society with some losses in recent years and indications are that because of operating costs, the operating loss anticipated for 1974 will be \$27,700. It is the Board's intention to include the amount in our 1974 maintenance and operating estimates to cover the anticipated operating losses.'

I have consulted with the Corporation Counsel on the question of the takeover and he advises that the Kerrisdale Community Centre Society, the Park Board and the City Council can jointly agree to the cancellation of the lease, and since the property is City property under the care, custody and management of the Park Board, the Park Board can take over its operation.

With respect to the financial operations of the Arena I would point out that the Arena has operated at a profit for many years, but that the profit has been decreasing resulting in a small loss (\$1,024) in 1972, and because of the massive repairs and renovations in 1973 the Arena will have operated at a large loss in 1973. The Park Board is estimating the operating loss for 1974 to be \$27,700.

I am submitting to Council for consideration

the request of the Board of Park Commissioners for City Council agreement to cancellation of the lease with the Kerrisdale Community Centre Society on the Kerrisdale Arena, and the takeover of the operations of the Arena by the Park Board, as of January 1, 1974."

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



6. Grant Request - Canadian Red Cross Society

The City Clerk reports as follows:

"A letter has been received in this office from the Canadian Red Cross Society requesting a grant to cover the rental of the Queen Elizabeth Theatre Rehearsal Room for a Blood Donor Clinic on Tuesday, January 29th, 1974. They advise that the Vancouver Vocational Institute has agreed to sponsor another Blood Donor Clinic on Tuesday, January 29, 1974. As space at the Institute is non-existing, they have been advised by Mr. I. H. Dobbin, Manager, Queen Elizabeth Theatre, that the rehearsal room will be made available for their use on the above mentioned date.

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

Sep. 14/73	Canadian Red Cross	Rental of Theatre Rehearsal Room	approved
Feb. 27/73	Canadian Red Cross	Rental of Theatre Rehearsal Room	approved
Sep. 22/72	Canadian Red Cross	Rental of Theatre Rehearsal Room	approved"

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

RECOMMENDATION

7. Extension of Contract for Ampex Computer Memory

The Director of Finance reports as follows:

"In August 1971 the City installed Ampex memory on the computer system. The contract called for a monthly payment of \$1,060 for a minimum of twelve months after which time the contract could be cancelled with 90 days prior notice.

We have projected that the present computer system will be required until November, 1974. Ampex is willing to renegotiate our contract to reduce our monthly cost to \$795 and shorten the cancellation period to 30 days, if we extend the contract to October 31, 1974. This change is to the City's advantage, giving a net saving of \$3,285.

It is RECOMMENDED

- (A) that the City's contract with Ampex Computer Products be extended until October 31, 1974, and that the monthly cost be reduced to \$795, and the cancellation period be changed to 30 days."
- (B) that the Mayor and City Clerk be authorized to sign the addendum to the contract."

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

PROPERTY MATTERS

INFORMATION

- 1. National Harbours Board - Lease of 8,936 Square Feet Adjoining Stanley Park (Coal Harbour)

The Supervisor of Property and Insurance reports as follows:

"The City holds a lease dated March 24th 1953 from the National Harbours Board covering 8,936 square feet of land and land covered by water adjoining Stanley Park. The area is sublet to the Royal Vancouver Yacht Club and comes under the jurisdiction of the Park Board. The document contains a renewal clause for a further twenty-one year term and as the present term expires on March 23rd 1974 the Park Board has requested that the City exercise its option to renew. The National Harbours Board require that an option to renew be exercised ninety days before expiry of the lease and accordingly a registered letter advising that the City desires to exercise its option was forwarded to the National Harbours Board on December 19th 1973.

This information is submitted to Council for its information."

Your Board

SUBMITS the foregoing report of the Supervisor of Property and Insurance to Council for information.

CONSIDERATION

- 2. B.C. Muslim Association -- Church Site in Champlain Heights

The Supervisor of Property & Insurance reports as follows:-

"A letter has been forwarded to the City Clerk from Mr. Z. Gamiet, Solicitor for the B. C. Muslim Association, with respect to the site which Council authorized be set aside for the Association in Champlain Heights.

On April 17th, 1973, after considering a report from the Director of Planning & Civic Development on Church Planning - Champlain Heights, and hearing representatives of the B. C. Muslim Association, Council approved the following recommendations:-

- '(b) give assurance to B. C. Muslim Association that, subject to agreed value and subject to obtaining a development permit, a site will be released to this Association on completion of design and the registration of the necessary subdivision plan;
- (c) pursue a general policy of leasing land for church purposes in Champlain Heights.'

At this meeting, the Association advised it was interested in a long-term lease agreement.

The Planning Department will be including in their design for Areas E and F in Champlain Heights, a site generally in accord with the Association 's specifications. However, it will be several months before the proposed scheme for these areas is finalized and several more months after the approval of the design before the lands are subdivided, serviced, and available for development. Estimated market values will be determined when the area has been resubdivided and proposed sites created, which the Planning Department estimate will be in about twenty-four months.

Clause 2 cont'd

The Association state that, in their canvassing for contributions towards the cost of erecting a mosque, individuals and organizations approached seem under the impression that a leasehold interest in the land rather than ownership would, or might, affect the Association's security of tenure. They are now requesting Council reconsider its general policy of leasing land for church purposes in Champlain Heights, and in this particular instance sell the site to the Association.

Your Board

SUBMITS the foregoing to Council for consideration.

RECOMMENDATION

3. Lease of 236 Campbell Ave.  
 Lots 1 - 4, Block 49, District Lot 181  
 Villa Cathay Care Home Society (Formerly The Immaculate  
 Conception Oriental Home)
- 

The Supervisor of Property and Insurance reports as follows:-

"The above property, 236 Campbell Avenue, was acquired by Resolution of Council, October 11, 1966, in connection with Redevelopment Project II, (Area A-5), from The Missionary Sisters of The Immaculate Conception. It consists of a two-storey and basement, hospital-type building, erected on a corner site, 100' x 100', and has been operated as a boarding and/or nursing home for elderly men of Oriental ancestry since its construction in 1928. The transaction was completed on May 1, 1969, and following consultation with the representatives of the two Senior Governments, the property was leased back to the "Sisters" on a month-to-month basis, at a monthly rental of \$675.00 (payable monthly in arrears), and on condition that the tenants pay all maintenance, repairs, and insurance.

On June 30, 1972, the "Sisters", because of financial difficulties, vacated the premises and, following consultation with the Department of Welfare & Rehabilitation, the Chinese Benevolent Association took over management of the Home and subsequently incorporated the Villa Cathay Care Home Society. At that time, the Department of Welfare & Rehabilitation requested that the Property and Insurance Office defer any lease arrangements pending their approval of certain other aspects of the management of the "Home".

When the property was purchased, it was agreed by the partnership that the improvements could remain until April 30, 1975, which is the date that the lease on the adjoining property, (Active Trading), terminates. There were two reasons for clearing these adjoining properties simultaneously:-

Primarily, to permit consolidation and/or resubdivision and sale of all parcels to facilitate new industrial development in accordance with the Redevelopment Scheme under which the property was purchased;

Secondly, to provide sufficient time for the Department of Welfare & Rehabilitation to find suitable alternate facilities for the residents of the Home.

With regards to the latter, it has become obvious that an alternate building may be needed to which the present residents can be moved at one time. As there are only approximately 16 months remaining until the clearance date of May 1, 1975, and because of the need to find alternate facilities within the very near future, Council may wish to instruct the Director of Welfare and Rehabilitation to pursue whatever alternatives are available, for report back to Council. Should a new building be necessary, planning and construction would have to commence shortly.

Clause 3 cont'd

The Director of Welfare & Rehabilitation has recently recommended to this Office that the City enter into a lease agreement with the Villa Cathay Society for a period of three years, from July 1, 1972, at a monthly rental of \$675.00, plus cost of insurance, with the cost of all major repairs being paid by the City for the duration of the term.

The Supervisor of Property and Insurance advises that there are no foreseeable major repairs and it would not be reasonable, due to the short time remaining, to expect the lessees to finance major structural maintenance.

It is, therefore,

RECOMMENDED:

That this property be leased to the Villa Cathay Care Home Society for a lease period, January 1, 1974 to April 30, 1975, on the following basis:

- (a) The monthly rental to be \$675.00 per month payable monthly in arrears.
- (b) The Department of Welfare & Rehabilitation to remit a sum in accordance with "a" above directly to the Supervisor of Property and Insurance.
- (c) Lessees to be responsible for all alterations, minor maintenance, utilities, and damage caused by his operation
- (d) Lessees to reimburse the City for the City's annual cost of insurance for this property
- (e) The lease to terminate without further notice on April 30, 1975.

And. it is further RECOMMENDED that the Director of Welfare & Rehabilitation investigate, and report back to Council, alternative housing proposals for the relocation, by April 30, 1975, of the residents of this Home."

Your Board

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

FOR COUNCIL ACTION SEE PAGE(S) 62 & 63

BUILDING AND PLANNING MATTERS

**B-4**

CONSIDERATION & RECOMMENDATION

1. Sheraton Landmark Hotel - Outside Lighting

The Director of Planning reports as follows:

"A. BACKGROUND

The matter of the yellow night-time lighting on the Sheraton Landmark Hotel, located at 1400 Robson Street, has been considered by Council on two previous occasions:

(a) March 20, 1973:

The Planning Department report of March 9, 1973 noted the recent trend to permanent night-time lighting of buildings, discussions with the Corporation Counsel, who considered that control of this type of lighting might be covered in the present Zoning By-law, and with the Technical Planning Board which was strongly divided in its opinions of the Sheraton Landmark lighting. After hearing, as delegations, Mr. W.D. Lachman, opposing, and Mr. Ben Wosk on behalf of the Sheraton Landmark Hotel, Council resolved:

'THAT the matter be deferred for one month with a view to the Council's reviewing the lighting on completion of the building.'

(b) May 1, 1973:

A Planning Department Progress Report, dated April 27, 1973, for Council's information, advised of work on weatherproofing the light fixtures on a trial basis. The report noted that it appeared neither the West End Community Council nor the West End Ratepayer's Association had strong objections to the existing lighting, although formal statements to that effect had not been received. It noted further that two of the three lighting fixture covers had been sprayed with translucent paint to reduce the light intensity by 40 - 60%, and that these were expected to be ready for viewing by the evening of April 26th, and that a further report was anticipated.

Council, on May 1, 1973, received this report for information.

The following report is therefore submitted in fulfilment of the intention to report further, with a view to bringing this matter to a satisfactory conclusion.

The yellow-gold strips, provided by fluorescent tubes under each balcony, form the most conspicuous element of the outside lighting. The weatherproof covers over the fluorescent tubes have been masked on their vertical faces and partially masked on the inner part of the horizontal faces. The covers are rectangular in cross-section and are approximately 48" long x 6" wide x 3" deep.

This masking followed experiment by City staff, with the co-operation of the owner, with the intention of directing the light inwards towards the building, and severely reducing the intensity of the lighting in comparison with its intensity when the fluorescent tubes were uncovered. This masking has not resulted in significant changes.

An 88% reduction of the intensity of light from the uncovered tubes resulted in a barely noticeable different effect to the eye of an observer.

More recently, white floodlights have been installed in the recessed corners of the tower, projecting light upwards from its base.

'A. BACKGROUND (continued)

Two conditions of approval in Development Permit No. 52663 are:

- '(2) All lighting used to illuminate this site including roof parking should be so arranged so that all direct rays of light reflect upon the site only and not on any adjoining premises or streets.
- (3) All signs are to be first approved by the Director of Planning who may wish to consult with the Technical Planning Board, but, in no event, shall any advertisements or the top of signs exceed the height of 50' above street grade.'

In addition, Development Permit No. 57684, covering alterations and additions to the project from the scheme approved by Development Permit No. 52663, included the following condition:

- '(4) All signs are to be first approved by the Director of Planning. (In accordance with the decision of the Technical Planning Board dated December 29, 1971.)'

B. ANALYSIS(a) West End Planning Team

The West End Planning Team reports:

(1) Local Objections to the Outside Lighting

- (i) The intensity of the yellow lighting, which interferes particularly with normal evening privacy and rest of nearby residents.
- (ii) The aesthetics of this particular colour and the arrangement of lights on the building, i.e., sharp contrast of yellow against a black background and the fact that it is direct rather than indirect lighting.
- (iii) The four illuminated red Sheraton symbols located near the top of the building. These are a more recent concern having been installed since May 1, 1973. They also appear to be of secondary concern to that of the yellow lights.

Objectors to the symbols generally feel their designation as 'logos' is a circumvention of condition (3) of Development Permit No. 52663. This opinion is shared by the West End Team.

(2) Views of the West End Community Council:

This organization's concerns have been set out for Council's consideration in the attached letter dated June 20, 1973.

(3) Views in Support of the Lighting:

Certain residents, however, support the lighting arrangements. Most residents, living immediately adjacent and in the same block, support the lighting because it makes them feel more secure at night. In addition to opinions sampled by the West End Planning Team, the owner has solicited support for the lighting through the 'West Ender' newspaper. Copies of 37 resultant letters of support have been forwarded to the Deputy Director of Planning. No copies of letters in opposition were forwarded by the owner. Opponents to the lighting do not appear to have openly solicited letters of opposition.

' B. ANALYSIS (continued)

(b) Advice from the Corporation Counsel:

The Corporation Counsel advises that, 'whilst the Technical Planning Board did not know of the form of lighting and were directing their attention to the parking deck, the condition might nonetheless apply if one can successfully argue that the Technical Planning Board has the overall objective of prohibiting undesirable lighting.'

The developer has indicated that he considers the condition of the Development Permit relating to the lighting refers to the parking deck and not the rest of the building. This is referred to further in Section V following.

With respect to the red symbols, the Corporation Counsel's view is that since they were approved as 'logos', they cannot now be considered signs in contravention of condition (3), Development Permit No. 52663.

C . THE GENERAL PROBLEM

It is only recently that the number of new buildings adopting permanent night-time lighting has increased. Up to now, lighting arrangements have not been a major item of development permit approval and, as in the case of the Sheraton Landmark Hotel, were not required to be shown, and were not shown, on the accompanying drawings. It appears desirable that any further permanent night-time lighting arrangements, as a matter of policy, should be required to be:

- (a) Shown on development permit applications.
- (b) Referred to the Urban Design Panel.

D . POSSIBLE MODIFICATIONS TO THE OUTSIDE LIGHTING

The West End Planning Team suggests the following types of solutions to the objections described in II above arising from the yellow fluorescent lights:

- (a) Elimination of the existing lights.
- (b) Install indirect lighting, as on the Bayshore Inn. This is the preference of the West End Planning Team.
- (c) Lighting from within, as on the B.C. Hydro Building.
- (d) Severely reduced intensity of the existing lights. (As noted in I above, a considerable reduction in lighting intensity was not really effective.)

E. DISCUSSIONS WITH THE DEVELOPER & FURTHER EXPERIMENT

Staff of the Planning and Engineering Departments met with Mr. Ben Wosk, the developer, on November 15, 1973 for further discussion of this question. Mr. Wosk stated that he was willing to co-operate in meeting any reasonable requests from the City, but considered that he should not be required to make substantial changes to the lighting on the building itself as this was not a specific requirement of the development permit. His position, basically, is as stated in his brief submitted to the Council on May 1, 1973, that it is wrong to discriminate against the Sheraton Landmark building at this juncture, while the question of building lighting and its control through the development permit procedure is unresolved.

Subsequent to the meeting, Mr. Wosk agreed to a limited further experiment to be done before this report was submitted to Council. The purpose of this was to ascertain the effect of masking the outer vertical face and the whole of the horizontal surface of the covers so that the light was wholly directed inwards. Staff of the Engineering and Planning Departments viewed this experiment on November 28, 1973. One effect was that the approximately 4" deep strip of lighting directed inwards was reflected from the room window behind it so that the general appearance was not greatly different than at present. The difference was, of course, most marked when looking up from close to the tower. After viewing the experiment from viewpoints at varying distances, it was concluded that the change would not be sufficiently significant to warrant the substantial amount of work involved.

Departmental Report, January 11, 1974 . . . . . (BUILDING - 4)

Clause No.1 continued

VJ. FOR CONSIDERATION

Having reviewed the history of this matter, I have concluded:

- (a) Masking of the outer vertical and the horizontal faces of the acrylic lamp covers in compliance with Condition (2) of Development Permit Application No. 52663 is unlikely to result in a significant change in the overall effect, and no further modifications should be requested.
- (b) As the Director of Planning in 1972 approved the red symbols at the top of the building as 'logos', rather than signs, it is unrealistic to attempt to secure their removal through Condition (3) of Development Permit No. 52663.

It appears to both the West End Team and the Director of Planning that the question of definition of illuminated 'logos' needs further investigation and this is being pursued in the current sign control study.

As this is one of the highest buildings in the Downtown Peninsula, the amount of the outside lighting makes it more conspicuous than similar lighting would appear on lower and smaller buildings. In view of this aspect and the divided opinions which have been expressed, the above report is submitted for Council's CONSIDERATION.

G. RECOMMENDATION

Having regard to the increasing significance of exterior lighting on buildings it is RECOMMENDED:

THAT the Director of Planning call for information on exterior lighting to be shown on applications for Development Permits and refer such information to the Urban Design Panel for its advice."

DELEGATION REQUEST - West End and Downtown Ratepayers and Community Association - Mr. Bill McIntyre

FOR COUNCIL ACTION SEE PAGE(S) 64, 65



PART REPORT TO COUNCILOFFICIAL TRAFFIC COMMISSION

December 13, 1973

A meeting of the Official Traffic Commission was held on Thursday, December 13th, 1973 at 7:30 p.m. in the No. 1 Committee Room, third floor, City Hall.

PRESENT: Alderman Marzari (Chairman)  
Alderman Rankin  
Commissioner Ryan  
R.C. Boyes, Traffic and Transportation,  
City Engineering Department  
Superintendent D.W. McRae, Vancouver  
City Police Department  
R. McLachlan, Vancouver School Board  
Wayne Reese, Vancouver Safety Council  
E.R. Thompson, Transportation Safety,  
B.C. Hydro & Power Authority  
Trustee P. Westlake, Vancouver School Board

ABSENT: Bruce Donald, City Prosecutor's Office  
Mrs. E. Robinson, Vancouver Parent -  
Teacher Council

CLERK: M. Kinsella

Minutes of the meeting of October 29, 1973 were adopted.

RECOMMENDATION AND CONSIDERATION

1. Request for Pedestrian Actuated Signal  
at 4th Avenue and Trimble Street

The Official Traffic Commission at its meeting of October 29th, 1973, when considering the request for an over-pass or a pedestrian actuated light at 4th and Trimble Street resolved to refer this matter back to the City Engineer and the Chief Constable to:

- (a) Conduct, in conjunction with representatives of the concerned parents group, further checks at the intersection of 4th Avenue and Trimble Street over a 2 to 3 day period on vehicular flow, visibility and other factors which might affect the safety of the intersection, including radar checks on the speed of cars passing the intersection.
- (b) Report back to the next meeting of the Official Traffic Commission on the results of the above checks with particular reference to the matter of the safety of the children using the crosswalk.

The Committee had for consideration the attached reports from the Chief Constable dated November 8th, 22nd, 29th and December 4th, 1973 and a report from the City Engineer dated December 6th, 1973.

The Commission also received a report dated December 12, 1973 from Mr. R. Bruce Donald, Senior Assistant Prosecutor, on this intersection.

cont'd .....

Clause No. 1 (cont'd)

The Chief Constable reported on the findings on checks made by his Department on November 7th, 20th and 27th, 1973.

The City Engineer submitted a report based on collective traffic observations, carried out in conjunction with the Police Department and representatives of the concerned citizens in the area, to measure the following:

- (i) Vehicular flow
- (ii) Pedestrian crossing activity
- (iii) Length and frequency of gaps in traffic flow
- (iv) Speed of each vehicle during survey period
- (v) Children's sight distance
- (vi) Other factors related to crossing safety

The City Engineer also outlined in his report the current criteria for a full pedestrian actuated signal, which are:

- (a) a reasonable number of school children crossing.
- (b) a lack of gaps in the traffic flow, generally corresponding to a volume in excess of 1000 vehicles per hour, but directly related to the platooning effect of adjacent signals and the number of traffic lanes.
- (c) review of a number of other factors, such as sight distance, grades, and speeds.
- (d) an assessment of any special circumstances such as motorists' and pedestrians' habits, age of children, after-school crossing activity.

Both the Traffic Engineer and Superintendent McRae reiterated their opinion that a pedestrian actuated signal is not indicated at this crossing. The Traffic Engineer stated that as there had been police enforcement during the check of November 20th, this may have affected results.

It was noted that since the October 29th meeting of the Commission nineteen letters from the public have been received and circulated in support of some form of traffic control at this intersection.

The City Engineer's report concluded with the following recommendations:

- "(1) Suspended interior illuminated pedestrian crossing signs accompanied by an amber flashing light be installed over the westerly marked crosswalk on 4th Avenue facing east and westbound traffic. A sum of \$1,100 should be allocated from the Traffic Control Reserve fund for this work.
- (2) Parking be prohibited full time on the south side of 4th Avenue from Trimble Street to approximately 300 feet west under the City Engineer's authority.
- (3) A sum of \$300 be allocated from the Street Lighting Unallocated Capital Account No. 0218/7902 to improve the level of illumination at the intersection of 4th Avenue and Trimble Street."

In addition to the above recommendations, the Engineering Department are installing a revised curb return to provide an improved standing area for the children on the north side.

cont'd ....

Clause No. 1 (cont'd)

Dr. Hooley, representing the residents in the area, reiterated the points made in his submission to the Commission (copy attached) which was presented at its last meeting. Dr. Hooley circulated photographs taken at various times of the day at the intersection of 4th Avenue and Trimble Street, which he claimed illustrated the dangerous situation at this intersection. Another factor of concern to the parents is the use of the intersection by school children after school hours and in the evenings. Trustee Westlake supported the request for a pedestrian actuated signal and stated it is School Board policy to encourage the use of schools, outside school hours, for community activities. Dr. Hooley also took issue with the City Engineer's statement with respect to children's sight distance.

Mrs. Dorothy Gillis also spoke in support of the request. She cited an incidence of an elderly resident of the area who is reluctant to use this intersection because of the traffic hazard. Mrs. Gillis stated that there are a number of senior citizens in the area who are also reluctant to use this crosswalk.

After further discussion, it was

**RECOMMENDED**

- A. That parking be prohibited full time on the south side of 4th Avenue from Trimble Street to approximately 300 feet west under the City Engineer's authority.
- B. That a sum of \$300 be allocated from the Street Lighting Unallocated Capital Account No. 0218/7902 to improve the level of illumination at the intersection of 4th Avenue and Trimble Street.
- C. That a pedestrian actuated signal be installed at the intersection of 4th Avenue and Trimble Street at an estimated cost of \$5,500.

A tie vote having ensued with respect to recommendation C, this recommendation is submitted to Council for CONSIDERATION.

INFORMATION2. Crosswalk at Kingsway and McKinnon

On October 29th, 1973, the Commission requested reports from the City Engineer and the Chief Constable on the crosswalk at Kingsway and McKinnon.

Reports were submitted from the City Engineer dated December 10, 1973 and the Chief Constable dated November 2, 1973.

**RESOLVED**

That the reports of the City Engineer and the Chief Constable be received for information.

4. Traffic Dispersal from P.N.E. Exits

The Commission considered a report on traffic dispersal from P.N.E. exits from the Chief Constable dated November 7th, 1973. It was noted that the Traffic Engineer and the Chairman will be submitting a report on this matter to the next meeting of the Commission.

RESOLVED

That the report of the Chief Constable dated November 7, 1973 be received for information.

COMMUNICATIONS

A. The Commission received for information the attached letter from Mr. R. Bruce Donald, Senior Assistant Prosecutor re notification of meetings.

FOR COUNCIL ACTION SEE PAGE(S) 67<sup>68</sup>68