

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 19, 1976, in the Council Chamber, Third Floor, City Hall, commencing at 2.00 p.m.

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

ABSENT: Alderman Boyce (Ill)

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

The Mayor acknowledged the presence in the Council Chamber of students from the Employment Orientation for Women Class at Vancouver Community College (King Edward Campus), under the direction of their instructor, Ms. Betsy Macdonald.

'IN CAMERA' MEETING

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

ADOPTION OF MINUTES

MOVED by Ald. Bird

SECONDED by Ald. Sweeney

THAT the Minutes of the Regular Council of October 5, 1976, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

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

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORT AND DELEGATIONS

Report of Standing Committee on
Planning and Development
(September 30, 1976)

Kitsilano N.I.P. - Mini-Park
on Vine Street at 7th Avenue.
(Clause 2)

Council, on October 5, 1976, agreed to hear representations from interested groups and individuals on the proposed Mini-Park on Vine Street at 7th Avenue.

The following representations were heard:

Ms. E.J.Rittenhouse, Kitsilano Local Area Planning - stated that there has been considerable community publicity about the proposed mini-park over the past nine months. She requested that Council approve the recommendation of the Director of Planning.

Mr. G. Moul, Kitsilano Ratepayers' Association - advised that his association is opposed to the proposed closure of Vine Street for this park. He referred to a letter he had received from the Fire Chief opposing the closure of this street because of potential difficulty of access for emergency vehicles.

Mr. T. Hinkle, advised Council that he lives on Vine Street adjacent to the proposed mini-park. In his opinion this section of Vine Street is primarily a pedestrian route and therefore he is in favour of the proposed park.

Mr. F. Fredrikson, part-owner of the Grange Apartments, which would abut the mini-park, objected to the proposal as he considers it would seriously jeopardize the value of his property and affect the living environment of his tenants. He filed a petition from his tenants opposing the mini-park.

Mr. R. Davey, representing citizens in the area - filed a brief from residents immediately adjacent to the proposed mini-park, opposing the project

Mr. W. Graham, property owner and contractor - asked why the City did not develop the City-owned site reserved for a future park two blocks east of the proposed mini-park on Vine Street.

Mrs. D. Mennell - filed a brief in support of the mini-park.

Mr. J. Dowling, property owner on West 7th - stated he is opposed to the park as he feels it will result in the widening of West 7th Avenue.

Ms. L. Pick, representing the Board of Gordon Neighbourhood House - advised that the Board of Directors, at its last meeting, again reiterated its desire to see the mini-park developed at 7th Avenue and Vine Street.

MOVED by Ald. Bird

THAT the proposed mini-park on Vine Street, at 7th Avenue, be not approved.

- CARRIED

Ald. Harcourt, Marzari and Rankin opposed)

AMENDED
SEE PAGE 280

MANAGER'S REPORT AND DELEGATIONS

At this point Council varied the agenda to consider the following:

B. Manager's Report
October 14, 1976

4584 West 1st Avenue -
Construction without a Permit.

Council agreed to hear representation on behalf of the owner as well as a representative of property owners in the area and the North West Point Grey Home Owners' Association.

Mr. J. Baker, solicitor for Dr. A. Pasparakis, owner of the property, reviewed the history of this matter. He contended that there is no provision in the City Charter to permit persons, other than the applicant to launch an appeal to the Board of Variance. Therefore, the Board, having acted on an appeal filed by neighbours, does not have the power to quash the original development permit on this property.

Mr. D.L.Rice, on behalf of various property owners and the North West Point Grey Home Owners' Association, contended that the continued construction being carried on at this property is a clear contravention of the City by-laws and the City's 'Stop Work' orders. Therefore, the owner of 4584 West 1st Avenue should be required to restore the building to its original roof-line.

Reference was made to a sketch (which had been submitted by the owners to the Standing Committee on Planning and Development's meeting on October 16, 1975) of the dwelling in question. The sketch illustrated the original roof-line, the existing roof-line and the proposed compromise modifications. This proposed modification was, and still is, unacceptable to the neighbours.

In response to a question from Council, Mr. Baker stated that the owners are willing to modify the roof-line to comply with the compromised plan submitted on October 16, 1975, if the City will issue the necessary development permit.

MOVED by Ald. Marzari

THAT the appropriate City Officials be requested to issue to the owner of 4584 West 1st Avenue, a development permit and building permit that comply with the proposed roof-line modification illustrated on the sketch submitted by the owners on October 16, 1975, subject to appropriate plans being submitted.

- CARRIED

(Ald. Bird, Kennedy and Sweeney opposed)

The Council recessed at 4.15 p.m. and, following an 'In Camera' meeting in Committee Room #3, reconvened in open session in the Council Chamber at 4.40 p.m.

UNFINISHED BUSINESS1. Designation of Lord Strathcona School as a Heritage Structure.

Council, on December 16, 1975, deferred consideration of the recommendation from the Heritage Advisory Committee that a portion of Lord Strathcona School at 592 East Pender Street be designated a heritage building, pending a meeting between the Heritage Advisory Committee and the School Board on this matter.

The City Clerk, in a memo dated October 13, 1976, advised that the Heritage Advisory Committee has met with the School Board. The Heritage Advisory Committee on September 27, 1976, resolved that it recommend to Council that designation of a portion of Lord Strathcona School as an 'A' category building be considered at the public meeting on heritage designations to be held at 7.30 p.m. on Tuesday, November 7, 1976.

MOVED by Ald. Rankin

THAT the proposed designation of a portion of Lord Strathcona School as a heritage structure be placed on the list of buildings to be considered at the public meeting on heritage designations on November 9, 1976.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS1. Clean-up of Rubble at Hangar #3, Jericho Beach.

Council, on August 24, 1976, resolved:

"THAT the City request its Engineering Department or some other appropriate agency to clean up the rubble west of Hangar #3 at Jericho Beach at no cost to ACSOH, and the City bill the Federal Government for the cost of removal of this rubble."

Submitted today was a letter dated October 6, 1976, from Mr. J.E. Cox, Acting Commissioner-General, Canadian Habitat Secretariat, indicating that it is the Habitat Secretariat's understanding that the problem referred to in the Council resolution of August 24, 1976, has been resolved.

Council noted a comment from the City Clerk that the Park Board had advised that this matter has been handled to its satisfaction.

MOVED by Ald. Bird

THAT the communication from the Canadian Habitat Secretariat, dated October 6, 1976, be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
OCTOBER 15, 1976

Works & Utility Matters
(October 15, 1976)

Residential Lane Pavements -
Initiation (Clause 1)

MOVED by Ald. Bird

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

- CARRIED UNANIMOUSLY

Building & Planning Matters
(October 15, 1976)

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

- Cl. 1: Day Care Centres
- Cl. 2: Retention of Addition - 3449 West 6th Avenue
- Cl. 3: D.P.A. - 1985 Wallace Street
- Cl. 4: Apartment Building Heights - RM-3A Multiple Dwelling Districts
- Cl. 5: 601 West Broadway and 606 West 8th Avenue - Use for Temporary Parking Lot
- Cl. 6: Fairview Slopes Policy Plan - Community Space at Laurel/6th Avenue
- Cl. 7: Development of City Land - S/W Corner of 6th Avenue and Laurel Street
- Cl. 8: Harbour Park - Lease and Right of First Refusal to Ardiem Industrial Corp.

Day Care Centres
(Clause 1)

MOVED by Ald. Marzari

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

- CARRIED UNANIMOUSLY

Clauses 2, 4, 5 and 6.

MOVED by Ald. Harcourt

THAT clauses 2, 4, 5 and 6, contained in this report be received for information.

- CARRIED UNANIMOUSLY

Development Permit Application
1985 Wallace Street
(Clause 3)

MOVED by Ald. Marzari

THAT a floor space ratio of 1.02 be approved for the site located at 1985 Wallace Street, thereby permitting the enclosure of portions of the two existing open porches.

- CARRIED UNANIMOUSLY

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

Building and Planning Matters
October 15, 1976. (Cont'd)

Development of City Land -
S/W Corner of 6th Avenue and
Laurel Street.
(Clause 7)

MOVED by Ald. Cowie
THAT recommendations 'A' and 'B' contained in the City
Manager's report, be approved.

- (amended)

MOVED by Ald. Marzari (in amendment)
After deleting the word 'twenty' in recommendation B(ii)
and inserting the words 'twenty five' in lieu thereof.

- CARRIED

(Ald. Kennedy opposed)

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

"THAT recommendations 'A' and 'B' contained in the City
Manager's report be approved, after deleting the word
'twenty' in recommendation B(ii) and inserting the
words 'twenty five' in lieu thereof."

Underlining denotes amendment

Harbour Park - Lease and Right
of First Refusal to Ardiem
Industrial Corporation.
(Clause 8)

MOVED by Ald. Volrich
THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(October 15, 1976)

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

- Cl. 1: Installation of Seaboard Bus Shelters -
Granville Mall
- Cl. 2: Specifications for Tender Call for City
of Vancouver Auto Towing Service

Installation of Seaboard Bus
Shelters - Granville Mall.
(Clause 1)

MOVED by Ald. Bird
THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

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

Fire and Traffic Matters
October 15, 1976. (Cont'd)

Specifications for Tender Call
for City of Vancouver Auto
Towing Service
(Clause 2)

MOVED by Ald. Rankin

THAT the Tender Call for City of Vancouver Auto Towing Service specify that the towing service which receives the contract is required to provide one storage place for vehicles.

- CARRIED

(Ald. Volrich opposed)

Finance Matters
(October 15, 1976)

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

- Cl. 1: Replacement of Property Tax Office
Computer Terminals
- Cl. 2: Library Staffing - Britannia Branch

Replacement of Property Tax
Office Computer Terminals.
(Clause 1)

MOVED by Ald. Bird

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

- CARRIED UNANIMOUSLY

Library Staffing -
Britannia Branch.
(Clause 2)

MOVED by Ald. Marzari

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

- CARRIED UNANIMOUSLY

Property Matters
(October 15, 1976)

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

- Cl. 1: Tender for Lease - 1505 West 3rd Avenue
- Cl. 2: McLaren Electric Building, 1836 West 5th Avenue - Lease of Portion of Second Floor
- Cl. 3: Sale - N/S East Georgia between Jackson and Princess & N/S Union between Princess and Heatley
- Cl. 4: Sale of Residential Lot - S/S 71st Avenue, West of Ash Street
- Cl. 5: Sale to Vancouver Chinatown Housing Society - S/S Union between Campbell and Raymur Avenues

Clauses 1 - 5 (inclusive)

MOVED by Ald. Rankin

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

- CARRIED UNANIMOUSLY

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

C. Extension of 41 Forty-First Bus Service from Joyce Loop to Burnaby via Kingsway.

Council noted a number of delegation requests at this time. Council also noted a letter from the Salvation Army, dated October 18, 1976, protesting the proposed transit changes with respect to the Joyce Loop.

MOVED by Ald. Rankin

THAT consideration of this report be deferred for one week pending the hearing of delegations as requested.

- CARRIED UNANIMOUSLY

I. Report of Standing Committee on Housing and Environment, September 30, 1976

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

- Cl. 1: 1168 East Hastings Street - Standards of Maintenance By-law
- Cl. 2: Wicklow Hotel, 1516 Powell Street - Lodging House By-law
- Cl. 3: Status of Remaining Core Area Hotels to be Completed under Section 38 of Fire By-law #2193
- Cl. 4: Fire Alarm Upgrading Order - 1765 West 8th Avenue
- Cl. 5: Fire By-law Enforcement and Renovation Costs
- Cl. 6: Development of Elliott, Gladstone and Shaughnessy Street Ends - Provincial Cost-Sharing Arrangement
- Cl. 7: Sound Transmission Control
- Cl. 8: Charges for Garbage Collection for Strata Title Properties
- Cl. 9: City-Owned Vacant Lands - Non-Profit Rental Housing

Clauses 1, 2, and 4 - 7 (inclusive)

MOVED by Ald. Rankin

THAT clauses 1, 2, 4, 5, 6, and 7, as contained in the Committee's report, be received for information.

- CARRIED UNANIMOUSLY

Status of Remaining Core Area Hotels to be Completed Under Section 38 of Fire By-law No. 2193 (Clause 3)

Council noted a letter, dated October 19, 1976, from Mr. E. Suchy, President of the El Cid Hotel, reading as follows:

"We have been informed that the Fire Chief has made recommendations that our Beer Parlor License be revoked under the grounds that all our 50 rooms are closed for the purpose of renovations. We are approximately 80% completed, our first floor is finished. We had to gut the upper three floors completely, install new wiring, new plumbing and new walls, which now made it into a good second class hotel. Our second and third floors should be completed in 90 days.

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

Status or Remaining Core Area Hotels
to be Completed under Section 38 of
the Fire By-law No. 2193.
(Clause 3) (Cont'd)

It was City Hall and the Liquor Control Board's request to remodel this hotel and due to the facts of Unions pickets and other difficulties we are approximately 4 months behind schedule. If you should feel that our license in the Pub be revoked, we feel that we are doing what you requested and now you are trying to cut our livelihood. We feel you should search your thoughts in this matter.

Pictures of before and after are attached for your convenience."

MOVED by Ald. Harcourt

THAT the communication from Mr. Suchy be received and the Fire Chief be requested to submit, within 90 days, a status report to the Standing Committee on Housing and Environment.

- CARRIED UNANIMOUSLY

Charges for Garbage Collection
for Strata Title Properties.
(Clause 8)

When considering this clause, Council noted a letter, dated October 8, 1976, from the Strata Plan Owners' Association of B.C. requesting:

- a) that the policy with respect to garbage collection fees be re-considered and equalized.
- b) that the equalization formula provide 1 can to be picked up twice per week - where necessary.
- c) that 'roll-out' charges, (\$2.20) be dropped.

Mr. G. Fanaken, President of the Association, addressed Council briefly on this matter.

MOVED by Ald. Harcourt

THAT recommendations 'A', 'B' and 'C' of the Committee be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT

- 1) Strata-Title condominiums which use garbage cans be permitted the same pick-up allowance as single-family homes, i.e., two cans per unit per week.
- 2) Strata-Title condominiums which use garbage containers be permitted two garbage pick-ups per week, where required.

- CARRIED

(Ald. Cowie opposed)

(The Mayor requested, and received permission, to abstain from voting on this clause)

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

Report of Standing Committee on
Housing and Environment
(September 30, 1976)

City-Owned Vacant Lands -
Non-Profit Rental Housing
(Clause 9)

MOVED by Ald. Marzari

THAT this clause be referred back to the Housing and Environment Committee for a further review and report:

FURTHER THAT the Administrative Analyst's recommendation that a set of guidelines be established on the make-up of co-ops approved for City subsidization, be considered by the Committee when it is reviewing this clause.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Finance & Administration,
September 30, 1976

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

- Cl. 1: Heather Civic Marina - Liveboards
- Cl. 2: 'Poser' and 'Reser' Expenditures
- Cl. 3: Format for Five Year Plan Advertising Pamphlet

Clauses 1 - 3 (inclusive)

MOVED by Ald. Volrich

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

- CARRIED UNANIMOUSLY

III. Report of Standing Committee
on Planning and Development,
September 30, 1976

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

- Cl. 1: Provincial Lands and Water Lots
Area 6, False Creek
- Cl. 2: Kitsilano N.I.P. - Mini Park on Vine
Street at 7th Avenue

Provincial Lands & Water Lots
Area 6 - False Creek.
(Clause 1)

MOVED by Ald. Kennedy

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

- CARRIED UNANIMOUSLY

For Council action on Clause 2, see pages 2 and 3.

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

IV. Report of Standing Committee
on Housing and Environment,
October 7, 1976

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

- Cl. 1: Royal Rooms, 237 Main Street - Standards of Maintenance By-law
- Cl. 2: Ohio Rooms, 245 Powell Street - Lodging House By-law
- Cl. 3: Review of Joint City/GVRD Compact Housing Program and Information Brochures
- Cl. 4: Sound Transmission Control
- Cl. 5: Development of Elliott, Gladstone and Shaughnessy Street Ends - Provincial Cost-Sharing Arrangement

Clauses 1 - 5 (inclusive)

MOVED by Ald. Harcourt

THAT Clauses 1, 2 and 3, in this report be received for information, and the recommendations of the Committee, as contained in clauses 4 and 5, be approved.

- CARRIED UNANIMOUSLY

V. Report of Standing Committee
on Finance and Administration
October 7, 1976.

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

- Cl. 1. Advertising for the Five-Year Plan.
- Cl. 2. Five-Year Plan - Information Meetings.
- Cl. 3. Britannia Centre Society - Personnel Policies and Practises.

Clauses 1 - 3 (inclusive)

MOVED by Ald. Volrich

THAT clauses 1, 2 and 3, as contained in this report, be received for information.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee
on Community Services.
October 7, 1976.

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

- Cl. 1. Liquor Permit Application - 2423 Nanaimo Street.
- Cl. 2. Liquor Permit Application - 791 West Georgia Street.
- Cl. 3. Liquor Permit Application - 3484 Kingsway.
- Cl. 4. Juvenile Detention Facilities - Meeting with Representative of Attorney-General's Department.
- Cl. 5. Discrimination Against Families with Children in the Rental Housing Market.
- Cl. 6. Civic Grant Request - Canadian Scientific Pollution & Environmental Control Society (SPEC)
- Cl. 7. V.O.N. Rehabilitation Therapists.

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

Report of Standing Committee on
Community Services
October 7, 1976. (Cont'd)

Clauses 1 - 5 (inclusive)
and Clause 7.

MOVED by Ald. Rankin

THAT the recommendations of the Committee, as contained in clauses 1, 2 and 3, be approved, and clauses 4, 5 and 7 be received for information.

- CARRIED UNANIMOUSLY

Civic Grant Request - Canadian Scientific
Pollution and Environmental Control Society
(Clause 6) (SPEC)

MOVED by Ald. Marzari

THAT consideration of this clause in the report be deferred to the next meeting of Council at which all Members are present.

- CARRIED

(Ald. Bird and Sweeney opposed)

VII. Report of Vehicles for
Hire Board.
October 7, 1976.

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

- Cl. 1. Greater Vancouver Driver Training Association: License Application.
- Cl. 2. Van-City Driving Schools: Request to Re-instate Section 28 (1) (d) Vehicles for Hire By-law.
- Cl. 3. Communication: Vancouver Parking Association.

Greater Vancouver Driver Training Association
License Application. (Clause 1)

Van-City Driving Schools: Request to
Re-instate Section 28 (1) (d) Vehicles
for Hire By-law. (Clause 2)

Council noted communcations from Mr. Hartley Jardine, Greater Vancouver Driver Training Association, requesting to appear as delegations on Clauses 1 and 2 of this report.

MOVED by Ald. Rankin

THAT the delegation requests be approved and consideration of these clauses be deferred, pending the hearing of the delegations.

- CARRIED UNANIMOUSLY

Communication re formation of
Vancouver Parking Association
(Clause 3)

MOVED by Ald. Rankin

THAT this clause in the Committee's report be received.

- CARRIED UNANIMOUSLY

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RISE FROM COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW No.4450,
BEING THE LICENSE BY-LAW.
(Public Market)

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

- 2. BY-LAW TO AMEND BY-LAW No.4243,
BEING THE ENCROACHMENT BY-LAW.

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the By-law be introduced and read a first time

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Harcourt
SECONDED by Ald. Sweeney
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (Cont'd)

3. BY-LAW TO AMEND BY-LAW No. 2046
BEING THE POUND BY-LAW.

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

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

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

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

- CARRIED UNANIMOUSLY

4. BY-LAW TO AMEND BY-LAW No. 4450
BEING THE LICENSE BY-LAW.

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

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

- CARRIED

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

There being no amendments, it was

MOVED by Ald. Marzari
SECONDED by Ald. Rankin

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

- CARRIED

(Ald. Sweeney opposed)

MOTIONS

- A. Closing of Streets and Lanes and subdividing with Abutting Lands to form Mount Pleasant School and Park Site.
(Portion of Guelph St. and Prince Edward Street, between 7th and 8th Avenues)

MOVED by Ald. Rankin
SECONDED by Ald. Volrich

THAT WHEREAS:

- 1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- 2. The combined Mount Pleasant School and Park Site requires the closing of various portions of streets and lanes;

THEREFORE BE IT RESOLVED THAT all that portion of Guelph Street between 7th Avenue and 8th Avenue outlined red, (see plan marginally numbered LD 1524) included in plan affirmed by Irvine Jones, B.C.L.S., on July 30th, 1976 be closed, stopped up and conveyed to the School Board; and

BE IT FURTHER RESOLVED THAT the hereinafter described streets and lanes be closed, stopped up and title taken thereto:

- 1. Those portions of Prince Edward Street between 7th Avenue and 8th Avenue included in plan affirmed by Irvine Jones, B.C.L.S., on July 30th, 1976 (outlined red and green, see said plan attached);
- 2. All the lane dedicated by the deposit of plan 4735 outlined yellow, (see said plan attached) on plan affirmed by Irvine Jones, B.C.L.S. on July 30, 1976; and

BE IT FURTHER RESOLVED THAT those portions of Lot "A", Block 41, District Lot 200A, established for lane be closed and stopped up; and

BE IT FURTHER RESOLVED THAT the North 10 feet of the South half of the East half of Block 104, District Lot 264A established for lane, be closed and stopped up; and

BE IT FURTHER RESOLVED THAT all the aforementioned streets and lanes now closed be subdivided with the abutting lands to form a school site and park site.

- CARRIED UNANIMOUSLY

- B. Allocation of Lands for Lane Purposes
(4264 Skeena Street)

MOVED by Ald. Rankin
SECONDED by Ald. Volrich

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

- 1. East 5 feet of Lot 6, Block 2, Southwest ¼ of Section 51, Town of Hastings Suburban Lands, Plan No. 1525.
(4264 Skeena Street)

MOTIONS (Cont'd)

Allocation of Lands for Lane Purposes
(4264 Skeena Street) (Cont'd)

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

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

- CARRIED UNANIMOUSLY

C. Allocation of Lands for Lane Purposes
(5794 Dumfries Street)

MOVED by Ald. Rankin
SECONDED by Ald. Volrich

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

- 1. East 2.5 feet of Lot 13, Block 1, District Lot 716,
Plan 1615.

(5794 Dumfries Street)

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

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

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

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

1. Family Housing

MOVED by Ald. Kennedy
SECONDED by Ald. Sweeney

THAT WHEREAS housing for families is not sufficiently available in new constructions in all parts of the city;

AND WHEREAS the financing of new residential construction (with respect to the public sector) is primarily the concern of CMHC and the provincial Ministry of Housing;

THEREFORE BE IT RESOLVED THAT these senior levels of government be asked to develop criteria which would relate financing to agreed quotas of housing suitable for families in all appropriate modes of house building.

(Notice)

NOTICE OF MOTION (Cont'd)

2. Police Department -
Courtesy Cars.

MOVED by Ald. Rankin

THAT WHEREAS the Vancouver Police Department has accepted a donation of courtesy cars with advertising from private car dealers;

AND WHEREAS these cars are used by the Police Department and Officers on official duty,

AND WHEREAS circumstances could arise prejudicial to and in conflict with the interest of the general public because of the acceptance of these donations from private car dealers,

AND WHEREAS these private cars carry the advertising of private entrepreneurs, leading members of the general public to believe that the Vancouver Police Department and the City of Vancouver fully and exclusively endorse these private companies;

THEREFORE BE IT RESOLVED THAT Vancouver City Council request the Vancouver Police Commission to order the courtesy cars returned to the private dealers.

(Notice)

ENQUIRIES AND OTHER MATTERS

Half-Way House - West 13th Ave.

Alderman Sweeney

referred to complaints he had received on the Half-Way House at 246 West 13th Avenue, and requested a report from the City Manager on this matter. The Mayor so directed.

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The Council adjourned at 6.05 p.m.

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The foregoing are Minutes of the Regular Council Meeting of October 19, 1976, adopted after amendment on October 26, 1976.

A. Phillips
MAYOR

B. T. Linn
CITY CLERK

WORKS AND UTILITY MATTERS

RECOMMENDATION:

1. Residential Lane Pavements - Initiation

The City Engineer reports as follows:

"The program for paving lanes in residential (one-and-two-family) districts has been well received and is operating entirely on property owners' petitions. Three peculiar cases, however, have arisen where we propose initiation to avoid the need of citizens re-canvassing their areas:

- 1. A petition form for Lane Paving and a separate petition form for Speed Deterrant Bumps were issued to one home-owner. The Speed Bump petition was circulated under the impression that it covered both the paving and the bumps. The Speed Bump petition is sufficiently-signed but we cannot build speed bumps without paving and we have no signed petition as a legal basis for a local improvement for paving.
- 2. Separate petitions were issued to one owner for paving the two parts of a 'T' Lane. More than sufficient signatures were obtained in each case, but on the wrong petitions. Owners on the east-west lane signed for paving the north-south lane and vice-versa.
- 3. A lane paving petition has been circulated and returned sufficiently-signed. Unfortunately, in preparing the form, we inserted 'Pavement and Curbs' instead of 'Lane Pavement'. Lanes, of course, are not curbed (except the 33 foot West End lanes).

In each of these cases we believe that a sufficient majority of the Property Owners wish their lane paved. In none, however, do we have a proper legal basis for the local improvement. Circulating a petition is no small task and we are loathe to ask the citizens to undertake it a second time. To avoid this, we propose that these lane pavements be advanced on the initiative.

I therefore RECOMMEND that I be instructed to advance the paving of the following lanes on the initiative:

- 1. Lane south of Quilchena Cres. and Linden Rd., from Arbutus St. to Linden Rd.
- 2a. Lane south of 19th Ave., from Penticton St. to the lane west of Slocan St.
- 2b. Lane west of Slocan St., from 19th Ave. to 20th Ave.
- 3. Lane south of 62nd Ave., from Adera St. to the lane west of Granville St. and Lane west of Granville St. from 62nd Ave. to 63rd Ave."

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

FOR COUNCIL ACTION SEE PAGE(S) 2/2

Manager's Report, October 15, 1976 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Day Care Centres

The Director of Planning reports as follows:

" Council on July 27, 1976 considered a report by the Director of Planning regarding bonusing of developers to provide day care space and implications of day care centres being an outright use in Commercial and Multiple Dwelling Districts. Council, on July 27, 1976, passed the following resolution:

' THAT recommendations A, B, D and E of the Committee contained in this clause be approved and recommendation C be referred to the Director of Planning for review.'

Attached as Appendix A is the report from the Planning and Development Committee including recommendations A through E.

Recommendation C was that Council instruct the Director of Planning to amend the floor space ratio section of several District Schedules by adding a clause contained in recommendation B. That clause provided for an exclusion of floor area in any day care centre, under certain circumstances.

Council's concern regarding recommendation C was the need for excluding floor area for a day care centre in a one-family dwelling district, particularly the RS-1, RS-2 and RS-3 Districts. Council felt that a day care centre would not be developed in conjunction with a one-family dwelling, therefore these District Schedules should be deleted from recommendation C.

The Director of Planning has reviewed recommendation C, and notes that there are a number of conditional uses in the one family dwelling district which could be developed in conjunction with a day care centre. These uses include a community centre, church or an institution of a religious, philanthropic or charitable character. To develop a day care centre in one of these uses may require that some of the floor area not be included in the measurement of the floor space ratio. It should be remembered that a day care centre is a conditional use and needs approval by the Director of Planning following advice from the Director of Social Planning on the need for the centre. Therefore, the City maintains control of the suitability of permitting a day care centre in the One-Family Dwelling District and permitting any relaxation of floor area from the floor space ratio. It is concluded, therefore, that the single family district Schedules should not be omitted from recommendation C. However, two of the schedules (RS-3 and C-3) have been deleted from the Zoning and Development By-law since the report was initiated, and should be removed from the recommendation.

RECOMMENDATION: The Director of Planning recommends that Recommendation C of the Day Care Centre report dealt with by Council on July 27, 1976 be amended by deleting the RS-3 and C-3 District Schedules only. "

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

INFORMATION

2. Sam Psimoulis - 3449 West 6th Avenue

The Director of Planning reports as follows:

"The attached letter dated August 23, 1976 has been received from G. Dennis Dallas, Barrister and Solicitor, concerning the addition that has been constructed to the rear of the building at 3449 W. 6th Avenue.

Site Description

The site is zoned as an (RS-2) One Family Dwelling District and is situated on the north side of W. 6th Avenue, between Waterloo and Collingwood Streets, having a frontage of 33' on W. 6th Avenue and a depth of 120'.. There is no City lane servicing this lot. A Development Permit was issued in May 1969 permitting the retention of One Dwelling unit on the main floor having two bedrooms, one recreation room and a bathroom in the basement and one dwelling on the 2nd floor.

History

Following receipt of a complaint from a neighbouring property owner the Department of Permits and Licenses inspected the premises on May 26, 1976 and the Inspector reported that the sundeck at the rear was being roofed over, and enclosed without the necessary permits. As the building was legally converted to a duplex in 1969 additions are not permitted under the provision of Zoning and Development Bylaw No. 3575, also the building including the addition, maintains a Floor Space Ratio of 0.73 which is 22% or 521 sq. ft. in excess of the permitted Floor Space Ratio of 0.60.

An application was made to the Board of Variance by Mr. Psimoulis requesting permission to retain the bedroom addition. After inspecting the site and hearing the representations of Mr. Psimoulis the Board, at it's meeting on June 16, 1976 disallowed the appeal."

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

CONSIDERATION

3. 1985 Wallace Street - Development Permit Application #74359

The Director of Planning reports as follows:

"Development Permit Application #74359 was filed by Mr. Hugh Shirley, Architect, for the B.C. Housing Management Commission, to alter and enclose a portion of the existing open porch, to be used for recreation and storage.

This site is located on the west side of Wallace Street between 4th and 2nd Avenues.

HISTORY

This site was previously City owned and City Council on June 29, 1973, adopted a motion that the property be sold to the Greater Vancouver Regional District, subject to a number of conditions, one of them being:

Clause #3 continued:

'That the sale be subject to a submission of a scheme of development to the satisfaction of the Director of Planning, and a successful rezoning of the land to a floor space ratio not exceeding 1.0.'

On November 20, 1973, City Council adopted the recommendation of a report of the Standing Committee on Housing dated October 30, 1973 which reads in part:

'That Council approve the Greater Vancouver Regional District Housing Department's proposal for a development on the site at 4th and Wallace for senior citizens housing on the basis of a 3 storey building, density of 1.0 and RM-3A zoning.'

City Council at a Public Hearing on March 5, 1974, approved the rezoning of this site from RS-1 One Family Dwelling District to RM-3A Multiple Dwelling District, no conditions were attached.

On March 29, 1974, the Technical Planning Board approved Development Permit Application #65398, thereby permitting the construction of an apartment building on this site to contain 199 dwelling units for senior citizens plus one dwelling unit for a manager, subject to various conditions, one being:

'(1)(d)(ii) - reduction of floor space ratio to a maximum of 1.00 in accordance with the resolution of City Council.'

Development Permit #65398 was issued on May 8, 1974. It should be noted that during the processing of this development permit application, a letter dated February 12, 1974 was received from the Greater Vancouver Regional District, confirming that they had no intention to develop this site to a greater density than 1.0.

PRESENT SITUATION

On June 15, 1976, Development Permit Application #74359 was filed to alter and enclose a portion of the existing open porch to be used for recreation and storage purposes.

This request was for alterations that had been completed by the tenants of this development and increases the floor space ratio to 1.01, exceeding that previously permitted by resolution of Council by 1,584 sq. ft.

It should be noted that the site is zoned RM-3A and according to the RM-3A District Schedule, a maximum floor space ratio of 1.64 could be reached on this site by the present development.

The applicant has indicated that the tenants of this senior citizens development wish to enclose a similar area on the other side of the courtyard. These two alterations would result in the floor space ratio of 1.02. As these two enclosed areas would not add to the bulk and mass of the building, the Director of Planning is prepared to permit a floor space ratio of 1.02, thereby permitting the enclosure of portions of these two existing open porches. However, because of the previous resolutions of Council and the undertaking from the Greater Vancouver Regional District, the matter is referred to Council for consideration."

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

INFORMATION4. Apartment Building Heights -
RM-3A Multiple Dwelling Districts

The Director of Planning reports as follows:

"Mr. Desmarais of #208 - 2355 Trinity Street has submitted a letter dated August 26, 1976 to members of Council (Appendix I) objecting to the height of apartment buildings constructed in the RM-3A Multiple Dwelling District.

These areas were previously zoned RM-3 Multiple Dwelling Districts which permitted a building not exceeding 120 ft. in height as an outright use. The rezoning of these areas to RM-3A, approved by City Council on September 28, 1976, was to eliminate highrise construction. The RM-3A Multiple Dwelling District Schedule permits a building to the height of 35 ft. from the finished grade as an outright use and 40 ft. with special approval by the Director of Planning. This section of the By-law does not limit the number of storeys.

It should be noted that, prior to the adoption of the National Building Code on September 1, 1973, the Vancouver City Building By-law restricted the height of buildings constructed with combustible materials (frame construction) from exceeding the height of two storeys and a basement. Consequently, prior to this date, the majority of the low-rise apartment buildings did not exceed two storeys plus a basement (the finished floor being 12" below the finished grade).

With the adoption of the National Building Code on September 1, 1973, the Vancouver City Building By-law permits the construction of a basement and 3-storey building of frame construction. The development at Wall and Nanaimo Streets, referred to in Mr. Desmarais' letter of August 26, 1976, was issued under the RM-3 District Schedule. However, it would also be permitted under the RM-3A Multiple Dwelling District Schedule, being less than 35 ft. in height."

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

5. 601 West Broadway and 606 West 8th Avenue -
Use for Temporary Parking Lot

Council on October 5, 1976 instructed the City Manager to report on the enforcement of the Zoning and Development By-law for the discontinuance of the use of the above property as a temporary parking lot. Several complaints have recently been received on this matter and the complaint from Mrs. Dalmann raised in Council on October 5th is attached.

The Director of Permits and Licenses reports as follows:

"Two Development Permits have been issued to Imperial Parking Ltd. to use the above sites for temporary parking for a total period of two years, expiring June 30, 1976. This limited period of time is the maximum permitted under the Zoning Bylaw for a temporary parking lot.

Reinspection of the sites were made and on July 28, 1976, notification was sent to both the owners and Imperial Parking advising that the Development Permits had expired, but a further application may be submitted to continue this use provided plans were submitted which indicated the parking area to be surfaced and curbed and a new Development Permit Application obtained.

Clause #5 continued:

Reinspection was made where it was found that the use still continued and a search of the records found that no further Development Permit Applications had been applied for. The Director of Planning advises that a Development Permit Application was made on November 28, 1974 to develop the sites as a complex containing offices, residential buildings, retail and restaurants. This application was approved with several conditions and on September 30, 1976, the developer finally complied with all of the conditions and the Development Permit has been issued.

A Building Permit, however, as of this date has not yet been applied for and the developer advises that the working drawings have not been started which could result in a considerable amount of time being involved before the Building Permit would be issued.

Imperial Parking Ltd. have many permanent and temporary parking lots in the City of Vancouver and are familiar with the regulations of the Bylaw and are well aware of the fact of their right to make an application to the Board of Variance for a relaxation of the Bylaw with respect to surfacing and curbing for a temporary lot. As they have not seen fit to exercise this right, this Department has commenced the normal enforcement procedures."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

6. Fairview Slopes Policy Plan -
Community Space at Laurel/6th Avenue

The Development Consultant reports as follows:

" Purpose

When Council on 1st June, 1976 dealt with the Fairview Slopes Policy Plan, it deferred decision on Policy 41:

'To ensure that pedestrian orientated community facilities are available to Fairview Slopes Residents, the False Creek Area 6 facilities should be built as planned and the community space proposal, as part of the Laurel St. Land Bridge, should be included in the total development of that site.'

The preamble to this Policy statement was:

'A practical alternative (for Laurel/6th Ave. land) is to hold out an option for community facilities within the development to be exercisable initially and from time to time in the future if and when public financing can be found for such facilities.'

Laurel/6th Avenue Development Plan

Council on 24th August, 1976 approved a scheme of development for the City land at the southwest corner of 6th Ave. and Laurel St., including approximately 10,000 sq. ft. of space for commercial and/or community uses.

It was stated that:

'It (the commercial/community space) would be first offered to the City and if they were not able to finance it, it would then be rented as office space and on rental renewal, it could again be offered to the City.'

Manager's Report, October 15, 1976 (BUILDING - 6)

Clause #6 continued:

Community Space

The subject space at Laurel/6th Ave. is available to the City on the following basis, which has been agreed to by Daon:

- 7,500 sq. ft. on the lower floor
- 2,500 sq. ft. on the upper floor
- All spaces are capable of being divided into smaller components to be made suitable for meetings, crafts, game rooms, reading rooms, etc.
- Space can be made available for day care, with out door play space, on the upper floor only.
- The City now has the option up to January, 1977 to rent any or all of the above at:
 - \$6.50 per sq. ft. net, for the lower floor
 - \$7.50 per sq. ft. net, for the upper floor
- The City will again have an option to rent, at rates to be then negotiated, any or all of the spaces, in January, 1982 and each five years thereafter.

Day Care Centre for False Creek-Phase 1

The future residents of False Creek, Phase 1 have expressed interest in locating a Day Care Centre in the subject space and will be submitting a request to Council in due course.

The only sponsor in Phase 1, of False Creek who included Day Care facilities was the Netherlands Association, in the western neighbourhood. Future residents have now analyzed the expected demand, and believe another 800 sq. ft. is required, plus 1200 sq. ft. of adjacent supervised out door play area. There are several other potential sites available, all of which require capital financing plus operating funds typical of an expanding neighbourhood.

Provisions for community facilities including Day Care will also be made in Phase 2 of False Creek.

The above is submitted for the INFORMATION of Council, and will be the subject of a further report dealing with the consideration of leasing the commercial/community space for any of the above noted facilities. "

The City Manager submits the above report for Council's INFORMATION.

RECOMMENDATION

7. Development of City Land - Southwest Corner of 6th Avenue and Laurel Street

The Development Consultant reports as follows:

Purpose

When Council on 24th August, 1976 approved the scheme of development of the above land, they requested a 45 day option for the City to 'purchase improvements from Daon Development Corporation, subject to satisfactory financial arrangements with senior governments.'

Findings

Representatives of the Finance Department and the Development Group met with CMHC, B. C. Housing Management Commission, and Daon, with the following result:

The proposed scheme is a combined residential and commercial development, designed to fit the Assisted Rental Program moderate income requirements, and largely for singles, couples and single parents. CMHC are not prepared to finance the City in the purchase of this project because it is one which can be financed by private capital.

If CMHC were to finance residential units for the City on this site, they would require substantial family content with family orientated facilities such as supervised play areas, etc. with costs not to exceed the A. H. O. P. limits. If A. H. O. P. limits can be met, this could be done as public housing under Section 43. B. C. Housing Management Commission doubt that this is a good site for predominantly families nor, for that matter, for predominantly seniors, and the Development Consultant concurs in this opinion.

Also, CMHC would not finance the 10,000 sq. ft. of commercial space estimated at \$500,000. to \$600,000. which Daon offers as optional community centre space, Accordingly, the City would have to finance this commercial component from Park Board funds if it were to be used for community purposes or from Property Endowment Funds if it were to be used for commercial purposes.

On the positive side, B. C. Housing Management Commission do like the proposed A. R. P. scheme and are interested in renting 5 to 8 of the one bedroom and two bedroom units. In addition, they are interested in renting 1, 2 or 3 of the bachelor units for partially impaired young people (hearing deficiencies, wheelchair cases, etc.) if Daon will build to handicapped specifications. B. C. Housing would rent from Daon for five years certain and sub-rent at 25% of income to those who wish to live there and who qualify.

B. C. Housing Management Commission would not rent substantially more than this number even if it were predominantly family accommodation, because they do not want to dominate a development.

Daon have stated they will agree to a request by B. C. Housing Management Commission with respect to rental of 15 to 25% of the units including the modification of certain units to suit disabled persons.

CMHC report that the rentals propped by Daon for the remaining units are below the competitive A. R. P. and public housing rentals for apartment-type developments by about \$15. to \$25. per month.

Also, CMHC report that A. R. P. developments are not currently providing two bedroom units, whereas, this proposed development provides ten of them.

Clause #7 continued:

Recommendations:

It is recommended that:

- A. The option to purchase not be exercised.
- B. The terms of the proposed ground lease between the City and Daon be amended to provide for the following:
 - (i) To require the lessee to enter into an operating agreement with CMHC under the Assisted Rental Program (Section 14.1 of the National Housing Act). This agreement will provide for assistance to the developer and a control on profits.
 - (ii) To provide a first option for B. C. Housing Management Commission to sub-lease up to twenty percent of the dwelling units for the first ten years of the term of the ground lease, at rentals not to exceed those specified in the CMHC operating agreement. "

The City Manager RECOMMENDS approval of the above report.

8. Harbour Park: Lease and Right of First Refusal to Ardiem Industrial Corp.

The Director of Finance and the Director of Legal Services report as follows:

"On October 22, 1974 (In Camera) Council agreed in principle that:

- (1) the month-to-month sub-lease to Harbour Ferries Ltd. of Harbour Park Developments Ltd. non park property be continued;
- (2) Harbour Ferries Ltd. be given a right of first refusal on the operation of any private marina located in the Harbour Park area.

The parties have now concluded negotiation of agreements on these matters, the highlights of which are now summarized. Note that the sub-lease and right of first refusal both cover the water area shown grey and the land area shown with crosses on the attached diagram.

The Sub-lease:

A portion of the Harbour Park property leased by Harbour Park Developments Ltd. from the National Harbours Board is to be sub-leased to Ardiem Industrial Corporation (which is an amalgamation of several companies including Harbour Ferries Ltd.) on a month-to-month basis for \$1,700.00 per month as of November 1, 1974. Other terms of this lease include:-

- *monthly rent to be reviewed every thirty months as of November 1, 1974;
- *as well Lessee is to pay rental increases passed on by the National Harbours Board over base year 1974;
- *Lessee is to pay taxes or an amount equal thereto over base year 1974;
- *Lessee is to install, maintain and repair water and electricity facilities to by-law standards;

Clause #8 continued:

- *when and if the City installs sewage disposal facilities on adjacent lands to which the Lessee can connect, then the Lessee is to do the same and the Lessee's installation costs are to be amortized over five years with a pro rata refund if the lease is cancelled before the five years;
- *upon termination the Lessee is to remove pilings, wharves and floats as directed;
- *Lessee is to take out public liability and property damage insurance;
- *the sub-lease may be terminated upon ninety days' notice;
- *Lessee to arrange \$5,000.00 security for proper performance.

The Right of First Refusal:

In consideration of having carried out repairs to and replacement of the main docks, pilings and floats on the property, Harbour Park Developments Ltd. and the City are to grant Ardiem Industrial Corporation a right of first refusal concerning the management of any pleasurecraft marina and/or boat tour facilities which may be constructed on the sub-leased property. The noteworthy features of this agreement include:-

- *Ardiem's rights continue only until July 31, 1986;
- *the City is a party to this agreement;
- *Harbour Park Developments Ltd. can only assign its interest in the property under the lease from the National Harbours Board to the City and in such event all of the rights and obligations on the part of Harbour Park Developments and Ardiem devolve to the City as if the right of first refusal had been drawn between the City and Ardiem in the first instance;
- *the right of first refusal applies only in the event of construction and management or management of a development, but does not apply to construction only;
- *the right of first refusal does not apply in the event that the City, Harbour Park Developments Ltd., the Board of Parks and Recreation or any company controlled by them decides to carry out the construction and management or the management of the development;
- *Ardiem has the right of first refusal regardless of whether Harbour Park Developments Ltd. or the City lets the contract by way of a tender call or direct negotiation; and if Ardiem matches the favoured tender or private offer but the City or Harbour Park Developments then decides to change plans or delay the proposal, they are not obliged to conclude a contract with Ardiem but then Ardiem's right of first refusal remains alive; Ardiem's rights also revive if it has not matched the favoured tender or third party offer but then Harbour Park Developments or the City after a certain period fails to contract with the third party;
- *the right of first refusal is separate from the sub-lease; nevertheless, a breach of the sub-lease by Ardiem gives Harbour Park Developments the option to terminate the right of first refusal;
- *any development is subject to the approval of the National Harbours Board.

Manager's Report, October 15, 1976 (BUILDING - 10)

Clause #8 continued:

*if Ardiem exercises its right of first refusal, then Harbour Park Developments or the City shall provide continuous vehicular access to the area.

It is recommended that the sub-lease and right of first refusal be concluded by the City and Harbour Park Developments Ltd. as outlined in this report subject to the satisfaction of the Director of Finance and the Director of Legal Services, and in the case of the sub-lease, subject also to the approval of the National Harbours Board and subject also to whatever stipulations as may be lawfully imposed by the National Harbours Board in the granting of such approval."

The City Manager RECOMMENDS that the foregoing recommendation be approved.

FOR COUNCIL ACTION SEE PAGE(S) 212-3

A-6

MANAGER'S REPORT, October 15, 1976 (FIRE - 1)

FIRE AND TRAFFIC MATTERSRECOMMENDATION1. Installation of Seaboard Bus Shelters - Granville Mall

The City Engineer reports as follows:

"Background

In 1975, Seaboard Advertising submitted a proposal to the City to install nine bus shelters on Granville Mall. The proposal was outlined to the Standing Committee on Planning and Development in June 1975, in a joint report of the City Engineer, Director of Social Planning and Chief Constable. On August 26, 1975, Council approved the recommendation of the Standing Committee of Planning and Development,

"That Seaboard Advertising be permitted to install two prototype bus shelters on Granville Mall as originally recommended by the Standing Committee on Planning and Development on July 12, 1975".

Negotiations with Seaboard regarding cost-sharing, liability and maintenance were commenced shortly thereafter and finalized by an agreement dated March 15, 1976, between the City and Seaboard Advertising. The two prototype bus shelters were installed on the Mall in late March, 1976.

Present Position

The six-month trial period for the prototype bus shelters has now expired. To date, reaction to the Seaboard bus shelters on the part of transit patrons and the Granville Mall Association has been favourable. A recent survey in which users of the shelters were interviewed indicated the following:

1. Transit patrons were well satisfied with the appearance and serviceability of the bus shelters.
2. Benches in the shelters were a necessity
3. More than 80% of those interviewed were not opposed to the advertising.
4. Provision of bus route and schedule information was a high priority.

It should be noted that some of the people opposed to the advertising wished to see provision of public service information. This matter is discussed below.

Seaboard Advertising have now proposed that agreement be reached to proceed with installation of the additional seven bus shelters in accordance with their original proposal. Some minor variations from the agreement for the prototype installations have been suggested. The major points to be considered in evaluation of Seaboard's submission are as follows:

1. The capital cost of the additional seven bus shelters (including installation) would be shared on a 50/50 basis by Seaboard and the City. Seaboard has estimated the City's share to be approximately \$2,800 per shelter exclusive of electrical connection, bench and taxes.
2. Seaboard would guarantee the City use of four advertising panels for a period of 6 months per year and could make additional unsold space available if necessary. This advertising space would be used for the display of public service notices, festival and concert advertising, etc.

Continued on Page 2. . . .

Clause No. 1 Continued

- 3. Seaboard has contacted B.C.Hydro and City Engineering Department staff regarding incorporation of bus route and schedule information in the bus shelters and will attempt to make provision in the shelters for the benefit of transit patrons.

Discussion

Prior to approval of the prototype bus shelters, a financial analysis related to the feasibility of the proposal was carried out by City staff. Revenue and expenses based on information gathered from sources within the advertising industry were estimated and it was projected that Seaboard's profit would be in the range of 10%-15%. Based on information resulting from the trial period and revised expense estimates, it is anticipated that Seaboard's annual profit will likely be in the order of 15%. For nine bus shelters, Seaboard's profit could be expected to total approximately \$6,000 annually.

As proposed, the City would be expected to share in one-half the capital cost of the additional seven bus shelters in addition to the total cost of seven electrical connections and benches (this was the arrangement approved for the two prototype installations). Our experience to date has indicated that the electrical connections can cost up to \$1,000 each depending on location and the benches about \$600, and therefore, under the conditions proposed, the City would be paying significantly more than one-half the cost. Since Seaboard has advised that the capital cost of the shelters can be reduced from that of the prototypes due to production improvements, it would seem reasonable that they bear 50% of the total cost including electrical connections and benches. In fact, this total cost would be comparable to their share of the prototype shelters and is the cost used in establishing the expected return of 15%. If the City is entirely responsible for installation of the electrical connections and benches, Seaboard's return will exceed 17%. This matter has been discussed with Seaboard and they have agreed to share the total cost on a 50/50 basis.

In general, Seaboard's proposal for the bus shelters on Granville Mall is a reasonable proposal. The shelters provide a desirable service to transit patrons and are an appropriate item for the Granville Mall. The provision for public service notices and transit information is obviously of considerable benefit. The Granville Mall Association has been consulted and are strongly in favour of the additional bus shelters.

Recommendations

The City Engineer RECOMMENDS that:

- A. Seaboard Advertising be permitted to install seven additional Granville Mall bus shelters with the capital cost of construction, installation, electrical connection and bench to be shared on a 50/50 basis with the City. The City's share is estimated to be \$25,000. The Comptroller of Budgets concurs that these funds are available within the Granville Mall appropriations.
- B. The Director of Legal Services and City Engineer be authorized to enter into an agreement with Seaboard Advertising covering the nine bus shelters on Granville Mall for a period of ten years."

The City Manager RECOMMENDS approval of the foregoing recommendations of the City Engineer.

CONSIDERATION

2. Specifications for Tender Call for City of Vancouver Auto Towing Service

The following report has been received from the Director of Legal Services and the Director of Finance.

"The City will shortly be calling for tenders for the provision of the auto towing service. It is proposed to advertise notice to tenders on about the 20th of October, tenders to be received not later than November 12th and the results to be reported to Council on November 23rd.

One particular item requires prior Council consideration. Contracts for some time have required that the tenderers and therefore the towing company that wins the tender, must provide four storage places for vehicles and that the storage places must be confined to the area bounded on the South by Broadway, on the West by Burrard Street, on the North by Burrard Inlet and on the East by Clark Drive. Buster's Auto Towing Service Ltd., the present holder of the contract, only has one storage lot and therefore can be considered to be not meeting the terms of the contract.

If more than one lot is required then it may make it difficult for a towing service to tender or may increase the cost involved. It may also make it difficult for car owners to know where to go to reclaim their cars. Apparently, the present practice is for car owners to automatically go to the Keefer Street lot. However, the Police Department is of the opinion that a secondary impounding lot is necessary, South of False Creek in the vicinity of Broadway and Hemlock.

It is therefore submitted for Council CONSIDERATION -

Does Council wish to specify that the towing service that receives the contract must provide one, two, three or four storage places for vehicles."

The City Manager submits the above report of the Director of Legal Services and the Director of Finance for Council CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 2/3-4

Manager's Report, October 15, 1976 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Replacement of Property Tax Office Computer Terminals

The Director of Finance and the Manager of Computer Services report as follows.

"In conjunction with the implementation of the City's twice annual property tax billing system, City Council approved the rental of six video terminals and one keyboard-printer terminal for the computer inquiry and display of property tax operating data. In December, 1975, the City Manager approved the rental of an additional video terminal for Computer Services' use. The current cost of these terminals is \$1,878 per month, inclusive of maintenance and Provincial Sales Tax.

In an effort to control rising data processing costs, the Manager of Computer Services and his staff have been monitoring the computer equipment market for a more cost effective alternative to the City's present terminal equipment. In this regard, Honeywell Information Systems has recently announced a new product line of terminal equipment which is compatible to our needs and is less expensive to rent. Moreover, we believe that it would be to the City's advantage to upgrade (in the technological sense) to this new terminal system.

The resultant cost savings to the City would be as follows:

Monthly cost of present terminals	\$1,878
Monthly cost of new terminals (36 mo. agreement)	<u>1,502</u>
Net monthly saving	<u>\$ 376</u>

Assuming the new system is installed on May 1, 1977, the saving for the 1977 budget year would be \$3,008. This amount would be partly offset by the following approximate one-time costs:

Equipment transportation in and out	\$1,000
Equipment cabling and installation	<u>500</u>
Total	<u>\$1,500</u>

Savings over the remaining 28 months of the rental agreement would be \$10,528.

It is RECOMMENDED that subject to the approval of the contract by the Director of Legal Services, the City proceed to enter into a new three year rental agreement with Honeywell Information Systems for the required terminal replacement equipment at a reduced cost as indicated above. Necessary adjustments would be made in the 1977 Revenue Budget."

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

2. Library Staffing - Britannia Branch

The City Manager received the following report from the Director of the Vancouver Public Library:

"As Britannia Library completes its first full year of service (combined schools and public library complex), it becomes increasingly evident that the library has an opportunity to offer more complete and more effective service to the community than in the past. Community involvement, outreach projects, ethnic reading programs for varied ages and educational levels are not possible with the present librarian positions which consist of the following:

Permanent full-time (37½ hours per week)	Librarian-in-charge (pay grade 30)
Permanent full-time (35 hours per week)	Librarian II (pay grade 24)

The incumbent of the Librarian II spends a large portion of her time assisting the Branch Head in administrative and supervisory responsibilities, attending meetings and coordinating work routines rather than programming. I propose that a Librarian I position be established, and the total full-time librarian hours (110 hours per week) be utilized as follows:

	<u>HOURS PER WEEK</u>
Special Programs	7
Preschool Storytimes in Library	5
Preschool Storytimes Out of Library	5
Visits to Neighbouring Schools	3
Book drops	3
Desk coverage	69
Community meetings	6
Britannia V.P.L. meetings	<u>12</u>
	<u>110 "</u>

The Administrative Analyst has reviewed the foregoing report and notes that approval will bring the Public Library salary costs up to a level similar to those prevailing at other branch libraries. The salaries payable at mid-step to a Librarian I will be \$17,732 per year, including fringe benefits and an allowance of 7% for a 37½-hour week.

The Comptroller of Budgets advises that if the above recommendations are approved, the source of funds for 1976 will be Contingency Reserve.

The City Manager RECOMMENDS approval of the establishment of an additional Librarian I at the Britannia Branch Library.

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PROPERTY MATTERS

RECOMMENDATION

1. Tender for Lease - 1505 West 3rd Avenue

The Supervisor of Property and Insurance reports as follows:

"Under the authority of the Property Endowment Fund Board, Lots 21-24, Block 230, D.L. 526, known as 1505 West 3rd Avenue were advertised for lease in the local newspapers and tenders opened in public by the City Clerk on September 27, 1976.

Recommended that the bid received from Milner British Car Specialists Ltd., for \$13,860.00 per annum plus taxes for a five year period commencing October 1st, 1976 being the highest offer received and one favourable to the City, be accepted subject to the terms and conditions contained in the tender form (Appendix I) and to documentation satisfactory to the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

2. McLaren Electric Building, 1836 West 5th Avenue
Lease of portion of second floor

The Supervisor of Property and Insurance reports as follows:

"Ventra Travel Services Ltd. currently lease 870 square feet more or less on the second floor of the McLaren Electric Building, 1836 West 5th Avenue under the terms of a lease dated July 1, 1975 and expiring December 31, 1976.

Following negotiations, this lessee has agreed to a new lease incorporating the following terms and conditions:

Area to be leased will include present space plus the addition of Room #203 on the second floor (280 sq.ft.) This room is located down the hall from the present Ventra Travel Services office. However, it has no windows and no heating and has been difficult to rent, being vacant since February of this year.

Lease term to be 2½ years from January 1, 1977 with a right to renew for a further 2½ years.

Rent to be increased from \$356.50 per month to \$510.00 per month.

Lessee to have the exclusive use of three parking stalls.

City to be responsible for payment of heat and light.

All other terms and conditions to be the same as the previous lease dated July 1, 1975.

It is noted that the above rental space represents current economic rentals for comparable space in this area.

Recommended that the above space be leased to Ventra Travel Services Ltd. under the above terms and conditions with a lease drawn to the satisfaction of the Director of Legal Services and the Supervisor of Property and Insurance."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

Manager's Report, October 15, 1976 (PROPERTIES - 2)

3. Sale of Property - N/S E. Georgia between Jackson & Princess Avenues N/S Union between Princess & Heatley

The Supervisor of Property & Insurance reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the purchase of the following-described properties on September 7th, 1976 and were opened in public at 9:30 a.m. Monday, September 27, 1976.

Recommended that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each case the highest offer received.

A. Lot 30, Block 85, D.L. 196, Plan 196 Zoned RT-3
N/S East Georgia Street between Jackson and Princess Avenues

<u>Name</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>	<u>Conditions</u>
James Harker MEDILL & Lydia MEDILL	25' x 122'	\$27,600	City terms @ 11%	Lot below lane level - subject to bulkhead agreement

B. Lot 19, Block 91, D.L. 196, Plan 196 Zoned RT-3
N/S Union Street between Princess and Heatley Avenues

<u>Name</u>	<u>Approx. Size</u>	<u>Sale Price</u>	<u>Terms</u>	<u>Conditions</u>
Jack MA	25' x 122'	\$28,009	City Terms @ 11%	Lot above street and below lane levels. Subject to Bulkhead Agreement. "

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

4. Sale of residential lot situated south side of 71st Avenue, West of Ash Street

The Supervisor of Property & Insurance reports as follows:

"The following offer to purchase has been received by the Supervisor of Property & Insurance as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 32, except west 3.5 feet, block 3, D.L. 311, plan 3362. Situated: S/S of 71st Avenue west of Ash Street. Zoned RT-2

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>
Block Bros. Contractors Ltd.	46.5' x 107.5'	\$34,200.00	City Terms @ 11%

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and one favourable to the City, be accepted and approved under the terms and conditions set down by Council

Manager's Report, October 15, 1976 (PROPERTIES - 3)

5. Sale to the Vancouver Chinatown Housing Society.
 Situated: South side of Union Street between
 Campbell and Raymur Avenues

The Supervisor of Property & Insurance reports as follows:

"On July 29, 1975, City Council approved the sale of block 124, D.L. 181, and 2037, Plan 16060 to the Vancouver Chinatown Housing Society for development of Senior Citizen's Housing at a price of \$225,000.00. The date of sale was to be the date of issuance of the development permit or 120 days from Council approval, being November 26, 1975. Sale to be on terms of 10% down, which has been made and the balance in three equal installments of 6, 12 and 18 months after date of sale. Interest to be at the rate of 10%.

The Society have had considerable difficulty in resolving their financing arrangements with the senior levels of Government and consequently, City Council have extended the sale date three times, and it is presently established as September 30, 1976. As to the development permit requirement, it is ready to be issued.

The Provincial Department of Housing, through their agent Dunhill Development Corporation, has now applied to acquire this land for lease-back to the Vancouver Chinatown Housing Society for \$1.00 on the understanding that its ultimate use will be for a Senior Citizen's project. The Society find this arrangement most feasible and the Department of Housing have indicated they accept the same conditions of sale as approved for the Chinatown Housing Society, however, they prefer to pay cash. They anticipate approval from their Treasury Board and approval from C.M.H.C. of the final plans by the end of October, hence a short time extension will be required.

It is recommended that the resolution of July 29, 1975 approving the sale of this site to Vancouver Chinatown Lions Housing Society be rescinded and that the sale be approved to the Provincial Department of Housing for lease-back to the Chinatown Lions Housing Society for a Senior Citizens Project; that the date of sale be extended from September 30, 1976 to November 1, 1976 and the account be paid in cash within 14 days with any principal amount outstanding after that due at the current rate of 11%."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property & Insurance be approved.

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B

MANAGER'S REPORT

October 14, 1976

TO: City Manager (For Council)
SUBJECT: 4584 West 1st Avenue
CLASSIFICATION: INFORMATION

The Director of Permits and Licenses reports as requested by the City Manager that:

"On October 7, 1976, my Assistant Director received a number of telephone complaints from the neighbours near 4584 West 1st Avenue who contended that work was proceeding on the premises without proper authority.

An inspection showed that the complaints were valid and work was proceeding without the required Development or Building Permits. (These permits were invalidated by virtue of an appeal to and decision of the Board of Variance). The By-law requires that under such circumstances the work be stopped. The Director of Legal Services confirmed this opinion particularly in view of Council's past involvement in this situation.

On October 7, 1976, the Stop Work Card was posted on the premises. On October 12, 1976, another inspection found that work had proceeded over the long weekend and that the October 7th Stop Work Card had been removed in violation of By-law requirements, resulting in another Stop Work Card being posted.

A double registered letter was sent October 13, 1976, advising the owners and the contractor that the Stop Work Card had been posted and to suspend construction immediately. (A copy of the letters and Stop Work Cards are attached, as well as an earlier letter referring to the situation).

The Director of Legal Services has received a letter from the owner's solicitor advising that he takes the position that the Board of Variance order is invalid and that the previously issued permits are still valid and subsisting and that they therefore have a right to carry on the work."

The City Manager submits the report of the Director of Permits and Licenses for Council's INFORMATION.

DELEGATION REQUESTS THIS DAY:

Mr. J. Baker, Solicitor representing Mr. A. Pasparakis.

Mr. D. L. Rice, Solicitor representing Messrs. Clarke, Hardy, Tomsich and Grady.

FOR COUNCIL ACTION SEE PAGE(S) 210

DATE October 14, 1976

TO: Vancouver City Council
 SUBJECT: Extension of 41 Forty-First Bus Service from Joyce Loop to Burnaby via Kingsway
 CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"B. C. Hydro seeks council's approval for the extension of the 41 Forty-first bus service from Joyce Loop via Kingsway to the regional town centre and Nelson Street in Burnaby. The extension will provide a direct and continuous transit service from U.B.C. to Burnaby on Mondays through Saturdays. On Sundays and Holidays, 41 Forty-first service will assume present routing and terminate at Joyce Loop. B. C. Hydro proposes to implement the revised 41 Forty-first service on October 29, 1976.

Existing 41 Forty-first service

Presently, trolley-coach services operate on 41st Avenue between Camosun and Joyce Loop (this will remain unchanged), while diesel buses operate between U.B.C. and Joyce Loop via 41st Avenue. The proposed extension will only involve diesel buses going to Burnaby, plus improved frequency of service to U.B.C. This proposal will provide a combined diesel and trolley bus frequency on 41st Avenue between Camosun and Joyce Loop that is the same or better than those presently offered. The table below shows the proposed improvements:

TIME PERIOD	EXISTING FREQUENCIES (mins.)		PROPOSED FREQUENCIES (mins.)		
	Camosun to UBC (Diesel)	41st Ave. (Joyce to Camosun) (Trolley/Diesel)	Camosun to UBC (Diesel)	41st Ave. (Joyce to Camosun) (Trolley/Diesel)	Joyce Loop to Burnaby via Kingsway (Diesel)
(Mon - Sat)					
Rush hour	15	5	15	5	15
Daytime	30	7½	15	7½	15
Evenings	30	10	15	10	15
Nights	30	15	30	15	30
(Sun/holidays)					
Daytime	30	10	30	10	-
Evenings/Nights	30	15	30	15	-

The Engineering Department supports the proposed extension of the 41st Avenue service to Burnaby as it will improve transit service considerably in this part of the City. It will also provide local transit services, presently not available, to residents near Kingsway between Joyce Loop and Boundary, while at the same time providing the Kingsway corridor with a through service to UBC via 41st Avenue. This will reduce substantially the requirement for transfers at Kingsway and Joyce as there will be direct service between Vancouver and the new B.C. Telephone complex at Kingsway and Boundary, the Burnaby Metro town Centre and Simpson-Sears.

New Bus Stop locations on Kingsway

Your officials have had discussions with B.C. Hydro on the subject of new bus stop locations on Kingsway and concur that it would be appropriate to locate bus stops at the following locations (see attached plan):

- a) north side Kingsway at Lincoln
- b) north side Kingsway at Stamford
- c) north side Kingsway at Melbourne
- d) south side Kingsway at Lincoln.

Required Transit Operations, Joyce Loop

B. C. Hydro's proposal to improve transit frequency and also extend service to Burnaby means more bus movements in the Joyce Loop. It must be pointed out that the badly congested situation within Joyce Loop cannot accommodate additional bus activities without resulting in a complete breakdown at the Loop and causing back-ups into the streets as noted in our report to Council dated May 21, 1975. The transit adjustments outlined below have been carefully worked out to ensure optimum service to the public and are essential if transit service reliability is to be assured:

1. All services presently using the Joyce Loop will continue to do so, except for the through 27 Rupert service which will be relocated to make room for the westbound 41st extension. This will aid in 'streamlining' transit operation. The northbound 27 Rupert service can utilize the proposed new bus stop on the south side of 41st Avenue at Joyce Street for all its loading/unloading and transferring activities without causing hardships or disruption to the transit patrons and their travel patterns. The Engineering Department concurs with this view and also supports B.C. Hydro's additional bus stop request on the west side of Joyce Street south of Kingsway (see map) for the southbound 27 Rupert service. These two additional bus stops are essential towards general improvement of transit operation in the Joyce Loop and will maintain the existing ease of transfer movements for transit passengers.
2. Westbound 41 Forty-first diesel-bus service from Burnaby will enter Joyce Loop. In addition, all trolley-coaches will continue with the current procedure and terminate in the Loop. This arrangement will avoid any possibility of confusion for bus passengers, as all westbound 41 Forty-first buses will originate from within Joyce Loop.
3. Eastbound 41 Forty-first diesel-bus service bound for Burnaby will not enter Joyce Loop. To facilitate transferring activities, a bus stop on the south side of 41st Avenue at Joyce Street will be required, as per item 1.
4. In conjunction with the above, B.C. Hydro also proposes to terminate certain westbound 49 Forty-ninth services at Dunbar Loop. During the U.B.C. session, some trips will continue through to U.B.C. The greatly improved service along 41st Avenue to U.B.C. will significantly improve transferring connections with the many north-south bus routes within the City, thereby rendering the operation of some 49 Forty-ninth buses through to U.B.C. unnecessary.

Public Participation

A number of requests have been received for improved transit services in this area. The proposed new service will provide local transit service on Kingsway between Joyce and Boundary as requested by Nathan Davidowicz, and is required as soon as possible to improve service to the Burnaby town centre, the new B.C. Tel. building and U.B.C. Many concerns have been expressed about operating problems at Joyce Loop, which is now badly congested. The proposed changes will relieve the problem of buses blocking the sidewalk, and street, a source of complaints in the past.

Objections were raised last year to a proposal to rectify these problems by having certain buses not enter the Loop and this proposal was not implemented. Problems of transfers have now been carefully worked out with B.C. Hydro and discussed with Mrs. E. Nichols, Secretary of the Collingwood Centre for Elder Citizens, who is in agreement with these proposals. Your officials have discussed with B.C. Hydro the importance of public input to bus route changes and propose to continue and increase the process of public consultation that has been developed in the past several years.

The proposed new service will deal with a number of requests that have arisen in this process and should be implemented as soon as possible to meet these travel needs. However, two delegation requests have now been received objecting to the proposed 'reductions' in service on 41st and 49th Avenues from Killarney Champlain Citizens for Action and the Conference of Local Area Councils, and requesting that the changes be postponed pending development of an overall plan for the area. It must be pointed out in this regard that the 41st Avenue service is being greatly improved, not reduced, that 49th Avenue service will be unchanged in Vancouver, and that only U.B.C.-49th services will be reduced in order to improve the more popular U.B.C.-41st-Burnaby services.

Conclusion

The proposal to extend the 41 Forty-first service to Burnaby is viewed as a positive step towards improvement of transit services in Vancouver, and is in keeping with City policy of encouraging greater usage of public transit.

The extension, while providing direct services from Burnaby to U.B.C., will also provide local transit services presently not available on Kingsway between Joyce Loop and Boundary Road. Simpson-Sears, Burnaby Metrotown Centre and the new B.C. Telephone complex will also be serviced by this route.

RECOMMENDATIONS

Accordingly, the City Engineer RECOMMENDS that:

- A. The proposed 41 Forty-first transit route extension from Joyce Loop to Burnaby via Kingsway be approved.
- B. Bus stops be approved for the following locations:
 - i) north side Kingsway at Lincoln;
 - ii) north side Kingsway at Stamford;
 - iii) north side Kingsway at Melbourne;
 - iv) south side Kingsway at Lincoln;
 - v) south side 41st at Joyce;
 - vi) west side Joyce at Kingsway."

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

DELEGATION REQUESTS: Killarney Champlain Citizens for Action
Conference of Local Area Councils
Traffic and Transit Committee

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REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

September 30, 1976

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

PRESENT: Alderman Harcourt, Chairman
Alderman Bird
Alderman Boyce (except part of item #8)
Alderman Cowie
Alderman Rankin

CLERK: J. Thomas

The minutes of the meeting of September 2, 1976, were adopted.

INFORMATION:

1. 1168 East Hastings Street
Standards of Maintenance By-law

The Inspection Supervisor, Generalist Branch, Permits and Licenses Department, appeared before the Committee and submitted an oral report on the ownership of 1168 East Hastings Street. The building had changed hands and a Notice requiring the premises be brought up to standard under the Standards of Maintenance By-law had been re-issued to the new owner.

RESOLVED,

THAT the oral report relating to 1168 East Hastings Street be received for information and the Director of Permits and Licenses be instructed to submit a further status report in one month.

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

An oral report on the Wicklow Hotel was submitted by the Inspection Supervisor, Generalist Branch, Permits and Licenses Department, indicating no change in the status of the subject premises.

RESOLVED,

THAT the oral report relating to the Wicklow Hotel be received for information and the Director of Permits and Licenses be instructed to submit a further status report in one month.

RECOMMENDATIONS:

3. Status of Remaining Core Area Hotels to be Completed
Under Section 38 of Fire By-law No. 2193

The Committee had for consideration a Manager's Report dated August 30, 1976, (circulated) in which the Fire Chief reported on the status of remaining core area hotels which were in contravention of Section 38 of Fire By-law No. 2193.

The Fire Chief reported enforcement outside the core area had been temporarily halted pending Fire By-law amendments; however, thirty-eight (38) buildings had complied with the regulations and three (3) more were in progress.

Cont'd . . .

Report to Council
Standing Committee of Council
on Housing and Environment
September 30, 1976 2

Clause 3 Cont'd

Dealing with core area buildings, the Fire Chief reported of the three hundred and eighteen (318) buildings involved in the hotel upgrading program, only nineteen (19) were still outstanding.

The Chief Fire Warden reviewed the report with the Committee and further updated information relating to certain premises.

The Chief Fire Warden also reported on the status of Irwington Court, 775-79 Burrard Street and the Committee agreed, as the premises were on the very edge of the core area, it would be appropriate for the owner to be advised of her right to appeal under the new Fire By-law amendments.

He made particular reference to the Commercial Hotel (El Cid), 340 Cambie Street, and noted that while all the residential rooms had been closed for upgrading, the beer parlour was still operating. The Committee expressed concern about the situation and felt the rooms should be reopened within thirty days.

Following further discussion, it was

RECOMMENDED,

- A. THAT the operators of the Commercial Hotel (El Cid), 340 Cambie Street be issued with an Order to re-open residential rooms in the hotel within thirty days or they will be required to appear before Council to show cause why Council should not recommend to the Liquor Administration Branch that the hotel liquor license be cancelled.
- B. THAT the Manager's Report dated August 30, 1976, be received for information.

INFORMATION:

- 4. Fire Alarm Upgrading Order - 1765 West 8th Avenue

Mr. F. Berger, owner of 1765 West 8th Avenue, addressed the Committee and requested withdrawal of an Order of the Fire Chief, subsequently upheld by the Provincial Fire Marshal, requiring upgrading of the fire alarm system in the building. Mr. Berger submitted the two-storey building was occupied by only thirteen people; each suite had a fire alarm just outside the front door, and tenants had only three feet to eight feet to walk to one of the two totally enclosed staircases. He submitted the alarm system, when originally installed, had been approved under the fire regulations then existing. The building was slated for demolition and would have been sold some time ago but one of his elderly tenants, aged 92, had been promised she would never have to move.

The Chief Fire Warden advised the fire alarm system operated on a dry cell battery but present regulations required the system be hooked up to an AC/DC source.

Following discussion, it was

RESOLVED,

THAT appropriate city officials investigate the cost of fire alarm upgrading required at 1765 West 8th Avenue and report back to the Committee, and that Mr. Berger be invited to discuss the matter with the Committee again at that time.

(Alderman Bird opposed.)

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 Standing Committee of Council
 on Housing and Environment
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5. Fire By-law Enforcement and Renovation Costs

The Committee had for consideration an exchange of correspondence between the Chairman and Mr. John Brewin, Chairman of the Rent Review Commission relating to the equitable distribution of costs involved in upgrading buildings under the provisions of the Fire By-law.

After a brief discussion, it was

RESOLVED,

THAT a representative of the Rent Review Commission be invited to attend a meeting of the Committee to discuss the equitable distribution of Fire By-law enforcement and renovation costs.

6. Development of Elliott, Gladstone, and Shaughnessy Street Ends: Provincial Cost-Sharing Arrangement

The Committee had for consideration a Manager's Report dated September 16, 1976, wherein the Director of Planning reported on recent developments concerning the North Fraser Recreation Study action proposals and the proposed one-third Provincial funding for designated priority projects in 1976.

The Director of Planning, in the report, advised it was proposed the G.V.R.D. pass a by-law designating a North Fraser Regional Recreation Corridor encompassing proposed North Fraser Recreation projects located in Vancouver, Richmond, Burnaby, and other areas within the G.V.R.D. (including the development of street-end parks on Elliott, Gladstone, and/or Shaughnessy Streets) as part of an official park plan whereby the Province could contribute one-third of the cost of funding for priority projects approved by the North Fraser Recreation Policy Committee, the Province, and the Councils of the Municipalities affected.

Attached to the Manager's Report as Appendix I was a report of the North Fraser Recreation Technical Committee outlining the action proposals and development projects, the proposed Policy Committee requests to other governments and agencies, action proposals requiring further technical work, and a statement on the continuing role and mandate of the Technical Committee.

Prior to general discussion the Assistant City Engineer, Mr. R.C. Boyes, requested consideration be deferred to enable the Engineering Department to investigate and report back on implications of the report of which he felt the Committee should be aware.

Following discussion it was agreed consideration of the Manager's Report be deferred to the next meeting of the Committee and Alderman Cowie agreed to participate in any interdepartmental discussions that may be necessary.

7. Sound Transmission Control

At the request of the Chairman, consideration of this item was deferred until the next meeting of the Committee to enable the Assistant Director, Inspection and Enforcement Division, Department of Permits and Licenses, to be present.

* * * *

Alderman Boyce left the meeting during discussion of the following item and was not present when the vote was taken.

Report to Council
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RECOMMENDATION AND CONSIDERATION:

8. Charges for Garbage Collection for Strata Title Properties

At its meeting on July 29, 1976, after considering a brief submitted by the Strata Plan Owners Association of B.C. (on file in the City Clerk's Office), the Committee instructed the City Engineer consider and report back on points raised in the brief respecting garbage collection from condominiums. The Strata Plan Owners Association requested the city equalize its garbage fee policies and submitted the implementation on January 1, 1976, of a new policy with respect to garbage collection from condominiums/strata title dwellings was discriminatory and unjustified.

The brief requested:

- "(1) That this Housing Committee reconsider the entire policy of charging condominiums for garbage collection.
- (2) That the City of Vancouver institute a policy of selling the container units as well as renting them.
- (3) That condominiums be permitted two (2) free pickups per week to equalize the policy with respect to single family housing units.
- (4) That the "roll-out" charge be dropped."

Before the Committee for consideration was a Manager's Report dated September 15, 1976, (circulated) in which the City Engineer reviewed the background and basis for the present policy of garbage collection from strata title properties; discussed the main points contained in the Strata Plan Owners Association brief; and concluded there were no grounds for a change in present city policy.

Mr. Gerry Fanaken, President, Strata Plan Owners Association, addressed the Committee and submitted strata title property owners were taxed the same as residential homeowners and expected the same quality of service from the city. An equalization formula providing for two (2) free garbage pickups per week on a one can per suite basis would not discriminate against house owners, since one truck stopping for ten minutes twice a week, would take less time than one truck calling at 120 houses once a week.

Mr. R.C. Boyes, Deputy City Engineer, advised there were ninety-two (92) condominium/strata title buildings in the city with a total of 145 garbage containers; however, only eighteen (18) required more than one (1) pickup per week. Some buildings had storage problems because facilities for container storage were inadequate.

Following further discussion, it was

RECOMMENDED,

- A. THAT there be no change in Council policy respecting rental charges for garbage containers.
- B. THAT the City Engineer be instructed to further investigate and report back to the Committee on "roll-out" charges.
- C. THAT the Director of Planning be instructed to consider adequate provision for garbage container storage in all future multiple residency developments.

Report to Council
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on Housing and Environment
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Clause 8 Cont'd

A tie vote having ensued on the following motions these items are submitted for Council's CONSIDERATION:

D(i). THAT garbage pickups for strata title/condominium properties be permitted to a maximum of two (2) free pickups per week with additional funding to come from the following sources: administration from General Revenue, equipment costs from Capital Account.

OR

D(ii). THAT garbage pickups for strata title/condominium properties be restricted to one free pickup per week, of double quantity, if necessary, on the basis of saving energy and good management.

RECOMMENDATIONS:

9. City-Owned Vacant Lands - Non-Profit Rental Housing

The Committee had for consideration a Manager's Report dated September 27, 1976, (circulated) outlining the financial implications of developing rental housing on two (2) City-owned sites - Foster and Euclid and Second and Wallace, through C.M.H.C.'s social housing program and summarized the results of analysis as follows:

	<u>Foster/Euclid</u>	<u>2nd & Wallace</u>
Optimum Value	\$700,000	\$1,250,000
Optimum Zoning	RS-1	CD-1
Value at Proposed Use	\$225,000	\$ 473,000
Resulting Subsidization	\$475,000	\$ 777,000

The City Manager in his report advised on July 9th, 1976, City Council considered a report of the Director of Housing wherein he estimated the City's revenue from sales of City-owned properties to the Non-Profit Housing Corporation predicated upon an allowable land price of \$8,000 per unit. Coincidentally, the City Manager commented upon the subsidy involved at various unit values based upon tentative estimates of market value for each property. As was pointed out at that time, "it is impossible to confirm the exact degree of subsidy". Until the construction cost and apartment mix had been determined, it was not possible to compute C.M.H.C. approved project cost or derive the residual component available to cover land costs.

In considering social housing projects, C.M.H.C. are not prepared to approve those which exceed their AHOP limit of \$47,000 per 3-bedroom unit. (The limit is somewhat less for two and one bedroom units depending upon the floor areas as reported to Council on July 9th). The AHOP limit, therefore, established the maximum permissible total project cost. The Residual Land Value is derived by deducting the cost of construction, landscaping, architects, taxes and other carrying costs. Any costs related to the construction of underground parking must be deducted from the Residual Land Value. Since the anticipated cost of an underground parking stall is approximately \$4,000 this item will have a significant impact on the price which the developer can afford to pay to the City for the property, irrespective of whether the developer is a co-op or the Public Housing Corporation.

The report analyzed both sites, discussed operating costs, and rentals and the effect of Government High-Impact Grants, if the City-sponsored projects were operated by the Vancouver Public Housing Corporation. It was also noted the Penta and Dunbar Village Co-ops had been involved in discussions on various means of financing the

Report to Council
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Clause 9 Cont'd

purchase of the Second and Wallace site. It was the opinion of the co-op principals that only outright purchase of the property would be acceptable to the members; however, Council on December 3, 1974 established a policy of leasing land to co-ops on the basis of sixty-year terms with provisions for future escalation and re-evaluation.

Mr. J.A. McLean, Administrative Analyst, reviewed the report with the Committee and suggested a set of guidelines be established with respect to the makeup of co-ops approved for City subsidization. For instance, in the case of the Second and Wallace site, the subsidy would be in the region of \$11,000 per unit to a total of \$777,000. During discussion on this point it was the consensus that such a high degree of subsidization would not be acceptable.

Mr. M.A. Geller, Social Housing Program Manager for C.M.H.C. sought clarification on whether it was the intent of Council to come forward with proposals for the current year, or for 1977. The Chairman referred to action taken by Council on September 21, 1976, in approving five sites for development of family non-profit housing and advised it was intended the purchase be funded this year. Mr. Geller further questioned Council's intentions with respect to application for funding for family rental housing under Section 15.1 of the National Housing Act and it was agreed the Chairman should discuss the matter further with Mr. Geller and the Administrative Analyst.

During discussion reference was made to problems encountered by residents of the De Cosmos Co-op in Champlain Heights who were required to meet considerably increased payments as a result of rental reviews.

RECOMMENDED,

- A. THAT the Council reaffirm its policy of leasing City-owned vacant land to co-ops and non-profit housing groups.
- B. THAT in accordance with Council's policy, City-owned sites at Second and Wallace and Foster and Euclid not be sold for co-op non-profit housing, but leased with the intent of keeping the cost of the housing units within the ceiling imposed by the C.M.H.C. Assisted Home Ownership Program, i.e. approximately \$47,000 per unit.
- C. THAT the co-op groups involved in the development of the sites at Second and Wallace and Foster and Euclid discuss with appropriate City officials lease arrangements in terms of the leases presently operating in the False Creek development; and that Council reaffirm its commitment to the units remaining available for low and medium income families.
- D. THAT appropriate City officials be instructed to investigate and report back to the Committee on lease/rental arrangements respecting the De Cosmos Co-op development in Champlain Heights.
- E. THAT the Manager's Report dated September 27, 1976, be received for information.

The meeting adjourned at approximately 3:15 p.m.

* * * *

REPORT TO COUNCIL

II

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

September 30, 1976

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

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

COMMITTEE CLERK: H. Dickson

RECOMMENDATION1. Heather Civic Marina - Liveboards

The Committee had before it for consideration a Manager's report dated August 24, 1976 (copy circulated) in which the Director of Finance and the False Creek Development Consultant reported on facilities provided at the Heather Civic Marina for liveboard boats, the capital cost of providing these facilities, and the charges which should be levied to defray the costs of these facilities.

The report described the conditions to be included in the contract to be entered into by the Park Board and those who will moor liveboard boats at the marina.

A representative of the Director of Finance, in speaking to the report, explained that an additional charge of \$26.50 per berth per month is required to defray the City's additional costs of approximately \$50,000 for providing laundry and showers, sewage system, electrical system and conduit for telephones. This is in addition to moorage charges and an amount in lieu of license fee.

It was pointed out by a representative of the False Creek Development Group that the owners of liveboard houseboats will be required to do certain work to connect their vessels to the services.

In response to a question from the Committee as to why the vessels are to be regularly seagoing, the False Creek Development Group explained that the Official Development Plan for False Creek requires that anyone living on the water must do so in a seagoing vessel. Zoning for False Creek does not permit houseboats built on floats and a public hearing would be required to permit such houseboats.

It was also noted during discussion that 42 feet in length is the maximum size permitted for liveboard houseboats.

Following discussion it was

RECOMMENDED

- A. THAT the additional charges for liveboard berths to cover the additional cost be \$26.50 per berth per month subject to review and change as appropriate in the future, and that this charge be implemented when, in the opinion of the Development Consultant, the facilities are substantially complete.

Cont'd . . .

Clause #1 continued:

- B. THAT each liveaboard owner be charged a levy of up to \$5.00 per month to subsidize the False Creek Transit Service for a period not exceeding three years.
- C. THAT the moorage fee for liveaboard berths be paid monthly in advance and be 5% higher than the current pleasure boat moorage as a compensation factor for monthly payments rather than yearly payments.
- D. THAT the amount in lieu of the liveaboard license fee be paid in full in advance upon signing of the yearly contract.
- E. THAT the amount in lieu of the liveaboard license fee for the marina fiscal year April 1, 1976 through March 31, 1977 be
 - \$144. up to 21 feet.
 - \$168. from 21 feet to 30 feet.
 - \$204. from 30 feet to 39 feet.
 - \$252. over 39 feet.

charged in full in advance, pro-rated from the date upon which the liveaboard first berths in the marina through March 31, 1977.
- F. THAT the Liveaboard Moorage Rules and Regulations (appended to the attached Manager's report) be used to form the basis of the Contract between the Board of Parks and Recreation and the liveaboard owner.

INFORMATION

2. "Poser" and "Reser" Expenditures

The Committee had before it for consideration a Manager's report dated September 9, 1976 (copy circulated) in which the Director of Social Planning submitted an information report on his Departmental expenditures made from the Purchase of Outside Services (POSER) and his Research (RESER) accounts.

During consideration of this information the Committee queried expenditures incurred for the Brock House Society, a Language in Industry project, a Recreation Study in Gastown and the Downtown Area Housing Survey. The Director of Social Planning responded to the Committee's questions, explaining the purpose of the projects and the reasons they were undertaken, pointing out that some of the programs were done to provide information for other City Departments.

Following discussion it was

RESOLVED

THAT the Manager's report dated September 9, 1976 on "Poser" and "Reser" Expenditures be received.

Standing Committee of Council 3
on Finance and Administration
September 30, 1976

3. Format for Five-Year Plan Advertising Pamphlet

Vancouver City Council at its meeting on September 21, 1976 approved the wording of the revised copy of the information pamphlet for the Five-Year Plan which was circulated to Council at its September 21, 1976 meeting.

Public Relations Consultant Mr. Bud Elsie appeared before the Committee this date with a number of copies of the printed format of the pamphlet.

He explained that the pamphlet would use the same color schemes which will be used in other Five-Year Plan advertising and on the Five-Year Plan ballot.

The Committee examined the layout for the pamphlet and, following discussion it was

RESOLVED

THAT Mr. Bud Elsie be authorized to proceed with the printing of the pamphlet as proposed in the format presented the Committee this date.

(A "blue-line" copy of the layout for the Five-Year Plan Information Pamphlet is on file in the City Clerk's Office).

The meeting adjourned at approximately 2:00 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 217

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IV

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

October 7, 1976

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

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

ABSENT: Alderman Boyce

CLERK TO
COMMITTEE: M.L. Cross

INFORMATION:

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

Mr. D. Morgan, Director of Environmental Health, reported on the status of the renovation of the Royal Rooms, advising that the hot water pipes may have to be replaced in order to bring the water temperature up to the required standard. He stated he would report back in one month's time on this matter.

RESOLVED,

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

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

Mr. D. Morgan, Director of Environmental Health, reported on the status of the renovations of the Ohio Rooms, advising that the necessary plumbing work is completed, the carpentry work is almost complete, and the painting and plumbing is going to be done.

RESOLVED,

THAT the verbal report of the Director of Environmental Health be received.

3. Review of Joint City/G.V.R.D. Compact Housing
Program and Information Brochures

The Committee considered a report of the City Manager dated September 23, 1976, (on file in the City Clerk's Office) in which the Director of Planning reviews the City of Vancouver/G.V.R.D. program approved by Council on July 8, 1975, to sponsor a maximum of six innovative housing projects on sites of from one to five normal building lots in areas of the City in which there are local area planning programs.

The Selection Committee comprised of representatives of the Urban Design Group, Zoning Division and the Area Planning Division of the City Planning Department and a representative of the G.V.R.D. have reviewed several possible projects and given final approval to only one demonstration project constructed at the north-east corner of Trafalgar Street and West First Avenue.

Cont'd . . .

Report to Council
Standing Committee of Council
on Housing and Environment
October 7, 1976 2

Clause 3 Cont'd

One of the objectives of the compact housing program is to publicize demonstration projects in co-operation with the builder (private builder/developer or non-profit housing corporations) through Information Brochures and by holding open houses. The purpose of the Information Brochure is to provide interested individuals and organizations with information describing and evaluating good examples of compact housing at various densities that have been completed in recent years. The program is seen to occur in three steps:

- 1) The development of a standard procedure for producing Information Brochures on compact housing which can be used by all Municipalities to produce evaluations of recent housing developments that can be of use to all Municipalities in the region.
- 2) To develop some prototype Information Brochures.
- 3) To encourage all Municipalities to produce, in standardized format Information Brochures about developments in their own Municipality which can be sent to other Municipalities for their information. Such Brochures would also become available to all interested people in the City.

The brochure is currently being produced for the development at Trafalgar Street and West First Avenue. It is anticipated that two or three brochures could be produced each year. With respect to continued involvement in the compact housing program the report states:

"The Programme was intended to sponsor five proposals which would have received sponsorship as demonstration projects by the end of 1975 in order that the projects could be built and occupied during 1976. In reviewing the Programme, the Directors of Planning for the Greater Vancouver Regional District and the City of Vancouver and the Selection Committee have found the results to be less than anticipated. Given this past level of performance and in consideration of the limited time frame of the Greater Vancouver Regional District Compact Housing Programme (originally planned to be phased out during 1977), it has been agreed by the Directors of Planning for the Greater Vancouver Regional District and the City of Vancouver that our co-operative efforts in housing would be better directed toward other activities."

The Committee

RESOLVED,

THAT the report of the City Manager dated September 23, 1976, be received.

RECOMMENDATION:

4. Sound Transmission Control

The Committee had before it correspondence dated April 21, 1976, from the City Manager to Mr. R. Hebert, Assistant Director, Inspection and Enforcement Division, Department of Permits and Licenses, (copy on file in the City Clerk's Office) requesting him to provide information as to the adequacy of the National Building Code with respect to the noise problems in frame buildings.

By memo dated April 27, 1976, to the Mayor (copy on file in the City Clerk's Office) Mr. Hebert advised that most of the complaints made were resolved by pointing out the limitations of noise control in the National Building Code, which is also the City By-law. One solution to the problem could be to add restrictions on the use of penetrations through the sound barrier, such as electrical outlets,

Report to Council
Standing Committee of Council
on Housing and Environment
October 7, 1976 3

Clause 4 Cont'd

and plumbing and heating services and being more explicit about the requirements for possible leaks around peripheral boundaries of the partition walls.

Mr. Hebert advised that he had written to the Secretary of the Associate Committee on the National Building Code advising that local acoustical consultants have stated there are deficiencies in Section 9.11 of the Code with respect to noise transmission control ratings. Lower noise transmission control ratings are found due to bad jointing at the floor line of wall assemblies as well as wall to wall and wall to ceiling or slab above jointing. Joints should be caulked or sealed. The code does not cover this.

In answer to a question as to what can be done until the new Code is written, Mr. Hebert stated that Council could instruct the inspectors to pay more attention to the joints between floors and walls, etc.

After discussion the Committee

RECOMMENDED,

THAT the Director of Permits and Licenses instruct his inspectors to pay particular attention to sound-proofing problems around joints and penetrations such as electrical outlets and plumbing and heating services.

5. Development of Elliott, Gladstone and Shaughnessy Street Ends: Provincial Cost Sharing Arrangement

On September 30, 1976, the Committee considered a report of the City Manager dated September 16, 1976, (copy circulated) in which the Director of Planning reported on recent developments concerning the North Fraser Recreation Study and the proposed one-third Provincial funding for designated priority areas for 1976. At the request of the Deputy City Engineer this report was deferred for one week to enable the City Engineer to report on certain implications of the report.

Also before the Committee was a report of the City Manager dated October 5, 1976, (copy circulated) in which the City Engineer expresses his concerns that the Planning Department report contains a recommendation that the Regional District prepare an official Regional Park Designation By-law for the North Fraser Recreation Corridor, but does not take into account the transportation problems which exist in the area.

Mr. R. Youngberg, Associate Director, Area Planning Division, advised that the Provincial Minister of Recreation and Tourist Industry stated that one-third Provincial funding for designated priority projects in 1976 could be provided if there was a G.V.R.D. Regional Park Plan By-law designating a North Fraser Recreation Corridor, encompassing the proposed North Fraser Recreation projects as part of an official park plan. On August 24, 1976, the North Fraser River Policy Committee resolved that endorsement of this funding proposal should be obtained from Municipal Councils.

In the City Manager's Report dated September 16, 1976, the Director of Planning recommended:

"That Council authorize the Greater Vancouver Regional District to prepare an official Regional Park Designation By-law (according to the above comments and stipulations) under Section 18 of the Regional Park Act, entitled

Report to Council
Standing Committee of Council
on Housing and Environment
October 7, 1976 4

Clause 5 Cont'd

'Official Park Plan for the North Fraser Recreation Corridor' which shall identify the limits of the Corridor and the first priority projects to be carried out by the participating Municipalities."

Mr. R. Boyes, Deputy City Engineer, stated that the Engineering Department's main concern was the lack of reference in the Corridor proposal to transportation to service the industrial area east of Angus Drive. The only relief for traffic along South-East Marine Drive would be to utilize North and South Kent Avenues.

The Chairman pointed out that the matter of utilizing North and South Kent Avenues as an east/west arterial is to be discussed at a future public meeting of the Standing Committee on Planning and Development in the area. The street ends can still be developed if it is decided at that time that North and South Kent Avenues are to become an east/west couplet. Mr. Youngberg submitted the following recommendation which had been revised after discussions with the City Engineer:

"That Council authorize the Greater Vancouver Regional District to prepare an official Regional Park Designation By-law (according to the above comments and stipulations) under Section 18 of the Regional Park Act, entitled 'Official Park Plan for the North Fraser Recreation Corridor' which shall identify the limits of the multiple-use Corridor and the first priority projects to be carried out by the participating Municipalities. It is noted that this by-law will not alienate the existing and future industrial development east of Angus Drive and it is the intention that industry is to be retained in the Corridor. In addition, the necessary transportation system in this Corridor to service this area must be preserved through clear statements to this effect to the G.V.R.D. This does not mean a continuous N. & S. Kent couplet as an E - W arterial which is an item still to be determined by City Council."

The Chairman noted that the revised recommendation spelled out that:

- a) The G.V.R.D. should prepare an official Regional Park Designation By-law - this would enable one-third Provincial funding of the designated priority projects.
- b) The By-law will not alienate the existing and future industry.
- c) Statements would be made to the G.V.R.D. indicating there should be a transportation system in the Corridor to serve the area.

He felt that this should take care of the concerns of the City Engineer.

The Committee

RECOMMENDED,

- A. THAT the G.V.R.D. be requested to prepare an official Regional Park Designation By-law entitled "Official Park Plan for the North Fraser Recreation Corridor" under Section 18 of the Regional Park Act, according to the comments and stipulations contained in the report of the City Manager dated September 16, 1976, which shall identify the limits of the multi-use Corridor and the first priority projects to be carried out by the participating Municipalities.

Report to Council
Standing Committee of Council
on Housing and Environment
October 7, 1976

5

Clause 5 Cont'd

- B. THAT the G.V.R.D. be advised it is not the intention of the proposed By-law to alienate the existing and future industrial development east of Angus Drive; it is the intention that industry is to be retained in this Corridor.
- C. THAT the G.V.R.D. be advised the necessary transportation system in this Corridor to service the area must be preserved; not necessarily meaning that there will be continuous North and South Kent Avenues as an east/west arterial to South-East Marine Drive.

The meeting adjourned at approximate 2:05 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 218

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REPORT TO COUNCIL



STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

October 7, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, October 7, 1976 at approximately 1:30 p.m.

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

COMMITTEE CLERK: G. Barden

INFORMATION

1. Advertising for the Five-Year Plan

Mr. Wm. Earle, Account Executive, Intercorp Marketing Ltd., presented advertising proposals for radio and newspapers on the Five-Year Plan.

The Committee and staff members reviewed the proposals with Mr. Earle and suggested changes in the wording to be incorporated by the advertising consultants. It was noted that there was no proposal for a radio tape on the NIP portion of the Five-Year Plan. The Committee agreed that one should be included, and the wording be presented to the Chairman and Alderman Marzari for approval.

Mr. Earle stated that their final advertising budget is being prepared and will be circulated to Members of Council.

The Committee instructed Mr. Earle to have the wording of all the advertising proposals approved by the Director of Legal Services.

2. Five-Year Plan - Information Meetings

The Committee had for consideration a Manager's report dated October 4, 1976 (copy circulated) advising that a request had been received from the West End Community Association to have City staff members from various Departments involved in the Five-Year Plan attend a public meeting to explain different segments of the Plan.

The Committee agreed that as many elected officials as possible should attend information meetings and the Park Board was requested to draw up a list of meetings that have been arranged by the Community Associations and submit the list to the City Clerk's Office for distribution to Members of Council and the City Manager. The City Manager agreed to designate the appropriate officials to attend each meeting and the City Clerk's Office was requested to ensure that at least one Alderman would attend each meeting.

Cont'd . . .

Standing Committee of Council 2
on Finance and Administration
October 7, 1976

Clause #2 continued:

It was noted that no staff would be available to speak on the Housing Section as this involves yet to be articulated Council policy. The Committee agreed that elected officials should speak on any questions raised on the Housing Section of the Five-Year Plan at the information meetings.

3. Britannia Centre Society - Personnel Policies and Practices

The Committee had for consideration a Manager's report dated October 1, 1976 outlining the background of the Master Agreement between the City of Vancouver and the Board of School Trustees and the Britannia Community Services Centre Society, and the matters in dispute as follows:

- a. vacation entitlement
- b. employee benefits
- c. salary increments
- d. sick leave.

The Britannia Community Services Centre Society circulated a report dated October 6, 1976 at the meeting.

The Chairman suggested that the matter be deferred so that he could meet with Members of the Society and City officials to endeavour to settle the matter satisfactorily and report back to the Committee.

Following further discussion it was

RESOLVED

THAT the matter be deferred pending a meeting between the Chairman of the Finance Committee, the Society, and City officials.

The meeting adjourned at approximately 3:30 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 2/8

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REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VI

OCTOBER 7, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, October 7, 1976, in Committee Room No. 1, Third Floor, City Hall, at approximately 3:30 P.M.

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

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 2423 Nanaimo Street

The Committee had before it for consideration a Manager's Report dated September 24, 1976 (copy circulated) on the application of Mr. A. Dikaios for Development Permit Application No. 75185 to use a portion of the existing building at 2423 Nanaimo Street as a cocktail lounge in conjunction with a restaurant.

During consideration, the applicant explained to the Committee he is expanding his business and the cocktail lounge will be located in the additional space.

Following consideration, it was

RECOMMENDED

THAT the application of Mr. A. Dikaios for Development Permit Application No. 75185, to use a portion of the building at 2423 Nanaimo Street as a cocktail lounge in conjunction with a restaurant, be approved.

2. Liquor Permit Application - 791 West Georgia Street

The Committee had before it for consideration a Manager's Report dated September 21, 1976 (copy circulated) on the application of Mr. D. Schwetz of Four Seasons Hotel for Development Permit Application No. 75107 to use a portion of the existing hotel/retail complex (Dunsmuir Street level) as a cabaret.

The applicant and a representative of the Planning Department appeared before the Committee on this matter and following brief discussion, it was

RECOMMENDED

THAT the application of Mr. D. Schwetz of Four Seasons Hotel for Development Permit Application No. 75107, to use a portion of the existing hotel/retail complex at 791 West Georgia Street (Dunsmuir Street level) as a cabaret, be approved.

3. Liquor Permit Application - 3484 Kingsway

The Community Services Committee, at its meeting on August 25, 1976, deferred consideration on a Liquor Permit Application for 3484 Kingsway pending receipt of further information.

The Committee had before it for consideration a Manager's Report dated September 30, 1976 (copy circulated) on Development Permit Application No. 74714 applied for by Mr. M. Petersen of Paxton Associates Ltd.

The applicant and a representative of the Planning Department appeared before the Committee on this matter and during discussion, it was noted that a Development Permit Application has been applied for for a 176-unit senior citizens home approximately one-half block away but this permit has not yet been issued.

The application before the Committee was to alter and use an existing banquet hall on the main floor of 3484 Kingsway as a cabaret.

The applicant advised the Committee that the area in question has been operating as a cabaret with a temporary license since June 1st and there has been no complaints.

During consideration, it was noted that there is an alley, a buffer of trees and a parking lot between the premises and any residential buildings.

Following consideration, it was

RECOMMENDED

THAT the application of Mr. M. Petersen of Paxton Associates Ltd. for Development Permit Application No. 74714, to alter and use the existing banquet hall on the main floor of 3484 Kingsway as a cabaret, be approved.

INFORMATION

4. Juvenile Detention Facilities - Meeting with Representative of Attorney-General's Department

Vancouver City Council, at its meeting on February 24, 1976 when considering the attached clause from the Community Services Committee report dated February 5, 1976, passed the following motion:

"THAT Council endorse the use of Willingdon School as a remand and assessment centre for juveniles;

FURTHER THAT the Community Services Committee be appointed by Council to meet with the Attorney-General in Victoria to outline the Vancouver Family Court Committee's concerns over Family and Juvenile Courts and urge an upgrading of facilities and methods of operation, including a recommendation that Family and Juvenile Court Judges, prosecutors and administrators be independent of the Criminal Division and be assigned to Family and Juvenile court work for a period of at least one year."

Clause No. 4 Continued

A meeting with the Attorney-General could not be arranged earlier in the year. However, the Executive Director, Community Services, of the Corrections Branch of the Department of the Attorney-General, was scheduled to appear before the Committee this date. He was unable to attend but the Assistant Executive Director, Mr. O. E. Hollands, appeared for him. Also appearing before the Committee was the Chairman of the Vancouver Family Court Committee, Mr. T. Mears, and a member of his Committee.

During discussion, it was pointed out that the concerns brought before the Community Services Committee at its meeting on February 24, 1976 by the Family Court Committee, still exist.

The Chairman of the Family Court Committee stated there are problems in that there is no night time probation service, that prosecutors and judges in Juvenile Court are not permanent, and that the actual physical facilities in the Juvenile Court on Yale Street are very poor, in particular, the holding facilities.

During consideration of this matter, it was generally agreed that the Family Court facilities are in extreme need of upgrading.

The Committee noted that the Provincial Government is spending from \$25-Million to \$30-Million on adult court facilities in the downtown area, and following further discussion, it was felt that the concerns of the Family Court Committee regarding Juvenile Court could only be resolved through a meeting with the Attorney-General himself rather than senior staff members of his department, and it was

RESOLVED

THAT the Community Services Committee again seek a meeting with the Attorney-General to discuss the concerns of the Vancouver Family Court Committee on problems at the Family and Juvenile Courts; that the Family Court Committee be present at such a meeting; that Juvenile Court Chief Judge Brahan be invited to attend; and that, if possible, the meeting include a tour of the Juvenile Court on Yale Street.

5. Discrimination Against Families with Children in the Rental Housing Market

The Community Services Committee, at its meeting on March 18, 1976 after considering a brief submitted by Mr. J. Vance, Sociologist, on the topic of discrimination against families with children and the aged in securing rental housing, referred the brief to the Director of Social Planning for study and a report to the Community Services Committee on how the City can prevent discrimination against the aged and families with children seeking residential accommodation.

The Committee had before it for consideration a Manager's Report dated September 16, 1976 (copy circulated) in which the Director of Social Planning reported on this matter.

Clause No. 5 Continued

However, since receipt of the Manager's Report, City Council approved a motion at its meeting on October 5, 1976 that the City seek a Charter Amendment to allow enactment of the following:

"Occupancy of housing accommodation by adults and children is deemed an appropriate use where such housing was on the 1st day of January, 1975, or subsequent to that day, shared by at least one adult and one or more children,

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

A representative of the Director of Social Planning and the City's Director of Legal Services appeared before the Committee on this matter. Mr. J. Vance, who submitted the original brief in March of this year, was also present.

There was some general discussion on this matter and it was pointed out by the Director of Legal Services that the City would first have to acquire the right, through an amendment to the City Charter, to pass a by-law aimed at discouraging discrimination against families with children and that once the Charter Amendment has been approved by the Provincial Government, the City's Legal Services Department would then prepare a by-law.

Following discussion, it was

RESOLVED

THAT the Manager's Report dated September 16, 1976 on discrimination against families with children in the rental housing market be received.

RECOMMENDATION

6. Civic Grant Request - Canadian Scientific Pollution & Environmental Control Society (SPEC)

The Committee had before it for consideration a Manager's Report dated September 22, 1976 (copy circulated) in which the Director of Social Planning recommended that the application of the Canadian Scientific Pollution and Environmental Control Society (SPEC) for \$3000.00 for two months operating funds be approved.

A representative of the Social Planning Department and Mr. G. Gallon, Executive Director of SPEC, appeared before the Committee on this matter.

During discussion, Mr. Gallon told the Committee that SPEC has been operating since 1969 on a variety of special grants and that the application for \$3000.00 is for a "bare bones" operation for October and November.

Following discussion, it was

RECOMMENDED

THAT Council approve a grant of \$3000.00 to the Canadian Scientific Pollution & Environmental Control Society (SPEC) to cover part-time salaries and operating expenses for the months of October and November 1976;

Clause No. 6 Continued

FURTHER THAT the City support the application of SPEC to the Provincial Government for funding.

INFORMATION

7. V.O.N. Rehabilitation Therapists

Vancouver City Council, at its meeting of September 28, 1976 approved recommendations 'A' and 'B' of the City Manager contained in his report dated September 24, 1976 (copy circulated) on the integration of the Victorian Order of Nurses Service.

The Committee had before it for consideration this date a letter dated September 24, 1976 from Ms. L. Beacham on behalf of V.O.N. Therapists (copy circulated) which outlined a number of concerns therapists have regarding the take-over of the V.O.N. Service. The therapy workers presented to the Committee this date a further letter which outlined in more detail their concerns.

A representative of the Medical Health Officer, the Director of Personnel Services, the Business Manager of the V.M.R.E.U. and representatives of the therapy staff of the V.O.N. appeared before the Committee.

There was brief discussion on the concerns of the therapy workers and the Committee pointed out that it does not wish to interfere with Union-Personnel matters but that those present before the Committee this day should discuss among themselves the matters raised by the therapy workers.

Following discussion, it was

RESOLVED

THAT the Community Services Committee adjourn to allow the representative of the Medical Health Officer, the Director of Personnel Services and the Business Manager of the V.M.R.E.U. to discuss the concerns of the V.O.N. therapy staff.

The meeting adjourned at approximately 4:55 P.M.

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REPORT TO COUNCIL

VEHICLES FOR HIRE BOARD

October 7, 1976

A meeting of the Vehicles for Hire Board was held on Thursday, October 7, 1976, at approximately 9:30 a.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman H. Rankin, Chairman
Mr. L.E. Ryan, City Manager
Mr. C. Fleming, Director of Legal Services
Dr. H. Bryson, Director of Permits
and Licenses
Inspector J.S. Robertson, Vancouver
Police Department

ALSO
PRESENT: Mr. K.D. Armstrong, City License Inspector
Constable W. Davies, Vancouver
Police Department

CLERK: J. Thomas

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

INFORMATION:

- 1. Greater Vancouver Driver Training Association:
License Application

The Board had for consideration a Manager's Report dated September 8, 1976, in which the Director of Permits and Licenses reported on an application by the Greater Vancouver Driver Training Association for one additional license for a driving instruction cab.

The Director of Permits and Licenses reported as follows:

" The Greater Vancouver Driver Training Association was licensed in 1975 with one Driving Instruction Cab. The premises for the school at #3 - 8431 Granville Street were approved prior to the license being issued. The school has since been moved across the hall to #1 - 8431 Granville Street without notifying the License Office and the premises have not been approved as the accommodation in Suite #1 is shared with another organization, The Southside Mirror.

Suite No. 1 consists of four small offices off a large (12' x 18') entrance area. The driving school has two offices (not attached) and Mr. Jardine advises the entrance area could be used for classroom instruction, although this service is not offered.

In a report to the Vehicle for Hire Board dated March 18, 1976, the following was reported:

'Section 28 (3) of The Vehicle For Hire Bylaw states that a driving school must have an office and waiting room accommodation for pupils to the satisfaction of the License Inspector.

Each premises is inspected to ensure there is adequate unshared office and waiting room space and in addition we have been requiring washroom facilities for both male and female pupils. We have been successful in persuading applicants to provide a classroom in order to upgrade the type of driver training being offered, although this is not a bylaw requirement.'

Since the accommodation now being used by the Greater Vancouver Driver Training Association does not meet the above requirements, the requested additional license has not been issued and the application is submitted to the Board for CONSIDERATION."

Clause 1 Cont'd

Mr. Hartley Jardine, appeared before the Board on behalf of the Greater Vancouver Driver Training Association and submitted the regulation concerning classroom accommodation was not a requirement of the Vehicles for Hire By-law but a policy applied at the discretion of the Director of Permits and Licenses. Classroom space was not required by the Association as students were given in-car instruction combining theoretical and practical training under actual traffic conditions. In the suite of offices shared with one other tenant, the Association had three rooms, two used as offices and one which served as a waiting room despite the fact the Association offered free pickup service for students at home, place of employment, or school, and therefore had no use for a waiting room.

Following discussion, it was

RESOLVED,

THAT the application by the Greater Vancouver Driver Training Association for an additional license for a driving instruction cab be not approved.

RECOMMENDATIONS:

- 2. Van-City Driving Schools:
Request to Re-Instate Section 28 (1) (d) Vehicles
for Hire By-law

At its meeting on April 14, 1976, after considering a request from the Van-City Driving Schools to re-institute Section 28 (1) (d) of the Vehicles for Hire By-law, the Board resolved,

"THAT the Manager's Report dated 18th of March, 1976 be referred to the Director of Legal Services for re-examination of the proposal to re-institute Section 28 (1) (d) of the Vehicles for Hire By-law and report back to the Board."

In a Manager's Report dated September 21, 1976, (circulated) the Director of Permits and Licenses reported the original section had been repealed in May 1970, however, the Director of Legal Services had recently reviewed the matter and now advised as follows:

"At the time this was repealed it was felt that as there was some reference to seat belts being required for any passengers then the subject matter of passengers could be said to have been covered under the Motor Vehicle Act Regulations.

Since that time we have had two or three of our by-laws challenged on the grounds that they overlap with Provincial legislation and regulations and we have successfully defended them. In view of this more liberal construction I am not today so sure that we cannot re-instate 28 (1) (d)."

The Director of Permits and Licenses outlined the reasons put forward by the Van-City Driving Schools to support the argument for the re-institution of the section and pointed out the student paid for the exclusive use of the vehicle for the purpose of learning how to drive and should not be required to share the vehicle and act as a taxi service. Further, it would be logical to expect that if other students were carried as passengers, there would be some interference which would have some effect on the student's ability to concentrate.

Clause 2 Cont'd

Following discussion, it was

RECOMMENDED,

- A. THAT Section 28 (1) (d) of the Vehicles for Hire By-law be re-instituted, as amended, to read as follows:

"Every driving school cab shall, while in use, be occupied only by the instructor and the pupil, except that in the case of a student from any high school or other group or organization receiving instruction, three additional students from that school, group or organization may be passengers in the cab."

- B. THAT the Director of Legal Services be instructed to bring forward the appropriate amending By-law.

INFORMATION:

3. Communication: Vancouver Parking Association

The Board considered a communication from Mr. D.C. Clough, President, Vancouver Parking Association, dated September 17, 1976, (on file in the City Clerk's Office) advising of the formation of the Association and requesting the Board refer to the Association for appropriate action any complaints involving members or other representatives of the parking industry.

Mr. Clough also advised the Association had rejected the towing rates set out in the schedule considered by the Board at its meeting of August 26, 1976. Instead, the Association had approved a maximum rate of \$20.00 per tow, being \$17.00 plus \$3.00 storage. It was the intention of the Association to adjust this rate to parallel the City's rate for towing of By-law impoundments.

RESOLVED,

THAT the communication of the Vancouver Parking Association dated September 17, 1976, be received with thanks.

The meeting adjourned at approximately 10:00 a.m.

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FOR COUNCIL ACTION SEE PAGE(S) 219