

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 21, 1975, in the Council Chamber, commencing at 2:00 p.m.

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

CLERK TO THE COUNCIL: D.H. Little.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

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

ADOPTION OF MINUTES

MOVED by Ald. Bird

SECONDED by Ald. Sweeney

THAT the Minutes of the Regular Council Meeting of October 7, 1975, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

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

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS AND DELEGATIONS

Flanders Installations Ltd.,
1807 Burrard Street.

Council, on August 26, 1975, deferred consideration of a report from the City Manager, dated August 22, 1975, regarding the property at 1807 Burrard Street, pending the hearing of a delegation from the Counsel for Flanders Installations Ltd.,

Mr. R. Anderegg, representing Flanders Installations Ltd., addressed the Council and reviewed the sequence of events that had taken place and urged that Council proceed with the expropriation proceedings to acquire the subject property and compensate the Company.

Mr. Hamilton, an architect for the company, gave details of the new premises purchased by Flanders Installations Ltd., at 645 West 8th Avenue, and explained certain zoning problems involving the block bounded by 7th and 8th Avenues, Heather and Ash Streets.

UNFINISHED BUSINESS & DELEGATIONS (Cont'd)

Flanders Installations Ltd.,
1807 Burrard Street. (Cont'd)

MOVED by Ald. Harcourt

THAT the report of the City Manager dated August 22, 1975, re the property at 1807 Burrard Street, be received for information pending a report being submitted soon by the City Engineer regarding the widening of Burrard Street;

FURTHER THAT the submission by Mr. Hamilton be referred to the Planning and Development Committee for consideration and report;

AND FURTHER THAT when the foregoing reports are submitted, the Council, 'In Camera', discuss the legal ramifications.

- CARRIED UNANIMOUSLY

Penticton Plaza -
Co-operative Housing.

Council, on September 30, 1975, when considering a letter from the United Housing Foundation, agreed to hear a delegation on the matter of Co-operative Housing - Penticton Plaza. Council was advised that a further letter has been received from the organization withdrawing its delegation request at this time.

Demolition Controls.

Discussion of this matter was deferred, pending the hearing of several delegations later this day.

COMMUNICATIONS OR PETITIONS

Request that the City Co-host a
Reception for the U.N. Conference
on June 1, 1976.

Council noted the following letter submitted by the Provincial Secretary, under date of October 6, 1975:

" Reference is made to earlier correspondence between us with respect to Provincial Government participation in the cultural programmes associated with the United Nations Conference on Human Settlement scheduled to be held in Vancouver in May/June of 1976.

The Cultural Programme for Habitat '76 as forwarded under cover of your letter dated May 29 and as amended as a result of a Tri-Level meeting on July 8 is agreed and the Provincial Government is prepared to commit and grant \$100,000 as its share towards this programme. A condition being imposed is that the grant will be paid in two instalments subsequent to receiving written confirmation that the Federal Government has approved a grant of \$228,000 as its share of the overall cost of the cultural programme.

COMMUNICATIONS OR PETITIONS (Cont'd)

Request that the City Co-host a
Reception for the U.N. Conference
on June 1, 1976. (Cont'd)

At a Tri-Level meeting on August 14 in the office of the Deputy Provincial Secretary in Victoria it was suggested that the Province of British Columbia and the City of Vancouver co-host a Reception for Delegates to the U.N. Conference and their Spouses on June 1. This suggestion is acceptable and the Province is prepared to commit \$7,500 as its share of the total estimated cost of \$15,000. This amount will be committed subsequent to receiving written confirmation that the City of Vancouver has approved a similar amount.

Thank you for your co-operation. "

MOVED by Ald. Kennedy
THAT this matter be referred to the Special Committee re U.N. Conference, for consideration and report.

- CARRIED UNANIMOUSLY

Proposed Expansion at Vancouver
International Airport

MOVED by Ald. Bird
THAT the delegation request from the Community Forum on Airport Development to make a presentation with regard to the proposed expansion at Vancouver International Airport, be granted.

- CARRIED UNANIMOUSLY

Outdoor Burning

Council noted a letter from the Mayor under date of October 16, 1975, in which the Mayor recommended that By-law No. 2193 be amended so that no burning days be permitted in the City of Vancouver.

After due consideration it was agreed that the Fire By-law not be amended, but that it be stressed to home-owners that burning of leaves or other refuse is not permitted on streets, boulevards or lanes.

4584 West 1st Avenue.

MOVED by Ald. Bowers
THAT the delegation request from Mrs Tomsich regarding the property at 4584 West 1st Avenue, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (Cont'd)

False Creek - Area 3.

Council noted a letter from the Vancouver City Planning Commission, dated October 3, 1975, concerning a proposed major development by B.C. Hydro in False Creek Area 3.

The Planning Commission offered its assistance in arranging to bring together the principals involved, because of an apparent lack of communication and co-ordination.

MOVED by Ald. Bowers

THAT the letter from the Vancouver City Planning Commission be received and referred to the Standing Committee on Planning and Development.

- CARRIED UNANIMOUSLY

1976-80 Capital Programme
Plebiscite: Results.

Under date of October 17, 1975, the City Clerk advised that the votes cast in the affirmative on the 1976-80 Capital Programme plebiscite, submitted to the electors on October 8, 1975, did not amount to a majority of all the votes cast.

MOVED by Ald. Sweeney

THAT the letter from the City Clerk be received.

- CARRIED UNANIMOUSLY

Civic Chaplain.

In a letter dated October 21, 1975, Mayor Phillips recommended that Dean O'Driscoll of Christ Church Cathedral be appointed as Civic Chaplain for the months of November and December, 1975, and the month of January 1976.

MOVED by Ald. Harcourt

THAT the foregoing recommendation of the Mayor be approved.

- CARRIED UNANIMOUSLY

Vancouver Aquatic Centre -
Remedial Work Contract.

Council noted a letter from the Park Board dated October 21, 1975, in which a resolution from the Park Board Meeting held October 20, 1975, was quoted as follows:

COMMUNICATIONS OR PETITIONS (Cont'd)

Vancouver Aquatic Centre -
Remedial Work Contract (Cont'd)

"THAT the Board approve the name of 'Canusa Construction Ltd.,' being changed to 'Panel Products Division of Component Structures Ltd.' on the contract for remedial work to the interior walls at the Vancouver Aquatic Centre as suggested by Mr. Cowley of the City Legal Department.'

MOVED by Ald. Bowers

THAT the Park Board's action, as contained in its letter of October 21, 1975, be confirmed.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. CITY MANAGER'S
GENERAL REPORT
OCTOBER 17, 1975

Works and Utility Matters
(October 17, 1975.)

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

- Cl. 1. Closure of Lane South of 1st Ave., between Cassiar and Skeena Streets - Block 96, Section 29, T.H.S.L., Plan 4242.
- Cl. 2. Sanitary Sewer on Commissioner Street at Kaslo.

The Council took action as follows:

Clauses 1 & 2.

MOVED by Ald. Bird

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

- CARRIED UNANIMOUSLY

Social Service and Health Matters
(October 17, 1975)

Mountain View Cemetery -
Eighth Renovation.
(Clause 1)

MOVED by Ald. Bird

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

- CARRIED UNANIMOUSLY

Regular Council, October 21, 1975.

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

Building and Planning Matters
(October 17, 1975)

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

- Cl. 1. 821 Drake Street.
- Cl. 2. Cedar Cottage N.I.P. Appropriation: Grandview Ice Rink Time Piece, Improvements to the Grounds of Queen Alexandra Elementary School.
- Cl. 3. Four Seasons Hotel Ltd., re Locks on Guest Room Doors.
- Cl. 4. Demolitions in Kitsilano - 1928 West 8th Avenue.
- Cl. 5. Demolitions in Kitsilano - Four Buildings on Laburnum Street.
- Cl. 6. 4498 West 6th Avenue.
- Cl. 7. Cedar Cottage N.I.P. Appropriation: Brant Villa Day Care Centre.
- Cl. 8. 1975 Neighbourhood Improvement Program.

The Council took action as follows:

821 Drake Street
(Clause 1)

MOVED by Ald. Rankin

THAT the owners of 821 Drake Street be advised that it is the City's intention to demolish the building at 821 Drake Street and, in this regard, a formal motion be prepared and submitted to Council by the Director of Legal Services.

- CARRIED UNANIMOUSLY

Cedar Cottage N.I.P. Appropriation,
Grandview Ice Rink Time Piece,
Improvements to the Grounds of Queen
Alexandra Elementary School. (Clause 2)

Moved By Ald. Harcourt

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

- CARRIED UNANIMOUSLY

Four Seasons Hotel Ltd.,
re Locks on Guest Room Doors.
(Clause 3)

In considering this clause the Council also noted a further letter from the Four Seasons Hotel Ltd., dated October 17, 1975, commenting on the City Manager's report.

MOVED by Ald. Rankin

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

- LOST

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

Cont'd..

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

Building and Planning Matters
(October 17, 1975) (Cont'd)

Four Seasons Hotel Ltd.,
re Locks on Guest Room Doors
(Clause 3) (Cont'd)

The Director of Legal Services was then instructed to submit an amendment to the Building By-law, which will allow self-locking doors on high hotel buildings only, except those located in dead-end corridors.

Demolitions in Kitsilano
1928 West 8th Avenue.
(Clause 4)

MOVED by Ald. Bowers

THAT a demolition permit for the building at 1928 West 8th Avenue be issued.

- CARRIED UNANIMOUSLY

Demolitions in Kitsilano
Four Buildings on Laburnum
Street (Clause 5)

MOVED by Ald. Bowers

THAT a demolition permit for the buildings at 1414, 1420, 1426 and 1432 Laburnum Street, be issued.

- CARRIED

(Ald. Rankin opposed)

Clauses 6 and 7.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager contained in clauses 6 and 7 of this report, be approved.

- CARRIED UNANIMOUSLY

1975 Neighbourhood Improvement
Program. (Clause 8)

MOVED by Ald. Rankin

THAT this clause be deferred and the Council make the strongest representations to the Federal and Provincial Governments, to urge them to reconsider their decisions to reduce the amounts allocated to these N.I.P. programs.

- LOST

(Ald. Bird, Cowie, Harcourt, Kennedy, Marzari,
Sweeney and the Mayor opposed)

At this point in the proceedings Council received a delegation from the Downtown Eastside Residents' Association (Ms. L. Davies) speaking in support of the recommendations of the Director of Planning as contained in the report.

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

MOVED by Ald. Marzari

THAT the City's contribution in respect of the Neighbourhood Improvement Programs detailed in this report be set at \$1.3 million.

- LOST

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

MOVED by Ald. Harcourt

THAT the Downtown Eastside and Mount Pleasant areas be approved as Neighbourhood Improvement Programs for 1975.

- CARRIED

(Ald. Kennedy and Sweeney opposed)

MOVED by Ald. Bowers

THAT the City Council approve two additional positions of Planning Assistants for the Neighbourhood Improvement areas, and the Director of Personnel Services classify the positions and submit his recommendations to the City Manager for approval.

- (carried)

MOVED by Ald. Harcourt in amendment,

THAT the following words be added to Alderman Bowers' motion after the word 'Assistants':

"and two Planners".

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Sweeney, Volrich and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers was put and CARRIED.

(Ald. Bird, Kennedy and Sweeney opposed)

MOVED by Ald. Boyce

THAT this Council appeal to the Federal and Provincial Governments to increase their grants in respect of the Neighbourhood Improvement Programs.

- CARRIED

(Ald. Bowers, Kennedy and Sweeney opposed)

Council recessed at 4.15 p.m., and following an 'In Camera' meeting in the Mayor's office, reconvened in open session in the Council Chamber at 4.55 p.m. with the same members present.

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

Langara: Disposal of Sites
for Family Housing.

The Council considered a report from the City Manager, dated October 15, 1975, on the matter of disposal of sites for Family Housing in Langara. The report detailed the status of each of the sites and contained the following recommendations of the Director of Planning and the Acting Supervisor of Property and Insurance:

(A) Y.M.C.A. Site (2 Acres)

Subject to access to the Y.M.C.A. facility for public use being to the satisfaction of the Board of Parks and Recreation and City Council, this site be sold to the Y.M.C.A. for \$450,000.00 (Plus a portion of the current year's taxes and applicable administration and registration fees) on the following terms:

- \$150,000.00 Down Payment
- \$150,000.00 On the anniversary date of the agreement for sale in each of the following two years, subject to the City's current rate of interest of 11%.

Date of sale to be the date of approval of this recommendation.

(B) Provincial Park Site (3 Acres)

Council confirm the sale of this site to the Provincial Government at the price of \$225,000.00 per acre, subject to a lease back to the Parks Board at the nominal amount of \$1.00 per year: the lease document to be to the satisfaction of the Board of Parks and Recreation and the Director of Legal Services.

(C) Senior Citizens' Site (2 Acres)

The sale date be amended to be:-
The date of issuance of the development permit, or 120 days from the date council approves this report, which ever is the sooner;
And that the sale be on City terms of 25% down, the balance in 3 equal instalments payable, six, twelve and eighteen months after the date of sale with interest at the current rate of 11%.

(D) Market Housing and Co-operative Sites

- (1) Both family housing sites be offered for sale and development on the basis of a fixed price of \$300,000 per acre for a total for each site of
 - Lot 1 (5.5 acres)\$1,650,000
 - Lot 3 (7.5 acres)\$2,250.000

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

Langara: Disposal of Sites
for Family Housing. (Cont'd)

(D) Market Housing and Co-operative Sites (Cont'd)

(2) The conditions of development for the lands be as approved by Council on May 27, 1975, except for the following changes:-

(i) Required Parking: 5.5 acre site (Lot 1) and
7.5 acre site (Lot 3)

Parking to be provided on a scale of 1.5 spaces per dwelling unit, with not less than two-thirds of the required parking to be provided in either cellar or basement.

(ii) Types of Accommodation: 5.5 acre site (Lot 1)

Not more than 20% of the total number of dwelling units shall contain two bedrooms and the remaining units shall contain 3 or more bedrooms.

(3) The Supervisor of Property and Insurance be instructed to re-advertise the two sites for sale and development using the existing proposal call documents modified to accommodate the changes recommended in recommendations (1) and (2) above, with offers to be returned in February, 1976.

The City Manager concurred with the foregoing recommendations.

MOVED by Ald. Harcourt

THAT recommendations (A), (B) & (C) as contained in the Manager's report of October 15, 1975, be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT recommendation (D) as contained in the Manager's report of October 15, 1975, be approved.

- (carried)

MOVED by Ald. Bowers (in amendment)

THAT Lot 1, as described in recommendation '(D)' be offered for sale and development on the basis of a fixed price of \$270,000 per acre.

- LOST

(Bird, Boyce, Harcourt, Kennedy, Marzari, Rankin,
Sweeney, Volrich and the Mayor opposed)

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

(Ald. Boyce and Kennedy opposed)

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

Fire and Traffic Matters
(October 17, 1975)

Bus Shelters
(Clause 1)

MOVED by Ald. Bowers
THAT the recommendation of the City Manager, as contained in
this clause, be approved.
- CARRIED UNANIMOUSLY

Finance Matters
(October 17, 1976)

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

- Cl. 1. Additional Chemist for City Analyst's Laboratory.
- Cl. 2. Park Board - Staffing (Building Service Worker at
Grandview Community Centre.)
- Cl. 3. Canadian Memorial Swimming Pool - Request for Grant.
- Cl. 4. Conference-Symposium on Master Planning for Community
Fire Protection.
- Cl. 5. Continuation of Appointment to Royal Commission on
Family and Children's Law.
- Cl. 6. Britannia Community Services Centre - Staff and Budgets.
- Cl. 7. Fire Department - Manning Requirements.
- Cl. 8. Fire Department - Staffing.
- Cl. 9. Downtown Parking Corporation Budget for Year Ended
March 31, 1976, and Results of Operations for Year
Ended March 31, 1975.
- Cl.10. Legal Expenses - P.C. 364 Musgrave, R.
- Cl.11. Interest on Prepayment of Property Taxes.
- Cl.12. Cancellation of Cleaning Contracts and Forfeiture
of Performance Bond.
- Cl.13. Extension of Contract with University of British
Columbia and City of Vancouver.

The Council took action as follows:

Additional Chemist for City
Analyst's Laboratory (Clause 1)

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

Park Board - Staffing (Building
Service Worker at Grandview Community
Centre. (Clause 2)

MOVED by Ald. Cowie
THAT the recommendation of the City Manager, as contained in
this clause, be approved.
- CARRIED UNANIMOUSLY

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

Finance Matters
(October 17, 1975) (Cont'd)

Canadian Memorial Swimming Pool -
Request for Grant (Clause 3)

MOVED by Ald. Bowers

THAT, as suggested in the report, the Director of Permits and Licenses submit a detailed report to Council, and the Park Board be requested to submit comments as to how the Canadian Memorial Swimming Pool and its program fit into the total community recreation function.

- CARRIED UNANIMOUSLY

Conference-Symposium on Master Planning
for Community Fire Protection.
(Clause 4)

MOVED by Ald. Bird

THAT the recommendation of the Fire Chief, as contained in this clause, be approved.

- CARRIED

(Ald. Kennedy, Sweeney and the Mayor opposed)

Clauses 5 and 6.

MOVED by Ald. Volrich

THAT the recommendations of the City Manager, as contained in clauses 5 and 6, be approved.

- CARRIED UNANIMOUSLY

Fire Department - Manning
Requirements (Clause 7)

MOVED by Ald. Volrich

THAT this clause be referred to the Standing Committee on Finance and Administration for review and report.

- CARRIED

(Ald. Bird, Cowie, Rankin and the Mayor opposed)

Fire Department - Staffing
(Clause 8)

MOVED by Ald. Sweeney

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

- CARRIED UNANIMOUSLY

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

Finance Matters
(October 17, 1975) (Cont'd)

Downtown Parking Corporation Budget
for Year Ended March 31, 1976, and
Results of Operations for Year Ended
March 31, 1975. (Clause 9)

MOVED by Ald. Marzari

THAT this clause be deferred pending a review of all the City's finance reserves by the Standing Committee on Finance and Administration.

- CARRIED

(Ald. Kennedy, Sweeney and the Mayor opposed)

Legal Expenses - P.C.364 Musgrave R.
(Clause 10)

MOVED by Ald. Rankin

THAT the account of \$80 referred to in this clause not be paid until the judicial decision has been determined.

- LOST

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

MOVED by Ald. Bird

THAT the account of Farris, Vaughan, Wills and Murphy in the amount of \$80, as shown in this clause, be approved.

- CARRIED

(Ald. Rankin opposed)

Interest on Prepayment of
Property Taxes.
(Clause 11)

MOVED by Ald. Volrich

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

- CARRIED UNANIMOUSLY

In approving the foregoing clause, it was suggested that the taxpayers be notified of the action taken by Council, by means of a notice in the local newspapers.

Clauses 12 and 13.

MOVED by Ald. Bowers

THAT the recommendations of the City Manager, as contained in clauses 12 and 13, be approved.

- CARRIED UNANIMOUSLY

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

Personnel Matters
(October 17, 1975)

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

- Cl. 1. One Additional Position - Continental Hotel, Property and Insurance Division.
- Cl. 2. Higher Starting Salary, Financial Analyst, Finance Dept.

The Council took action as follows:

Clauses 1 and 2.

MOVED by Ald. Bird

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

- CARRIED UNANIMOUSLY

Property Matters
(October 17, 1975)

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

- Cl. 1. Acquisition for Park Site #19 (West End)
- Cl. 2. Utility Easement Over Block C, D.L.6311.
- Cl. 3. Demolitions.
- Cl. 4. Lot A, except North 7 feet, Sub. 1, Blocks 7, 9 & 11, D.L. 352, Plan 1005 and 1457. Situated S/S Kingsway and West of Commercial.

The Council took action as follows:

Clauses 1, 3 and 4

MOVED by Ald. Bird

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

- CARRIED UNANIMOUSLY

Utility Easement Over Block C,
D.L.6311.
(Clause 2)

At the request of the City Manager this clause was withdrawn.

B. B.C. Antique Fire Apparatus Association - Grant to Purchase Fire Truck.

Under date of October 17, 1975, the City Manager submitted the following report of the City Purchasing Agent:

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

B.C. Antique Fire Apparatus
Association - Grant to Purchase
Fire Truck. (Cont'd)

"The subject Association has submitted a request to appear as a delegation to request a grant in the amount of \$1,100. to purchase a surplus fire truck from the City. See letter and supporting data, dated October 5, 1975, from the B.C. Antique Fire Apparatus Association.

BACKGROUND

The subject apparatus was declared surplus and turned over to Surplus Stores on February 20, 1975.

Approximately six months ago, two representatives of the Antique Fire Apparatus Association (Charles E. Gamble and John W. Kirkland) visited surplus stores to examine and photograph the equipment. They were told at that time that, if they wished to submit a request to City Council, they should do so right away so it wouldn't be listed in the next auction.

No further word was heard from them, so it was listed for sale in the auction set for September 13, 1975.

Three days before the auction, Mr. Newby, President of the Association, contacted the City to request that the vehicle be withdrawn from the auction so they could make representation to City Council for its acquisition. As there was not sufficient time before the auction to refer the matter to City Council, it was suggested that they could attend the auction and buy the apparatus and approach Council afterwards for a grant. It was stressed that if they were the high bidder they would have to pay for the truck without any assurances of a grant from City Council.

Mr. Newby attended the auction and submitted the high bid of \$1,100. He has not paid the bid price so title still rests with the City and the vehicle is being held at Manitoba Yards. He has, however, advised that if he is not successful in the grant request he will obtain funds from the Provincial Government for the purchase of the fire truck."

The City Manager RECOMMENDS that the above grant request not be approved on the basis that the B.C. Antiques Fire Apparatus Association has been guaranteed Provincial funding for this equipment.

MOVED by Ald. Bowers

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

- CARRIED UNANIMOUSLY

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

I. Joint Report of Standing Committees
on Finance and Administration and
Community Services, October 2, 1975

Reorganization Report of the Board of Parks
and Recreation Services Division from the
Task Force on Recreation Services (Clause 1)

In considering this Clause, Council also noted a report on the subject from the City Manager dated October 15, 1975, in which he made the following recommendations respecting the Standing Committee's report of October 2, 1975:

- "(i) That recommendations B, E, H, I and J be approved, and that recommendation D be amended and approved, as follows:

 'Instruct the City Manager to undertake an immediate review of the number of secretarial staff required.'
- (ii) That recommendations C and F be referred to the City Manager for report back.
- (iii) That recommendation A be deferred until the total staffing requirements resulting from the report are known, and recommendation G be deferred until the City Manager reports on recommendations C and F."

MOVED by Ald. Volrich,

THAT the recommendations of the City Manager contained in his report of October 15, 1975, be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Community Services,
October 2, 1975

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

- Cl. 1: Neighbourhood Pub - 3631 West 4th Avenue
- Cl. 2: Liquor Permit Application - 455 Abbott Street
- Cl. 3: Neighbourhood Pub - 4473 West 10th Avenue
- Cl. 4: Farmers' Market - Delegation from United Fruit Growers

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Marzari,

THAT the recommendations of the Committee contained in Clauses 1, 2 and 3 be approved.

- CARRIED

(Alderman Volrich opposed to Clause 3)

Farmers' Market - Delegation from
United Fruit Growers (Clause 4)

In considering this Clause, the Mayor advised that he had received a report from the Federal Department of Agriculture re farmers' market and suggested the Standing Committee may wish to examine this document.

MOVED by Ald. Marzari,

THAT the resolution of the Committee contained in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

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

III. Report of Standing Committee
on Planning and Development,
October 2, 1975

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

- Cl. 1: Development Permit Application No. 71410 -
Columbia Containers Ltd., 2775 Commissioner Street
- Cl. 2: Disposition of Lands - Foot of Angus Drive on the
Fraser River

The Council took action as follows:

Development Permit Application No. 71410 -
Columbia Containers Ltd., 2775 Commissioner
St. (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Disposition of Lands - Foot of
Angus Drive on the Fraser River
(Clause 2)

MOVED by Ald. Bowers,
THAT recommendations A, C and D of the Committee contained in
this Clause be approved and recommendation B be amended to read as
follows:

- "B. THAT the City-owned RS-1 zoned lands be reserved for
park purposes and discussions be held with the Park
Board."

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Housing and Environment,
October 7, 1975

Compact Housing on Findlay
Street Site (Clause 1)

In considering this Clause, it was noted that there was no
quorum at the completion of the meeting and, therefore, the
following was submitted for Council's consideration:

- "A. THAT the matter of 'a procedure for meetings in the
community' to discuss future housing projects be
referred to the Director of Housing and the Director
of Planning to report back to the Housing and
Environment Committee with recommendations on the
best meeting procedure.
- B. THAT the Director of Housing be given authority to
spend an additional \$3,000 for architects fees for
the housing project at Commercial Drive and Findlay
Street."

MOVED by Ald. Harcourt,
THAT items A and B, as detailed above, be approved.

(amended)

cont'd....

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

Report of Standing Committee
on Housing and Environment,
October 7, 1975 (continued)

Compact Housing on Findlay Street
Site (Clause 1) (continued)

MOVED by Ald. Cowie in amendment,
THAT item B be amended to read as follows:

"THAT an additional amount of up to \$3,000 for architects fees for the housing project at Commercial Drive and Findlay Street be approved at the discretion of the City Manager."

- CARRIED UNANIMOUSLY

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

"A. THAT the matter of 'a procedure for meetings in the community' to discuss future housing projects be referred to the Director of Housing and the Director of Planning to report back to the Housing and Environment Committee with recommendations on the best meeting procedure.

B. THAT an additional amount of up to \$3,000 for architects fees for the housing project at Commercial Drive and Findlay Street be approved at the discretion of the City Manager."

V. Report of Standing Committee
on Housing and Environment,
October 9, 1975

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

- Cl. 1: Demolition of Housing - 2500 Block East Pender
- Cl. 2: Kitsilano RM-3A Conversion Survey
- Cl. 3: Proposal Calls - Hostel Housing in the Downtown Eastside
- Cl. 4: 1975-76 Housing Program
- Cl. 5: Tax Exemption - New Senior Citizen Housing Projects
- Cl. 6: Kitsilano Housing Society
- Cl. 7: Housing Site - 2nd Avenue and Sasamat Street

The Council took action as follows

Demolition of Housing - 2500 Block
East Pender Street (Clause 1)

In considering this Clause, Council noted a letter subsequently received from Mr. John Andru dated October 14, 1975, the owner of the properties involved, detailing a number of requests to Council in respect of demolition of his properties.

MOVED by Ald. Harcourt,
THAT the resolution of the Committee contained in this Clause be received for information.

- CARRIED UNANIMOUSLY

Kitsilano RM-3A Conversion
Survey (Clause 2)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

cont'd....

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

Report of Standing Committee
on Housing and Environment,
October 9, 1975 (continued)

Proposal Calls - Hostel Housing in
the Downtown Eastside (Clause 3)

MOVED by Ald. Harcourt,

THAT recommendation A of the Committee contained in this Clause
be approved after amendment as follows:

"A. THAT Council approve the construction of up to a six
storey hostel housing project on the site of the
south-east corner of Dunlevy Avenue and Alexander
Street, being Lots 1-6, Block 41, D.L. 196, subject
to approval of the Antoinette Lodge Steering Group.

- CARRIED UNANIMOUSLY

(underlining denotes
amendment)

MOVED by Ald. Harcourt,

THAT the following recommendation of the Committee as
contained in this Clause be approved:

"B. THAT Council approve construction of a seven-storey
hostel housing project on the property described as
Lots 3, 4 and 5, and the west half of Lot 6, Block
57, being on the south side of Cordova Street just
east of Dunlevy Avenue. This building would contain
85 units and have a floor space ratio of 2.87+."

(amended)

MOVED by Ald. Cowie in amendment,

THAT the words "seven-storey" be deleted in the foregoing
motion by Alderman Harcourt.

- CARRIED

(Aldermen Bird, Harcourt and Rankin opposed)

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

1975-76 Housing Program
(Clause 4)

MOVED by Ald. Harcourt,

THAT the recommendation of the Committee contained in this
Clause be approved after amendment to read as follows:

"THAT the 1975/76 Housing Program as outlined by the
Director of Housing in the amount of \$26,215,000 be
approved in principle and subject to approval of
any rezoning requirements."

- CARRIED UNANIMOUSLY

Tax Exemption - New Senior Citizen
Housing Projects (Clause 5)

MOVED by Ald. Harcourt,

THAT, as suggested by the City Manager, this Clause be
deferred pending a report from the Director of Finance.

- CARRIED UNANIMOUSLY

cont'd....

Regular Council, October 21, 1975 20

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

Report of Standing Committee
on Housing and Environment,
October 9, 1975 (continued)

Kitsilano Housing Society
(Clause 6)

MOVED by Ald. Harcourt,
THAT this Clause be received for information.

- CARRIED

(Aldermen Bird and Volrich opposed)

Housing Site - 2nd Avenue and
Sasamat Street (Clause 7)

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

- LOST

(Aldermen Bird, Bowers, Kennedy, Sweeney, Volrich
and the Mayor opposed)

No further action was taken with respect to this
Clause.

VI. Report of Standing Committee
on Finance & Administration,
October 9, 1975

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

- Cl. 1: Consideration of Results on Plebiscite on
1976-80 Five Year Plan
- Cl. 2: 1975 Tax Billing

The Council took action as follows:

Consideration of Results of Plebiscite
on 1976-80 Five Year Plan (Clause 1)

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

- CARRIED

(Alderman Rankin opposed)

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

"B. THAT a special committee consisting of the Chairman,
City Manager and the Director of Finance report to
the Finance Committee as soon as possible on ways
and means of implementing a 'pay as you go' plan for
essential capital projects, including consideration
of priorities to be given projects, in particular over
the year 1976, and explaining consideration beyond
that, including timing when such projects should proceed."

- Carried

(Alderman Rankin opposed)

cont'd....

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

Report of Standing Committee
on Finance & Administration,
October 9, 1975 (continued)

Consideration of Results of Plebiscite
on 1976-80 Five Year Plan (Clause 1)
(continued)

MOVED by Ald. Rankin in amendment,
THAT the foregoing motion by Alderman Bowers be amended,
whereby the Finance Committee, rather than a Special Committee,
examine the ways and means of implementing a 'pay as you go'
plan.

- LOST

(Aldermen Bird, Bowers, Kennedy, Sweeney, Volrich
and the Mayor opposed)

The amendment having lost, the motion by Alderman Bowers
was put and CARRIED.

The Council also noted a memorandum from the City Clerk
dated October 15, 1975, which contained a report of the Finance
& Administration Committee dated September 25, 1975, concerning
the 1975 Supplementary Capital Budget Review. The Council had
deferred consideration of the report until this meeting.

MOVED by Ald. Volrich,
THAT the memorandum from the City Clerk and the report of the
Finance and Administration Committee dated September 25, 1975, re
1975 Supplementary Capital Budget Review be deferred, pending a
report from the Finance Committee on a 'pay as you go' plan for
essential capital projects.

- CARRIED UNANIMOUSLY

1975 Tax Billing
(Clause 2)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Planning and Development,
October 9, 1975

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

- Cl. 1: Economic Implications of Heritage Designation
- Cl. 2: Grandview-Woodland Area Planning
- Cl. 3: Champlain Heights - Areas E and F
- Cl. 4: Status of Rezoning Applications

The Council took action as follows:

Economic Implications of Heritage
Designation (Clause 1)

MOVED by Ald. Bowers,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

cont'd....

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

Report of Standing Committee
on Planning and Development,
October 9, 1975 (continued)

Grandview-Woodland Area
Planning (Clause 2)

MOVED by Ald. Boyce,
THAT Council approve the establishment of a Planning Assistant
position for a Grandview-Woodland Area Planning Program with the
position existing until June, 1977.

- Lost

(Aldermen Bird, Bowers, Kennedy, Sweeney, Volrich
and the Mayor opposed)

MOVED by Ald. Marzari in amendment,
THAT Council approve the establishment of a Planning Assistant
and Clerk-Typist positions for the Grandview-Woodland Area Planning
Program, these positions to exist until June, 1977.

- LOST

(Aldermen Bird, Bowers, Boyce, Kennedy, Sweeney, Volrich
and the Mayor opposed)

The amendment having lost, the motion by Alderman Boyce was
put and LOST.

MOVED by Ald. Bowers,
THAT program priorities be adopted within the Planning
Department so that the Grandview-Woodland Area Planning
Program may proceed without additional staff.

- CARRIED

(Aldermen Boyce, Cowie, Harcourt, Marzari & Rankin opposed)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee re location of staff
as contained in this Clause be approved.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt,
THAT the Standing Committee on Planning and Development review
the work program of the Planning Department with particular
reference to the Grandview-Woodland Area Planning Program.

- CARRIED UNANIMOUSLY

Clauses 3 and 4

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in Clause
3 be approved and Clause 4 be received for information.

- CARRIED UNANIMOUSLY

VIII. Report of Standing Committee
on Community Services,
October 9, 1975

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

- Cl. 1: 3371 Findlay Street
- Cl. 2: Nelson Place Hotel - Police Report on Beer Parlour
- Cl. 3: Night Time Emergency Shelter for Persons with
Emotional Problems

The Council took action as follows:

cont'd....

Regular Council, October 21, 1975 21

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

Report of Standing Committee
on Community Services,
October 9, 1975 (continued)

Clauses 1 and 2

MOVED by Ald. Rankin,
THAT Clauses 1 and 2 be received for information.

- CARRIED UNANIMOUSLY

Night Time Emergency Shelter for
Persons with Emotional Problems
(Clause 3)

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

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

IX. Report of Official Traffic Commission
October 1, 1975

The Council considered this report which contains thirteen
Clauses identified as follows:

- Cl. 1: 'Resident Parking Only' Zones in the Vicinity of
Nanaimo and Kingsway
- Cl. 2: Pedestrian Signal and Bus Stop Request on 49th
Avenue at Killarney Street
- Cl. 3: Request for Resident Parking Zones in the 1700
Block Charles Street (Pofi Bar)
- Cl. 4: 33rd Avenue at Granville Street
- Cl. 5: Oak Street Bridge - Ramp for E/B to S/B Traffic
from S.W. Marine Drive
- Cl. 6: Use of Certain Vancouver East Streets as Truck Routes
- Cl. 7: Stop Signs at Semlin Drive and Pender Street
- Cl. 8: 72nd and Osler Traffic Problems
- Cl. 9: Bureau of Transit Meeting
- Cl. 10: Joyce Loop Transit Problems
- Cl. 11: Napier and Commercial - Crosswalk
- Cl. 12: 57th Avenue Alignment
- Cl. 13: Traffic Safety Education

The Council took action as follows:

'Resident Parking Only' Zones in
the Vicinity of Nanaimo and Kingsway
(Clause 1)

MOVED by Ald. Marzari,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Pedestrian Signal and Bus Stop Request
on 49th Avenue at Killarney Street
(Clause 2)

MOVED by Ald. Marzari,
THAT recommendations A and C of the Commission contained in
this Clause be approved and recommendation B regarding the bus
stops be deferred pending a meeting with residents in the area.

- CARRIED UNANIMOUSLY

cont'd....

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

Report of Official Traffic Commission
October 1, 1975 (continued)

Request for Resident Parking Zones in the
1700 Block Charles Street (Pofi Bar)
(Clause 3)

MOVED by Ald. Marzari,
THAT the recommendation of the Commission contained in this
Clause be approved.

- CARRIED UNANIMOUSLY

33rd Avenue at Granville
Street (Clause 4)

MOVLD by Ald. Marzari,
THAT, at the request of the City Manager, this Clause be
referred to the Standing Committee on Finance & Administration
for review as to source of funds when that Committee is reviewing
the Supplementary Capital Budget.

- CARRIED UNANIMOUSLY

Oak Street Bridge - Ramp for E/B to
S/B Traffic from S.W. Marine Drive
(Clause 5)

MOVED by Ald. Marzari,
THAT the recommendations of the Commission contained in this
Clause be approved after deleting the following words from
recommendation A:

"providing the benefits outweigh the disadvantages."

- CARRIED UNANIMOUSLY

Use of Certain Vancouver East
Streets as Truck Routes (Clause 6)

MOVED by Ald. Marzari,
THAT this Clause be tabled, pending the outcome of the
discussion to be held later this evening regarding Vanterm.

- CARRIED UNANIMOUSLY

Clauses 7 to 13 inclusive

MOVED by Ald. Marzari,
THAT Clauses 7, 8, 9, 10, 11 and 13 be received for information
and the recommendations of the Commission contained in Clause 12, be
approved.

- CARRIED UNANIMOUSLY

X. Part Report of Standing Committee
on Community Services,
October 16, 1975

Liquor Permit Application -
1333 Burrard Street (Clause 1)

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

- CARRIED UNANIMOUSLY

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The Council recessed at approximately 6:25 p.m. to reconvene
at 7:30 p.m.

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The Council reconvened in open session in the Council Chamber at 7.30 p.m. with Mayor Phillips in the Chair and the following members present:

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

REPORT REFERENCE AND DELEGATIONS

Vanterm - Truck Traffic

The City Engineer, with the aid of maps, gave a report reference on the estimated truck volumes which will be originated by the Vanterm terminal. This terminal, which is located near Centennial Pier, is scheduled to open in November.

The City Engineer estimates that there will be approximately 900 trucks daily, emanating from this terminal. Their approximate distribution will be as follows:

TO/FROM	(i) North Shore.	30
	(ii) Coq. Bur. N.W., Surrey.	100
	(iii) Richmond/Delta	100
	(iv) Vancouver W.of Granville	10
	(v) Central City Area	60
	(vi) Vancouver: Granville to Boundary; Burrard Inlet to Fraser River (except Central City Area)	600

Earlier in the day Council deferred for consideration at this time, the following recommendation of the Official Traffic Commission:

"THAT City Council request a meeting, as soon as possible, of the three levels of Government to discuss Vanterm and implications to residents in Vancouver East."

Council heard representations from the following on this matter:

Hastings Sunrise Action Council - Mr. J. Cork filed a brief giving an analysis of the present truck movement through the Hastings-Sunrise area, and requesting that the Official Traffic Commission immediately initiate negotiations with the Federal and Provincial authorities for joint expertise and cost sharing to alleviate the traffic congestion.

Adanac-Charles Planning Advisory Committee - Mr. H. Foster filed a brief recommending that consideration be given to using the Roberts Bank facilities, rather than Vanterm and also that consideration be given to using the C.P.R. Right-of-Way along the waterfront as a container truck route. This brief was supported by the Adanac-Charles Co-operative Society and Senior Citizens Outreach.

At this point, Mayor Phillips left the Meeting and Deputy Mayor - Alderman Harcourt, took the Chair.

REPORT REFERENCE AND DELEGATIONS (Cont'd)

Vanterm - Truck Traffic (Cont'd)

Hastings Chamber of Commerce - Mr. P. Donaghey filed a brief recommending implementation of various controls on truck traffic and fast buses and that the City seek Federal and Provincial funding to provide an alternative route.

Grandview-Woodlands Community Resource Board - a representative of the Board filed a brief urging City Council to investigate alternatives to truck transportation and to undertake impact studies on the community.

Vancouver East Constituency Council - New Democratic Party - Ms. S. Banister filed a brief opposing the proposed truck routes planned for the Vanterm facility.

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Mayor Phillips resumed the Chair at this time

- - - - -

The Hon. Robert Williams - Vancouver East M.L.A., - addressed Council and suggested that consideration be given to an environmental impact analysis. He also suggested that mitigation funds should be applied to the area by the Federal Government and other involved agencies. The Minister concluded by offering to Council any assistance which his Department could give should Council decide to undertake an environmental impact study.

Vancouver Area New Democrat Party - Mr. P. Lyons spoke on the hazards to residents from the increased traffic and suggested that public meetings on this matter should be held in the area.

Professor Lebowitz - a resident of the area and an Economist at Simon Fraser University, suggested there be an analysis of the social costs to residents of the proposed increase in truck traffic.

MOVED by Ald. Rankin

THAT the Director of Legal Services be instructed to bring in an amendment to the Street and Traffic By-law prohibiting large trucks from Vanterm ports off-loading onto city streets and requiring transporation of goods through the City of Vancouver in smaller trucks.

- LOST

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

MOVED by Ald. Volrich

THAT the Mayor and a special committee of Council seek an immediate meeting, to which all Members of Council will be invited, with the Hon. R. Basford, the National Harbours Board and Local Members of Parliament to discuss the concerns generated by the Vanterm operation.

- CARRIED UNANIMOUSLY

Cont'd..

REPORT REFERENCE AND DELEGATIONS (Cont'd)

Vanterm - Truck Traffic (Cont'd)

MOVED by Ald. Volrich

THAT the National Harbours Board and the responsible Federal Minister, be requested to immediately delay commencement of the Vanterm operation until appropriate meetings have been held to resolve the issues.

- CARRIED

(Ald. Bird, Bowers, Kennedy, Sweeney and the Mayor opposed)

UNFINISHED BUSINESS, MOTIONS AND DELEGATIONS

Demolition Controls

On September 23, 1975, Council deferred Alderman Rankin's motion on Demolition Permits and proposed amendments, for four weeks, to this day.

On October 7, 1975, Notice was called on a motion by Alderman Volrich re Demolition of Residential Buildings, and this was also before Council this day.

Also submitted for Council's consideration were:

City Manager's report dated October 16, 1975, recommending certain actions re demolition control:

City Manager's report dated October 17, 1975, setting forth comments of the Director of Planning on this matter.

Council heard representations on this item from the following organizations:

Renters United for Secure Housing - Ms. S. Heppner submitted a brief supporting Alderman Rankin's motion and asking that Council not approve any demolition permits for the Kitsilano area until the Condominium vacancy rate is at least 3%.

Mr. Wilkinson, a resident of Laburnum Street, advised Council that he had recently been approached by a real estate firm to sell his house. When the current development on adjacent properties is completed, this house will be locked-in between two condominium developments.

Committee of Progressive Electors - a representative filed a brief requesting that Council amend Alderman Volrich's motion so as to:

1. Protect the dispossessed low income tenants,
2. Maintain and improve the inner City Communities,
3. Keep the issuance of demolition permits a public affair.

Cont'd..

UNFINISHED BUSINESS, MOTIONS & DELEGATIONS (Cont'd)Demolition Controls (Cont'd)

Grandview-Woodlands Community Resource Board - Ms. Joan Morelli spoke against Alderman Volrich's motion.

Pender Street Committee - Ms. E. Garnett urged Council to pass effective demolition controls this evening. Ms. Garnett also spoke in favour of Alderman Rankin's motion.

Hastings-Sunrise Community Resource Board - Mr. Greenwell filed a brief urging Council and other levels of government to undertake an effective housing programme.

U.E.L. Tenants Society - representatives of the Society filed a brief urging Council to take effective action to control demolitions, and retain low and middle income rental housing in the City.

Downtown Community Resource Board - Mr. B. Clynch filed a brief setting forth suggested amendments to Alderman Volrich's motion.

First United Staff Team - Ms. L. Phipps addressed Council urging that immediate steps be taken to control demolitions and retain low-cost housing stock.

Downtown Eastside Residents' Association - Mr. Bruce Eriksen filed a brief in which the Association put forward suggested amendments to Alderman Volrich's motion.

Japanese Community Volunteers' Association - Mr. J. Hamada submitted a brief indicating that his association would support an amended version of Alderman Volrich's motion.

West End Community Council - Mrs. Hagan filed a brief stating that the motions presented are not acceptable to the organization as they are not comprehensive.

Grandview Tenants Committee - Mr. D. Laalo submitted a brief supporting Alderman Rankin's motion and citing examples where low-cost housing units are about to be demolished and replaced by high-rent multiple developments.

Hastings-Sunrise Action Council - Mr. J. Cork requested immediate control of the demolition of low-cost housing.

Alma Mater Society, University of British Columbia - Mr. D. Johnson advised that his society is completely opposed to demolition of residential housing for low and middle-income families.

Simon Fraser University Students' Society - Mr. P. Hagan filed a brief in opposition to demolition of low-cost residential housing. The brief also supported the proposed amendments to Alderman Volrich's motion put forward earlier this evening.

Vancouver Tenant Council - Mr. R. Garneau advised that his council supports Alderman Rankin's motion.

Downtown Community Health Society - a representative advised that the Society supports the proposed amendments to Alderman Volrich's motion put forward by previous delegations.

Grace Gospel Fellowship - Rev. Lindsay addressed Council in favour of Alderman Rankin's motion.

Regular Council, October 21, 1975 29

UNFINISHED BUSINESS, MOTIONS & DELEGATIONS (cont'd)

Demolition Controls (cont'd)

Kitsilano Community Resource Board - Mr. Turvey spoke in support of the amendments to Alderman Volrich's motion proposed by earlier delegations or, failing that, adoption of Alderman Rankin's motion.

Mental Patients' Association - Mr. Topalian urged Council to initiate effective demolition controls.

Vancouver Area Council, New Democratic Party - Ms. Livingstone filed a brief supporting the amended motion submitted by Downtown Eastside Residents' Association.

The following spoke in support of effective demolition controls:

Mr. K. Day
Mr. J. Land
Mr. T. Hanson - Vancouver South Resource Board.

Alderman Rankin requested, and received permission, to amend his motion as follows:

MOVED by Ald. Rankin,
SECONDED by Ald. Harcourt,

THAT WHEREAS there is a tremendous shortage of reasonably priced housing in the City of Vancouver;

AND WHEREAS the present development will see a lot of this type of housing demolished;

THEREFORE BE IT RESOLVED THAT

- (a) No demolition permit, which involves existing low income dwelling units will be issued unless a development permit has been approved. To be approved, the development permit application must include the provision of more low income dwelling units than will be lost, or, at the discretion of the Director of Planning, if the redevelopment will improve the social, recreational or cultural amenities of the neighbourhood;
- (b) Appropriate amendments to the Vancouver City Charter shall be implemented to carry out this policy;
- (c) The Vancouver City Charter also be amended to give the City the power to refuse the granting of demolition permits;
- (d) Demolition permits may be issued on the approval of the Director of Planning whenever conditions of danger or public health may necessitate the same;
- (e) The By-law also provide for a minimum penalty up to \$20,000 per unit for demolition without first obtaining a building permit.

- (lost)

cont'd....

UNFINISHED BUSINESS, MOTIONS & DELEGATIONS (Cont'd)

Demolition Controls (Cont'd)

At the meeting on September 23, 1975, the following amendments to the above motion were proposed:

"MOVED by Ald. Marzari (in amendment)

THAT the motion be amended by deleting the words 'low income' in clause (a) of the resolution."

- (lost)

"MOVED by Ald. Sweeney (in amendment)

THAT the motion be further amended by deleting the words 'AND WHEREAS the present development will see a lot of this type of housing demolished,' and all the words following 'has been approved' in resolution (a)."

Alderman Sweeney requested, and received permission to withdraw his amendment.

The amendment by Alderman Marzari was then put and LOST.

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

MOVED by Ald. Harcourt (in amendment)

THAT all the words following 'has been approved' in clause (a) of Alderman Rankin's motion, be approved in principle and referred to the Standing Committee on Housing and Environment for further consideration.

- LOST

(Ald. Bird, Bowers, Boyce, Cowie, Kennedy, Marzari, Rankin, Sweeney, Volrich and the Mayor opposed)

The amendments having lost, the motion by Alderman Rankin as quoted above, was put and LOST.

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

Alderman Volrich requested, and received permission, to withdraw his motion, following which it was

MOVED by Ald. Volrich

THAT the following recommendations of the City Manager, contained in his report dated October 16, 1975, on demolition controls, be approved:

1. THAT the City seek legislative authority to enable it to pass by-laws to control the issuance of demolition permits in respect of buildings which are either wholly or partially used to provide residential rental accommodation;
2. THAT such legislative authority provide for the City's authority to be exercised along the following lines:
 - (a) Approval by the City for the demolition of a building containing residential units not be granted until a development permit has been issued and working drawings for purposes of issuing a building permit are 50% completed in the opinion of the City Building Inspector.

Cont'd.

Regular Council, October 21, 1975.

UNFINISHED BUSINESS, MOTIONS & DELEGATIONS (Cont'd)

Demolition Controls (Cont'd)

- (b) That demolition permits may be issued on the approval of the Director of Permits and Licenses whenever conditions of danger or public health may necessitate the same.

3. THAT the legislation also provide that Council may assess a substantial minimum penalty against the owner of the property on which demolition has taken place without first complying with 2(a) above, based on the number of units that were demolished without such permit; and that such penalty may be recovered in the same manner as real property taxes.

FURTHER THAT the matter of provision of an adequate stock of low and medium income rental housing be referred to the Housing Committee to develop a brief to the Federal and Provincial Governments in connection with the funding of such projects, and that the Committee further consider such matters as long-term policies in various areas in the City, transfer of development rights, City objectives for low rental senior citizen and non-market family housing.

- CARRIED

(Ald. Kennedy opposed)

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. Harcourt

SECONDED by Ald. Bird

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

- CARRIED UNANIMOUSLY

Regular Council, October 22, 1975. 12.01 a.m.

BY-LAWS

BY-LAW TO AMEND BY-LAW No. 4387
BEING THE HEALTH BY-LAW.

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

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

(Ald. Sweeney opposed)

- 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. Harcourt

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)

BY-LAWS (Cont'd)BY-LAW TO AMEND BY-LAW No. 4804,
BEING THE TAX PREPAYMENT BY-LAW.

MOVED by Ald. Volrich

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. Volrich

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

MOVED by Ald. Bowers

SECONDED by Ald. Cowie

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

- CARRIED

(Ald. Marzari, Rankin, Sweeney and Volrich opposed)

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. Bowers

SECONDED by Ald. Cowie

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

- CARRIED

(Ald. Marzari, Rankin, Sweeney and Volrich opposed)

MOTIONSA. Allocation of Lands for
Road Purposes.

MOVED by Ald. Bowers

SECONDED by Ald. Volrich

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

1. North 2 feet of each of Lots 21 to 25, Block 217,
District Lot 526, Plan Number 590.

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

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

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)

B. Allocation of Lands for Road Purposes.

MOVED by Ald. Bowers

SECONDED by Ald. Volrich

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

1. North Seven Feet of Lot 20, Block "O", Section 42,
Town of Hastings Suburban Lands, Plan 11660.
(3257 East 18th Avenue)

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

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

- CARRIED UNANIMOUSLY

1. Downtown Automobile Towing

MOVED by Ald. Cowie

SECONDED by Ald. Sweeney

THAT WHEREAS a great number of automobile owners are being unduly inconvenienced by having their automobiles towed away from pay parking lots, tourist information parking areas, private residential and commercial parking lots and vacant lots by commercial automobile towing companies;

AND WHEREAS many of these automobiles being towed away belong to out-of-City owners who are not familiar with local parking regulations;

AND WHEREAS many of these automobiles are being broken into and otherwise damaged in the process of moving them to private storage areas;

AND WHEREAS these automobiles create no danger to persons or property or violate any traffic regulations;

THEREFORE BE IT RESOLVED THAT City Council instruct the City Manager, in co-operation with the Police Department, to study and report back to Council on alternative ways of controlling parking in pay parking lots, tourist information areas, private residential and commercial parking lots, and vacant lots where towing away by private towing companies will be severely curtailed (i.e. removal of license plates and retrieval through a public agency, ticketing, etc.)

Alderman Cowie requested, and received permission to withdraw this motion.

MOVED by Ald. Cowie

SECONDED by Ald. Sweeney

THAT the City Manager report back to the Vehicles for Hire Board on matters raised re Downtown automobile towing at the last meeting of the Board.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Sweeney, and recognized by the Chair.

MOVED by Ald. Sweeney

THAT WHEREAS the Vancouver Charter provides for an elected Park Board as opposed to a Parks Commission which is appointed by the Local Council in all other cities, towns and districts in the Province of British Columbia;

THEREFORE BE IT RESOLVED THAT Vancouver City Council apply to the Provincial Government for enabling legislation to amend the Vancouver Charter so that, in lieu of an elected Park Board, there will be an appointed Parks Commission possessing powers similar to those possessed by Parks Commissions elsewhere in the Province.

(Notice)

ENQUIRIES AND OTHER MATTERS

Travel Expenses,
Director of Social Planning.

Mayor Phillips

advised that he, representatives of S.P.O.T.A., and the Director of Social Planning, have been invited to Ottawa to accept the "Massey" award for the Strathcona Rehabilitation Programme. He requested that Council approve travel and other related expenses for the Director of Social Planning.

MOVED by Ald. Harcourt

SECONDED by Ald. Rankin

THAT Council approve travel and other related expenses for the Director of Social Planning to accompany the Mayor to Ottawa to accept the 'Massey' award.

- CARRIED UNANIMOUSLY

The Council adjourned at 12.20 a.m.

The foregoing are Minutes of the Regular Council meeting of October 21, 1975, adopted on October 28, 1975.

A. Phillips
MAYOR

L. V. Lill
CITY CLERK

Manager's Report, October 17, 1975..... (WORKS - 1)

WORKS AND UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Lane South of 1st Ave. between Cassiar and Skeena Streets - Block 96, Section 29, T.H.S.L., Plan 4242

The City Engineer reports as follows:

"On May 6, 1975, Council approved an offer for sale or lease to the Confraternanza Italo-Canadese of 2.0 acres of the Westerly portion of Block 96, Section 29, T.H.S.L. at the S.E. corner of 1st Avenue and Cassiar Street. One of the conditions of sale or lease is that the purchaser or lessee pay for the relocation and removal of utilities where required.

The lane in this block is surplus to the City's highway requirements. To create this 2 acre parcel, it will be necessary to close the lane and subdivide it with the abutting lands. The balance of the block is to be retained by the City and, therefore, the cost of relocating the utilities in this portion should be borne by the City.

I RECOMMEND that all the lane dedicated by Plan 4242 be closed, stopped up and title taken thereto subject to the following conditions:

- (a) The closed lane be subdivided with the abutting lands to form two parcels.
- (b) The cost of relocating the utilities be pro-rated between the City and the purchaser or lessee of the 2 acre parcel to the satisfaction of the City Engineer. The estimated total cost of this work is \$5,000."

The City Manager RECOMMENDS that the foregoing be approved.

2. Sanitary Sewer on Commissioner Street at Kaslo

The City Engineer reports as follows:

" At the present time there are three houses in the 2800 block Wall Street which are still using septic tanks. The only means of serving these properties by gravity is to construct a sewer across the abutting C.P.R. tracks to the G.V.R.D.'s new Harbour East Interceptor sewer on the south side of Commissioner Street.

The estimated cost of this sewer construction is \$15,000.00.

I RECOMMEND that \$15,000 be appropriated from Sewers Capital Account 118/7905, 'Pollution Control- Unallocated'."

The City Manager RECOMMENDS that the foregoing be approved.

FOR COUNCIL ACTION SEE PAGE(S) 238

Manager's Report, October 17, 1975 (SOCIALS - 1)

SOCIAL SERVICE & HEALTH MATTERS

RECOMMENDATION

1. Mountain View Cemetery - Eighth Renovation

The Medical Health Officer requests approval of the following project as detailed:

On December 31, 1973, Agreement was reached with the Vancouver Masonic Cemetery Association for the City of Vancouver to assume ownership and maintenance for the Masonic Section from the Vancouver Masonic Cemetery Association. It comprises 5 acres. With reassignment of space not currently in use, 960 grave spaces will be freed. The additional 960 new grave spaces will, through leasing, provide \$105,600 to Cemetery Redevelopment: (64% \$67,200 to Reserve plus 36% \$38,400 to Perpetual Care Funds). It is not known when these monies will be generated. It depends solely on completion of the renovation to provide the grave spaces and the demand for space, which could be years.

The Vancouver Masonic Cemetery Association has turned over to the City of Vancouver for the Perpetual Care Fund, securities in the face value of \$52,000 now deposited and generating revenue which is credited to the cemetery account, this will increase the income to the cemetery account by approximately \$3,000 in 1975 and subsequent.

The Masonic Section is included in the proposed Eighth Renovation of Mountain View Cemetery. Renovations with respect to the Masonic Section are to reposition markers as follows:

- 319 erect to be laid flat
- 358 flat to be adjusted to new grading
- 284 to remain erect

to conform to the City standard.

The estimated cost for this upgrading is as follows:

Labour: Grading, cultivating and seeding	\$7,550.00
Labour: Resetting markers, memorials, etc	7,800.00
Fringe Benefits	4,400.00
Total Labour	\$19,750.00
Supplies and rental equipment	5,900.00
	25,650.00
Administration and overhead	2,600.00
Total Estimate:	<u>\$28,250.00</u>

As of December 31, 1974, the maintenance of this section was assumed by the City. In its present condition, the estimated cost of maintenance to the City would be \$7,900 per year. If its recommended upgrading is carried out, the annual cost of maintenance will be reduced to \$4,000 based on 1975 prices.

It is therefore requested that approval be given for this Eighth Renovation and that authority be given to file an application with the Minister of Consumer Affairs to proceed with the project.

The City Manager RECOMMENDS that:

- (a) City Council approve the above Eighth Renovation as described, including preparation of such plans and records as required.
- (b) Funds in the amount of \$28,250 be appropriated from Reserve for Cemetery Redevelopment Account 4759. This has been the source of funding for previous renovations of this nature in the Cemetery.
- (c) The Medical Health Officer be authorized to make the necessary arrangements with the Minister of Consumer Affairs to proceed.

BUILDING & PLANNING MATTERS

A-4

CONSIDERATION1. 821 Drake Street.

On June 17, 1975, City Council when dealing with the City Manager's Report concerning the above address asked: -

"THAT City Officials defer enforcement action on this building pending a further report to Council within 90 days on the condition of this building and site."

'The Director of Permits and Licenses reports that the building at 821 Drake Street has not changed since the June 17th report.

The building is still unoccupied and although dilapidated and unkempt, it is secure. It is not considered to be a hazard or in a dangerous structural condition so no action can be taken under the provisions of the Building, Health or Fire By-laws.

Mrs. Shillabeer was interviewed on October 6, 1975, and stated that her financial position has not changed but that she personally is continuing to make alterations and repairs to the building so that it may be reoccupied.

If the City Council wishes to take any further action in this matter, the only course remaining is to declare the property a nuisance under Section 324A of the Vancouver City Charter and give the required sixty (60) day notice to the owner to demolish the property or otherwise put it in an acceptable condition.'

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

RECOMMENDATION2. Cedar Cottage N.I.P. Appropriation: Grandview Ice Rink Time Piece, Improvements to the Grounds of Queen Alexandra Elementary School.

The Director of Planning reports as follows:

"A. Grandview Ice Rink Time Piece

"In the questionnaire distributed to the Cedar Cottage community in the fall of 1974, enlarging the ice rink was rated #11 of the 40 proposed projects. The firm of Walkey/Olson has been hired by the Parks Board using N.I.P. funds to make recommendations on improvements to the Grandview Community Centre and some thought will be given to the adjacent ice rink as well. In the meantime, the 1975-76 minor hockey season has begun and the Grandview Minor Hockey Association has approached the Cedar Cottage N.I.P. Committee for assistance in replacing the existing ice rink time piece. After some discussion, and after it was made clear that the Parks Board did not have funds in its' budget for such a clock, the N.I.P. Committee has recommended to Council that N.I.P. funds be used to purchase the time piece. The amount recommended is not to exceed \$5,000.00. Additional costs will be borne by the minor hockey association.

Cont'd.

Clause No. 2 Continued.

"B. Queen Alexandra Elementary School

"One of the goals of the Cedar Cottage Neighbourhood Improvement Program as noted in the Concept Plan of November, 1974 was to provide for beautification and public use areas. Approval has been received for construction of a playground at Tyee Elementary School, in conjunction with the School Board, and at St. Joesph's School, in conjunction with the school officials, and work will proceed shortly on these two projects. Planning has now been completed for improvements to Queen Alexandra Elementary School, 1300 East Broadway. These improvements will provide for a) beautification of a courtyard; b) moving of a portable to provide space for the courtyard; c) insetting the existing playground fence along Broadway; d) extensive planting of trees, hedge, etc. and provision for masonary planters. The plans were worked out by area residents, staff at the school and School Board personnel. Total cost is estimated at \$45,300.00 including overhead.

"On September 16, 1975, the Vancouver School Board approved the plans and provided for an 80%/20% sharing of the total cost. The Board's share of the cost will therefore be \$9,060.00. The cost to N.I.P. will be \$36,240.00. Of this, the cost to the City would be 25% or \$9,060.00.

"The Director of Planning recommends:

- "1. That Council approve the appropriation of \$5,000.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for acquisition of a scoreboard and time piece for the Grandview Ice Rink. The costs will be shared as follows:
- | | | |
|----------|---|------------|
| C.M.H.C. | - | \$2,500.00 |
| Province | - | \$1,250.00 |
| City | - | \$1,250.00 |

Additional costs to be borne by the Grandview Minor Hockey Association.

- "2. That Council approve the appropriation of \$36,240.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for improvements to Queen Alexandra Elementary School. The costs will be shared as follows:
- | | | |
|----------|---|-------------|
| C.M.H.C. | - | \$18,120.00 |
| Province | - | \$ 9,060.00 |
| City | - | \$ 9,060.00 |

The School Board will provide a further \$9,060.00."

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

3. Four Seasons Hotel Ltd. re Locks on Guest Room Doors.

The City Building Inspector reports as follows:

"I refer to the request by Mr. D. O. Schwerz of the Four Seasons Hotel Ltd. that they be allowed to install self-locking doors on guestrooms in their hotel in the Pacific Centre.

This is contrary to the 1970 and 1975 National Building Code which, with respect to residential buildings greater than 60 feet in height requires that doors between sleeping rooms and public corridors be equipped with self-closing devices but not with locks which lock automatically. The reason for this requirement is as follows:

Clause No. 3 Continued.

- People trying to escape in a panic state induced by fire may leave their suite without their key, and on finding the exit stairwell or public corridor untenable because of smoke or heat, should be able to re-enter their suite for refuge.
- People leaving their suite without a key to sound an alarm or warn other tenants, should be able to re-enter their suite.
- People leaving a suite under panic and forgetting to warn other people in the same suite should be able to re-enter for rescue reasons.

The reason for the requested change to the Bylaw is an alleged security problem. I question whether people will be as careless as is implied. Most guests try the door knob when they close a self-locking door to see if it is really locked. This action will remind them that they must use their key. Furthermore, it would not be difficult to install a low voltage warning light to indicate a door is not locked.

The letter from Four Seasons Hotels Ltd. refers to Calgary and Montreal. We are advised by the Chief Building Inspector of Calgary that the City was forced to depart from the Code in this respect because of Provincial Liquor Board legislation. Since Montreal has not adopted the National Building Code, it is not an issue in that city.

We have on file a copy of a letter from the Four Seasons Hotel to the Associate Committee dated April 14th of this year, pointing out the security concerns of their organization with respect to this regulation. We also have on file a copy of the letter of reply by the Secretary of the Associate Committee dated April 30, 1975, which reads in part as follows:

"This subject, particularly in relation to security in hotel rooms, has been brought to the Code Committees' attention in the past. The Committees, however, have agreed that automatic locking devices should not be installed so that a person who leaves his room and finds himself in a smoke-filled corridor can return to his room. Your comments will, however, be forwarded to the committees for consideration. It should perhaps be noted that while it is appreciated that such an arrangement does not conform to the usual practices, a number of hotels have been built without self-locking devices and appear to be satisfactory."

To the foregoing should be added that the high rise towers in the Senior Citizens High Rise complex at 1650 Haro and 1655 Barclay are equipped as required by the National Building Code.

There are some further questions to be considered:

- If Council wishes to delete this requirement it is strongly recommended that the clause in the Bylaw which forbids self-locking doors to sleeping occupancies in dead-end corridors be maintained.
- The requirement in the Building Code is applicable to all sleeping occupancies including apartment buildings. If Council wishes to make change will it be applicable to other sleeping occupancies as well as hotels?

In the name of life safety I urge the Council to give serious consideration to the points made in this report.

I recommend strongly that Council not amend the Building Bylaw to allow self-locking doors on high hotel buildings."

The City Manager RECOMMENDS that the foregoing report of the City Building Inspector be approved.

Cont'd.

CONSIDERATION

4. Demolitions in Kitsilano - 1928 West 8th Avenue.

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the apartment area of Kitsilano.

An application has been made to demolish a single family dwelling at 1928 West 8th Avenue.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1974, states that:

Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

The text of the above policy states that resident-owners and middle income tenants are generally able to find alternate accommodation. However, the plan policy states that there are three groups of tenants for which the landlord must assist in relocation: long term families, senior citizens and individuals earning less than \$3,000 per year.

In accordance with this policy, the owner of the site, Granger Industries Limited was contacted. An agent for the owner stated that the house was vacant when it was purchased in August, 1975. The applicant believes that the house has been vacant for almost a year. The area planner therefore, feels that the relocation policy is not applicable in this instance.

Preliminary discussions have been held among Granger Industries, the Kitsilano Area Planner and the Kitsilano Planning Committee to consider a multiple-family housing project on the site to be constructed under the Provincial Governments Proposal Call Program. No development permit application has yet been made.

It is, therefore, recommended that City Council give consideration to the issuance of a demolition permit for the building on 1928 West 8th Avenue.

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

5. Demolitions in Kitsilano - Four Buildings on Laburnum Street.

The Director of Planning reports as follows:

"In accordance with the City Council resolution of October 22, 1974, the Planning Department is reporting on the following demolition application in the Apartment Area of Kitsilano.

An application has been made to demolish four buildings on Laburnum Street in the apartment area of Kitsilano Point. The building at 1414 Laburnum is a duplex and 1420, 1426 and 1432 Laburnum are single family dwellings.

Plan Policy #9 of the Kitsilano Apartment Area Plan, which was adopted by City Council on May 6, 1974, states that:

Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process.

The text of the above policy states that resident-owners and middle income tenants are generally able to find alternate accommodation. However, the plan policy states that there are three groups of tenants for which the landlord must assist in relocation: long term families, senior citizens and individuals earning less than \$3,000 per year.

Cont'd.

Clause No. 5 Continued.

In accordance with this policy, the owner of the site, Sicherman Construction Company, was contacted. The owner was not aware of this City Council policy but stated that the occupants of the buildings did not fall into any of the categories requiring relocation assistance. Mr. Sicherman subsequently submitted a letter to the Kitsilano Area Planner stating the circumstances of the residents. A copy of this letter is attached as Appendix A. The Area Planner feels that the owner has complied with Council policy on relocation.

A development permit application was filed on September 30, 1975, to construct a 26 unit apartment building on the site now occupied by these four houses. This application is currently being processed.

It is, therefore, recommended that City Council give consideration to the issuance of a demolition permit for the buildings on 1414, 1420, 1426 and 1432 Laburnum Street.

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

RECOMMENDATION

6. 4498 West 6th Avenue.

The Director of Permits and Licenses reports that: -

"The property at 4498 West 6th Avenue is situated in an RS-1 One Family Dwelling District. Our records show, however, that the use of the building is non-conforming under the regulations of the Zoning and Development By-law, in that it has been occupied prior to 1930 as a store with one housekeeping unit on the main floor, and one dwelling unit on the second floor.

A petition, objecting to the structural alterations being made to the building and signed by seven surrounding neighbours, was received by the Director of Planning on April 26, 1975.

An inspection was made on April 28, 1975, and a "STOP WORK" card was posted on the building as the Inspector reported structural alterations were being made to the building prior to the issuance of a Permit. Several attempts were made to reinspect the building and finally on May 28, 1975, access was gained and a second "STOP WORK" card was posted as the first card had been removed.

Again, several attempts were made to reinspect the building, and finally, on July 17, 1975, access was gained and our Inspection Services reported that considerable structural alterations had been made to the building since the posting of the second "STOP WORK" card on May 28, 1975.

A charge was laid, and on September 23, 1975, the owner pleaded guilty to a violation of the Building By-law. Judge J. McGivern fined the owner \$10.00, even though the minimum fine under the regulations of the By-law is \$50.00. No further action is contemplated by Crown Counsel with respect to this incorrect fine.

Cont'd.

Clause No. 6 Continued.

Section 568 of the Vancouver City Charter states that no structural alterations except those required by Statute or by-law shall be made to a non-conforming building without the approval of the Board of Variance if the non-conformity is in respect to use. It is obvious from the action of the owner that there is no intention on his part to make an application to the Board of Variance for relaxation of the By-law, or to restore the building to its original state.

In view of the decision given by the Provincial Court, it is RECOMMENDED that the Director of Legal Services be instructed to take the necessary steps to obtain an injunction for the removal of the structural alterations."

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

7. Cedar Cottage N.I.P. Appropriation: Brant Villa Day Care Centre.

The Director of Planning reports as follows:

"One of the priorities of the Concept Plan of the Cedar Cottage Neighbourhood Improvement Program as approved by City Council in November, 1974, is the improvement of the social facilities within the area. A sum of \$488,000.00 was allocated within the N.I.P. budget for this purpose.

"In June, 1975, the Cedar Cottage Planning Office was approached by the Brant Villa Day Care Society, 4103 Brant Street, with a request for financial assistance for the physical improvement of the Day Care facility. This request was forwarded to the Cedar Cottage N.I.P. Committee. Following two months of discussion, the Committee passed the following resolution:

'THAT this Cedar Cottage Neighbourhood Improvement Program Committee recommend to City Council that a sum not to exceed \$10,000.00 be allocated for improvements to the facilities, grounds, landscaping and some furnishings to the Brant Villa Day Care Centre.'

"The improvements to this Centre would involve:

- "(i) physical external improvements (landscaping, play area, canopy)
- (ii) indoor and outdoor equipment

"During the course of these discussions a number of contractors' estimates were forwarded regarding the physical improvements. Estimates for equipment were based on list price, (see attached). The funding recommendation is based on these estimates but it has been made clear to the Society that further landscaping estimates are required. The Director of Planning feels that proper procedure would be to deal with the external improvements on a contract basis but to have the indoor equipment purchased through the City and forwarded to the Day Care Centre. This would ensure proper handling of funds and somewhat lower costs. C.M.H.C. agrees to this procedure as does the Brant Villa Day Care Society.

"Site inspection by staff of the Cedar Cottage Planning Office showed that the lack of external improvements do present a bleak environment for day care usage. Enquiries with the Provincial Department of Human Resources indicated there were no provincial funds forthcoming, (see attached).

Cont'd.

Clause # 7 Continued.

This day care centre is one of 11 that have been situated on various vacant city-owned lands or park sites according to Council resolution of April 23, 1974. All sites are leased to the Provincial Government on a two year basis for \$1.00/year. It is our understanding that the Province intends to reapply for extensions on all leases for a further two years following the termination of the present leases. This particular site lies immediately north of the Brant Villa Federal/Provincial housing project and the Centre serves that project as well as the surrounding community. There are no existing or proposed plans to use this site for any use other than day care, and the day care serves the community well from this location. Therefore, if funds are approved for improvement to this Centre it is recommended that the next renewal of the lease be for a minimum term of 5 years to ensure fuller use of the facilities provided by these funds. Through N.I.P., total cost to the City for this project would be \$2,500.00.

"The Director of Planning recommends:

- "1. That Council authorize the appropriation of a sum not to exceed \$10,000.00 from the Social Facilities Account of the Cedar Cottage Neighbourhood Improvement Program for purposes of physical improvements to and some equipment for the Brant Villa Day Care Centre. Through N.I.P., the costs would be borne as follows: C.M.H.C. - \$5000 (50%) Province - \$2500 (25%) City - \$2500 (25%)
- "2. That Council authorize the purchasing division to purchase indoor and outdoor equipment as listed in Appendix I as well as a suitable vacuum cleaner, folding door and wall covering. Discussion should take place with the Day Care Society and the Cedar Cottage Planning Office prior to purchase.
- "3. That Council authorize the Supervisor of Property and Insurance to enter into a lease arrangement for a minimum term of 5 years on the property concerned following termination of the existing lease."

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

CONSIDERATION

8. 1975 Neighbourhood Improvement Program.

The Director of Planning reports as follows:

"On December 17, 1974, City Council approved the recommendations of the Standing Committee on Community Development to:

- 1. Request from the senior levels of government \$3 Million for the 1975 Neighbourhood improvement Programs and another \$120,000 for the site clearance program, and;
- 2. Approve the City's portion of the 1975 N.I.P. in an amount up to \$1,300,000 (up to \$1,100,000 would be for the Neighbourhood improvement Program and \$200,000 for site clearance).
- 3. Council at the same time deferred consideration of Mount Pleasant and Downtown East Side as N.I.P. areas for 1975.

Clause No. 8 Continued.

On February 18, 1975 upon the recommendation of the Director of Planning, a special meeting of the Planning and Development Committee was held to consider requests for N.I.P. allocations from various neighbourhoods. Discussions occurred with representatives of the:

1. Hastings-Sunrise Action Council
2. Mount Pleasant Citizen's Committee
3. Downtown Eastside Resident's Association
4. Action Now
5. Grandview-Woodlands Area Council
6. Marpole-Oakridge Area Council

At this meeting, requests were made for full-scale local area planning programs, as well as Neighbourhood improvement Programs. The Committee requested the Director of Planning, in consultation with the Director of Social Planning, to recommend areas in which the Neighbourhood Improvement Program should be implemented in 1975. This report was also to include recommendations on necessary staff and suggestions on actions which could be taken in those areas not chosen for N.I.P. in 1975.

I 1975 N.I.P. Allocations

On September 4, 1975, Central Mortgage and Housing Corporation announced a \$1.125 Million N.I.P. grant to the City of Vancouver (see Appendix I). Of this amount, \$125,000 has been allocated as the Federal contribution to the Strathcona Community Centre. A further report for the Strathcona Centre will be forwarded at a later date. The total Senior Government contribution, therefore, would be \$1.7 Million. The City's share of the total would be 25%, or 62½% depending on the category of project undertaken, but would not exceed \$1.3 million allocated by Council on Dec.17,1974.

This has followed negotiations between the senior levels of government and the City Planning Department. These negotiations have also discussed the appropriate areas of the City that are acceptable to the Federal and Provincial Governments.

It should be noted that the allocations are less than requested. The initial stages of the planning process will investigate if the funds are sufficient to complete the desired projects within the tentative boundaries of Mt.Pleasant and the Downtown East Side.

II Recommended N.I.P. Areas in 1975

The Planning Department report, Neighbourhood Improvement in Vancouver, identified a number of potential communities that could benefit from the N.I.P. Based upon the analysis that was completed in preparing this report and submissions from various neighbourhoods, it is recommended that Mt.Pleasant and the Downtown East Side be designated N.I.P. areas for 1975.

In general, the boundaries of these areas are indicated on Appendix II; the exact boundaries will be refined as the planning process advances in these neighbourhoods.

It should be strongly emphasized that the N.I.P. is not a substitute for local planning efforts. Both of these areas are extremely complex from both a social and physical point of view and should involve eventual recommendations on land-use, zoning, transportation, socio-economic characteristics of the population and so on. Cedar Cottage, originally an N.I.P. area, has been required to deal with complex transit questions that will affect the future of the community. This type of effort will also be particularly true in the Downtown Eastside where complex interrelationships with the Downtown, Gastown, the Port, etc. must be examined and resolved.

The N.I.P. which deals only with funding community facilities and services will not be able to deal with the long-term viability of these neighbourhoods, or the process involving its residents in these decisions.

Cont'd.

Clause No. 8 Continued.

III Inter-Departmental Liason

The co-ordination of N.I.P. in 1974 has been the responsibility of the City Planning Department. This has related to obtaining senior levels of government approval and funding, working in the areas, developing implementation policies and involving local residents. During 1975 this role is believed to be the most appropriate for the program. To facilitate planning, budgeting and implementation, a staff committee has been established to co-ordinate N.I.P. projects under the Chairmanship of the Director of Planning.

Experience in the 1974 programs in Cedar Cottage and Kitsilano indicated that other department and board input will be required in the planning and evaluation stages. Particularly in 1974 the Parks Board has had a major role to play in the N.I.P.

In the Downtown Eastside, the Social Planning Department will have a major role to carry out due to their knowledge of the area and experience they have had with the residents. The Social Planning Department will be asked to take a considerable role in the N.I.P. here within the process and program that is established.

IV Staff Requirements

Experience in 1974 has shown that the administration of each of these two programs will require a Planner and a Planning Assistant for each program. These positions will require automobile allowance to attend meetings in the area.

in addition, it is possible that a site office of some type will be necessary in both communities. This will provide not only contact with residents of the community, but will assist C.M.H.C. in advertising and taking applications under the Residential Rehabilitation Assistance Program (R.R.A.P.). Requirements for the site offices and possible secretarial assistance will be reported on at a later date after further contact with the community is completed.

Additional staff may be required by other Departments to implement various projects arising out of N.I.P. and to provide input into the planning process. All staff and operations are cost shareable. The only restriction is that Planning portion of all projects is limited to 8% of the total allocated funds. Our Planning expenditure to date in the 1974 program is just over 2%.

V 1975 Program Changes

During 1974, fund allocations were made to the areas before planning was initiated. During negotiations with C.M.H.C., they have agreed that preliminary planning and priority setting by the areas can proceed before allocations are made; this will improve allocation of funds to the areas.

Additionally, it appears that site acquisition for housing purposes will not be permitted through the N.I.P. in 1975.

Cont'd.

Clause No. 8 Continued.VI Areas Not Selected for N.I.P.

Hastings-Sunrise, Grandview-Woodlands, and Marpole-Oakridge were not selected as N.I.P. areas for 1975. The following actions are suggested for these communities:

1. Grandview-Woodlands: City Council has approved an area planning program for the area. it is expected that part of Grandview will be recommended as an N.I.P. area in 1976. A report on staffing, terms of reference, etc., for Grandview-Woodlands is forthcoming in September.
2. Hastings-Sunrise: The Planning Department will continue to monitor planning and development issues and provide limited assistance to this area with existing in-house staff. it should be noted that only the northwest portion of Hastings-Sunrise was identified as an N.I.P. priority area.
3. Marpole-Oakridge: The Planning Department will continue to monitor planning and development issues and provide limited assistance to this area with existing in-house staff.

It should be noted, however, that this will be minimum service and will not approach the level of service provided through a Local Area Planning program."

It is therefore recommended that:

1. The Downtown Eastside and Mount Pleasant be approved as Neighbourhood Improvement Program for 1975.
2. City Council approve the positions of a Planner and Planning Assistant for each of the N.I.P. areas, and that the Director of Personnel Services classify the positions and submit his recommendation to the City Manager for approval. (This is a cost shareable item).
3. That Auto Allowance be approved for the two positions in each area on an intermittent basis (approximately 50 miles per month - \$8.50 each)
4. City Council approve the expenditure as outlined in Appendix III.

The Director of Finance notes that City Council approval of \$1,300,000 for the 1975 NIP was predicated upon senior government contribution of \$3,000,000. In view of the current senior government contribution of a maximum of \$1,700,000, I would recommend a proportionate reduction in the City's contribution from \$1,300,000 to \$735,000.

The City Manager notes that on August 12, 1975, Council approved the following recommendation of the Standing Committee on Planning and Development, regarding the Planning Department's work program:

"THAT the Work Program Objectives of the Planning Department for the period July to December 1975 as set out in the report of the Director of Planning dated July 17, 1975 be approved on the understanding that the objectives will be carried out by existing and approved staff."

Cont'd.

Clause No. 8 Continued.

The work program for the Area Planning Division included:

- "3. b. Initiation and implementation of Local Area Planning and Neighbourhood Improvement Programs for Mt. Pleasant and Downtown East Side."

The City Manager further notes that the anticipated work programs in Kitsilano and Cedar Cottage appear to require nominal input from professional planners towards the end of the year, and that both areas have planners assigned to them. Furthermore, one of these planners has been partially occupied in the Downtown East Side.

In view of the foregoing, and noting the comments of the Director of Finance, the City Manager submits the report of the Director of Planning for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 239-41

A-6

Manager's Report, October 17, 1975 (FIRE - 1)

FIRE & TRAFFIC MATTERS

RECOMMENDATION

1. Bus Shelters

The City Manager submits the following report of the City Engineer:

"In the Council resolution of August 26, 1975, approving the recommendation of the Planning and Development Committee of August 14, 1975, the Engineering Department is instructed to report back to Council on the matter of the installation of six bus shelters by the J.C. Decaux Company of Paris, France. At that time it had been decided by Council that a local Company - Seaboard - would install two prototype bus shelters on Granville Mall and that the J.C. Decaux Company would install six shelters on a test basis throughout the city.

With regard to the Seaboard shelters, City costs and locations were clearly established and the installation is in process. With regard to the J.C. Decaux shelters, it was left to the City Engineering Department to find six appropriate locations and work out cost-sharing arrangements with the J.C. Decaux Company in more detail for report back. The six locations selected are:

1. 1055 West Georgia Street at Royal Centre
2. Southwest corner of Burrard and Robson Streets
3. Hastings Street at Abbott Street
4. Broadway west of Balaclava Street
5. Broadway west of Cambie Street
6. Hastings and Nanaimo Streets.

These locations attempt to maximize usage by patrons. Accordingly, major transit routes are used and locations having high pedestrian and boarding volumes have been selected. The J.C. Decaux Company has requested that one of the shelters be of double length to illustrate the modular capabilities of their design. It was also proposed that one of the shelters contain an information kiosk, which was one of their normal designs, and that this kiosk be used by the Vancouver Arts Council on a test basis at no cost to the Arts Council. Unfortunately, Decaux have discontinued their information kiosk shelter.

In approving the report of August 11, 1975, to the Planning and Development Committee Council has given preliminary approval to the expenditure of \$500 per shelter (total \$3,000) for electrical hookups and installation. The Director of Finance at that time reported that funds were available from Contingency Reserve for this purpose. The J.C. Decaux Company will bear the full costs of the shelters themselves. In the event that the City decides not to proceed with the full Decaux proposal of 300 shelters, Decaux have stated that they will remove the six prototype shelters at no cost to the City. Accordingly, there would be no further costs to the City in connection with the pilot proposed. As was noted in a previous report to Council on this matter the J.C. Decaux Company have asked that they be permitted to install 300 bus shelters throughout the city at no cost to the City in exchange for the exclusive right to have advertising in these shelters. The Planning and Development Committee did not approve the proposal but rather approved six pilot shelters being constructed for evaluation with no promise to accept the proposal.

The Decaux Company have requested that they be permitted to install one directional signpost at no cost to the City and subject to removal at the City's request should the full proposal of Decaux not be accepted. This signpost will show directions to major locations in the city such as the Queen Elizabeth Theatre, P.N.E., etc. It is proposed that this directional signpost be installed at Granville and Georgia Streets on a pilot basis. The Engineering Department has no objection to this location.

Cont'd . . .

Manager's Report, October 17, 1975 (FIRE - 2)

Clause #1 continued:

The Decaux Company have also requested permission to install one city indicator. This indicator is a two-sided sign located at street level with a civic map on one side and advertising on the other side. In this case it is proposed that the civic map be for Gastown since merchants in this area have requested such a map and that the other side advertise civic functions and those being held at the Queen Elizabeth Theatre, etc. Again, the city indicator would be installed on a pilot basis entirely at the cost of J.C. Decaux and would be removed at no cost to the City should their proposal not be accepted.

It is RECOMMENDED that

1. the proposed six pilot bus shelters be installed at the locations noted in this report. Five of these would be the standard Decaux shelter and one of them would be a double modular arrangement.
2. the cost of the electrical connection and part of the installation cost be provided from Contingency Reserve. The City's part of the cost would be \$3,000, the cost of the shelters themselves and all maintenance to be borne by the J.C. Decaux Company.
3. the installation of one directional signpost located at Granville and Georgia Streets be approved on a pilot basis. All costs to be borne by J.C. Decaux Company.
4. a city indicator containing a map of Gastown and advertising of civic functions be approved for installation in the Gastown area. All costs for installation and removal of this pilot to be carried by the J.C. Decaux Company."

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

FOR COUNCIL ACTION SEE PAGE(S) 244

FINANCE MATTERS

A-7

RECOMMENDATION

1. Additional Chemist for City Analyst's Laboratory.

The Medical Health Officer reports as follows:

"The professional staff of the City Analyst's laboratory currently is comprised of the City Analyst, the Assistant City Analyst and four Chemists. The most recent staff addition was in April, 1971, when a Chemist was added on a temporary basis. This position has been retained since that time.

Work Load

Since staff was added in the 1971, the work load in the Coroner's toxicology section has increased substantially, as shown below:

<u>Year</u>	<u>Coroner's Cases</u>
1970	1,451
1971	1,863
1972	1,947
1973	2,276
1974	2,434.

In order to cope with this increased work load, overtime expenditures totalling \$10,565, for the period January 1 to August 31, 1975, were incurred.

I am advised by the Administrative Analyst that:

- A. The cost of an additional Chemist for two months of 1975 will be \$3,109; for 1976, \$20,050 (including fringe benefits, excluding C.O.L.A.);
- B. The Chemists' salaries are currently under review by the Director of Personnel Services.

I RECOMMEND that one additional Chemist position be established in the City Analyst's Laboratory on a permanent basis, and the existing temporary Chemist position be made permanent."

The Comptroller of Budgets advises that if this report is approved, the source of funds will be Contingency Reserve.

A copy of this report has been forwarded to the V.M.R.E.U.

The City Manager RECOMMENDS approval of the foregoing report of the Medical Health Officer.

Cont'd.

2. Park Board - Staffing (Building Service Worker at Grandview Community Centre).

The Administrative Analyst reports as follows:

"In 1969, the Building Service Worker at the Grandview Community Centre was reclassified as an Iceman-Janitor. The establishment of a permanent Iceman-Janitor reduced the need for casual help in the rink, but necessitated the employment of casual help at the community centre.

At the present time, a Building Service Worker has been employed on the casual payroll, on a full-time basis. It is proposed to re-establish the permanent position of Building Service Worker at the community centre.

Comparative costs of the proposal are as follows:

	1975 (2 mos.)	1976
Casual payroll	\$1,895	\$12,123
Permanent Position *	\$1,827	\$11,650

(*Costs at mid-range, including fringe benefits but not C.O.L.A.)

I RECOMMEND that a Building Service Worker position be established at Grandview Community Centre, following classification by the Director of Personnel Services.

Funds have been provided in the Park Board budget, in Casual Payroll Accounts.

A copy of this report has been provided to the V.M.R.E.U."

The City Manager RECOMMENDS approval of the foregoing report of the Administrative Analyst.

CONSIDERATION

3. Canadian Memorial Swimming Pool - Request for Grant.

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

"Mr. Kenneth A. Wotherspoon, on behalf of the Canadian Memorial Church Board, has written to Council requesting a \$10,000 Capital Grant for renovation and maintenance work on the Canadian Memorial Pool. His letter is as follows:

'Since 1923 Canadian Memorial has operated a swimming pool for the people of Vancouver. The costs of maintenance and operation have all been borne by the congregation.

In recent years our Board has felt the burden of increasing costs particularly as the need for repair and renovation have become evident. If the pool is to remain open in the future to serve the community as it has in the past we realize we must look to the community for assistance.

At a meeting last spring between our Property Committee and some Parks Board officials including chairperson May Brown, it was suggested that our pool is a viable resource for the city in that we have served around 1,000 swimmers per year; also its geographical location and its attractiveness for Beginners' make it unique in the area. On the advice of this meeting we proceeded with some renovations and made an application for a grant from the Provincial Government's Community Recreational Facilities Fund. We received the enclosed letter in response.

Manager's Report, October 17, 1975

FINANCE

Clause No. 3 Continued.

We now turn to you for the assistance we need to keep our pool operating. This does not seem to be an unreasonable request because this is the first time since 1923 that we've asked for assistance in a project which has been an integral part of this city's recreational life.

The cost of the renovation work carried out this past summer has not exceeded \$10,000. The persons from the Parks Department have advised us that our basic plant and equipment are in good shape. Operationally we are still able to break even on the costs and are feeling pleased that our swimming staff are proficient and yet willing to work for less than those at the city's other pools.

We'll be pleased to hear from you.'

Canadian Memorial asked for, but did not receive help from the Provincial Recreation Facilities Fund as it appears that the work is outside the terms of reference of the fund.

Before dealing with the matter, Council may wish more detailed technical information, perhaps a review by the Construction and Maintenance Division of the Department of Permits and Licenses. Further, Council may also wish to have a report from the Park Board with respect to how the Canadian Memorial Swimming Pool and its program fit into the total community recreation function that has been studied by the Task Force on recreation services and by the Park Board, which is currently being dealt with by Council. Council would then be in a better position to determine whether the request of Canadian Memorial Church fits into the overall concept of the City's functional responsibilities of recreation in this city."

Your City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

CONSIDERATION

4. Conference-Symposium on Master Planning for Community Fire Protection.

The Fire Chief reports as follows:

A three day Conference-Symposium is to be held October 28, 29 and 30 in Orlando, Florida on Master Planning Techniques and Procedures for Fire Protection and the Fire Chief recommends the Fire Department Analyst attend.

The City of Vancouver would benefit from the information to be presented at this Symposium, which is designed to "provide a dialogue of information on master planning techniques among fire prevention attendees and provide an opportunity to learn the importance and procedures of effective master planning and learn some of the newest methodologies being developed for master planning." The Symposium's purpose is to initiate the process of implementing refined fire protection practices at the local level.

The agenda has been developed by the National Fire Protection and Central Administration, United States Department of Commerce from NFCA study grants on master planning methodologies.

The program includes such topics as:

Planning for Fire Station Location, Description of the NFPCA Master Planning Methodology and Standards in Community Fire Protection Master Planning.

Cont'd.

Manager's Report, October 17, 1975

FINANCE

Clause No. 4 Continued.COSTS TO THE CITY

There is no conference fee other than the cost of two lunches and dinners that is part of the schedule. One day traveling time to and from the conference-symposium would be required.

5 days leave of absence with pay	
Conference meals	\$ 33.00
Air fare	360.00
Meals 3 days	
@ \$15.00 per diem	45.00
Hotel 4 nights	
@ \$30.00	120.00
 TOTAL	 <u>\$558.00</u>

As this symposium was not anticipated no funds were provided in the Fire Department Budget. The Comptroller of Budgets advises that if approved, the source of funding would be Contingency Reserve.

The Fire Chief recommends approval be given for the Fire Department Analyst to attend the Conference-Symposium on Master Planning for Fire Protection and funds in the amount of \$558.00 be Contingency Reserve.

The City Manager submits the recommendation of the Fire Chief for the CONSIDERATION of Council.

RECOMMENDATION

5. Continuation of Appointment to Royal Commission on Family and Children's Law.

The Medical Health Officer reports as follows:

City Council on December 18, 1973 approved leave of absence for Mrs. Mish Vadasz, Senior Social Work Consultant, to take up an appointment with the Royal Commission. Mrs. Vadasz served in her role as a Commissioner until May 30, 1975, on a full time basis. All salary costs were recovered in full from the Attorney-General's Department.

Effective August 1, 1975 the Attorney-General requested that Mrs. Vadasz be allowed to join the 'Implementation Team' of the Royal Commission on Family & Children's Law to implement the recommendations of the 4th Report. The team is responsible for planning facilities and resources for juveniles, and for expanding the Unified Family Court around the province.

After carefully considering this request Mrs. Vadasz, in concert with the Director of Mental Health Services, agreed that Mrs. Vadasz' continuation in the role of Commissioner working with the 'Implementation Team' would be a valuable resource, not only to this Department but to the City of Vancouver and the community at large.

The Family & Children's Law Commission has placed on file with the Health Department agreement that salary costs for time worked will be paid in total by them. Effective August 1, 1975 until approximately December 31, 1976, Mrs. Vadasz will be working for them four days out of every five.

Cont'd.

Manager's Report, October 17, 1975

FINANCE

Clause # 5 Continued.

Your Medical Health Officer RECOMMENDS:

1. that Mrs. Vadasz be granted leave of absence with pay to December 31, 1976 to complete her appointment to the Royal Commission on Family & Children's Law;
2. that Mrs. Vadasz be retained on the City of Vancouver payroll and that all costs for salary and fringe benefits be recovered in total from the Family & Children's Law Commission.

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

6. Britannia Community Services Centre - Staff and Budgets.

City Council, at its meeting of September 16, 1975, considered the following report:

' The Administrative Analyst reports as follows:

"On June 17, 1975, City Council approved the staffing for the Park Board and the Britannia Society, at the Britannia Community Services Centre. In that report, responsibility for the Cashiers and Attendants at the ice rink and swimming pool was vested in the Park Board. Subsequent investigation has shown that improved security and financial administration would be achieved by placing this staff on the Society's payroll, reporting to the Society's accountant.

I recommend that the following staff and funding be transferred from the authorized Park Board complement to the Britannia Society's staff:

	Pay- grade	1975 (3 months)	1976
Cashier/Clerk Typist (rink)	10	\$ 2,475	\$ 10,550
Rink Attendant (30 hrs./week)	10	1,533	6,521
Cashier/Clerk Typist (pool)	10	2,475	10,550
Cashier (30 hrs./week)	-	1,235	5,304
		<u>\$ 8,718</u>	<u>\$ 32,925</u>

(All staff at mid-step, including fringe benefits but not COLA.)

The V.M.R.E.U. has received a copy of this report."

The City Manager RECOMMENDS that the foregoing recommendation of the Administrative Analyst be approved.'

At the request of the Vancouver Municipal and Regional Employees' Union, Council referred the report to the City Manager, for discussion with the Union. Subsequent discussions ensued and the Union have now indicated their concurrence.

The City Manager RECOMMENDS approval of the foregoing report of the Administrative Analyst.

Cont'd.

Manager's Report, October 17, 1975

FINANCE

7. Fire Department - Manning Requirements.

The Fire Chief and Director of Personnel Services report as follows:

"At its meeting of January 28, 1975 City Council approved the recommendations of the Finance and Administration Committee concerning Fire Department manning requirements, one of which was:

- (iii) That the uniform strength of the Fire Department be increased by 16 men effective upon adoption of this report.

This addition was required due to increased vacation and long service leave entitlement which had occurred since 1970, as well as a deteriorating situation with respect to absence because of illness and injury. At the time of that report, 1975 negotiations had not been concluded, and therefore, calculations were based on the provisions of the 1974 Collective Agreement.

As pointed out in the report of the Director of Personnel Services entitled "1975 Arbitration Award - Vancouver Policemens' Union and Vancouver Firefighters' Union" which Council received for information at its meeting (In Camera) of August 26, 1975 the arbitration award for Firefighters resulted in improved provisions for vacation leave as well as long service leave and in an increase in time off for Statutory Holidays.

The purpose of the present report is to inform Council of the impact of the award on manpower requirements and to recommend an increase in staff in order to maintain the present level of service:

(1) Statutory Holidays

The 1974 Agreement provided for time off equivalent to 8 duty shifts in lieu of the 11 Statutory holidays. This time off is taken immediately after the Firefighters' annual vacations. The arbitration award improved this provision by increasing the number of duty shifts off from 8 to 11 and by adding a clause granting an additional duty shift off for any further Statutory holiday declared by the Municipal, Provincial or Federal governments. If one assumes that the Federal government will proclaim 'Heritage Day' in 1976 as seems very possible (see note re Heritage Day in Section 2(b) below), the total result of these improvements is estimated to be 3004 more duty shifts off in 1976 than in 1975.

(2) Vacation Entitlement

The arbitrator improved vacation provisions in several different respects, the result of which is a substantial increase in the total amount of time during which men will be absent from duty on paid vacation leave.

- (a) Basic Vacation Provisions - Whereas vacation provisions had been expressed in terms of "calendar days off" in previous Agreements, the Arbitrator ruled that for the majority of the uniformed staff (i.e. the Firefighters and operational ranks above, commonly known as 'Group I' employees), time off is now to be expressed in terms of duty shifts. This alone results in an increase in time off. For example, a Firefighter who in 1974 was entitled to 14 calendar days off (an average of 84 working hours) is now entitled to 8 duty shifts (96 working hours). Also, the years of service requirements to qualify for 12 and 16 duty shifts off were each reduced by one and in the 21st year of service members now receive 20 duty shifts. The estimated increase in time off over 1974 for Group I employees due to these changes is 1211.5 duty shifts.

Cont'd.

Clause No. 7 Continued.

(b) Vacations to Commence on 'First Duty Shift Back' Basis

The arbitration ruled not only that vacation entitlement be measured in terms of duty shifts, but also directed that a member's vacation must commence on the first duty shift on which he would otherwise have been scheduled to return to work following his regular days off. Under the previous system of calendar day entitlement, this would very often not occur. This award has necessitated the drawing up of a completely revised method of vacation scheduling for 1976. (Note: By assuming the proclamation of 'Heritage Day', and therefore 12 duty shifts off for Statutory Holidays rather than 11, it has been possible to build certain efficiencies into the schedule which otherwise could not have been accomplished). The revised schedule has not yet been finalized and will require Union approval prior to implementation. It is therefore not possible to provide an estimate of the additional manpower required as a result of this portion of the award. However, it is entirely possible that the new schedule will produce a need for more men over and above the number recommended in the summary of this report, and we will be reporting to Council further on this matter at a later date.

(3) Long Service Leave

The 1974 Collective Agreement provided for 28 calendar days' paid long service leave after 25 years' service, to be taken before the completion of 30 years' service and each subsequent five year period thereafter. The arbitrator reduced the initial service requirement for this leave from 25 to 20 years. It is difficult to be accurate in estimating how much of this time off will be taken in any one year, since it is taken at any time during the five year periods at the option of the members. However, if one assumes that 20 percent of those who are now eligible for the leave will take it in 1976, then the increase for Group I employees due to the award would be 98 duty shifts.

SUMMARY AND RECOMMENDATIONS

In summary, the arbitration award has produced the following projected increases in time off provisions for Group I employees in 1976:

<u>Item</u>	<u>Increase in Duty Shifts Off Due to Arbitration Award</u>
Statutory Holidays	3004.0
Vacations	1211.5
Long Service Leave	<u>98.0</u>
Total:	<u><u>4313.5</u></u>

If the present manning strength per shift is to be maintained without resorting to substantial overtime payments, then additional manpower will be required to make up this shortfall. The calculation below represents the number of First Year Firefighters which would have to be hired in 1976 in order to maintain present manning strength:

1 Man =	182.5 duty shifts per year
Less	12.0 duty shifts Statutory holidays
	8.0 duty shifts vacation
	<u>5.0 duty shifts absenteeism</u>
Balance	<u>157.5</u> working duty shifts for 1st Year Firefighter

Additional men required in order to maintain a manning strength of at least 144 men per shift:

$$\begin{array}{rcl} 4313.5 & & \\ \hline 157.5 & = & 27.4 \end{array}$$

Plus Group II requirement .3

Total 27.7 Men

Cont'd.

Manager's Report, October 17, 1975

FINANCE

Clause No. 7 Continued.

It should be noted that the above figure is conservative in that it does not allow for further increases which will be needed in 1977 and subsequent years as the new men gain seniority and thus more time off entitlements. This report also assumes that absence due to illness and injury will remain at their present levels, an assumption which appears justified since there has as yet been no significant change from the 1974 experience.

We therefore RECOMMEND that, in order to compensate for the effects of the 1975 arbitration award and to maintain approved firefighting standards of service:

- (1) The uniformed strength of the Fire Department be increased by twenty-eight (28) men, effective not later than November 17, 1975 in order that their initial training can be completed by January 1, 1976.
- (2) The funds required for the balance of 1975, estimated at \$38,892 be provided from Contingency Reserve. (It is estimated that the annual recurring salary and fringe benefit costs, calculated at the current rate for a 4th year Firefighter, will be \$317,774).

The City Manager RECOMMENDS that the recommendation of the Fire Chief and the Director of Personnel Services be approved.

RECOMMENDATION

8. Fire Department - Staffing.

The City Manager has received the following report from the Administrative Analyst:

"The store section of the Fire Department administration was increased from one to two Clerks in 1950, and is responsible for maintaining a stock of emergency equipment, janitorial supplies, stationery, etc. It also maintains the necessary records of stock, processing of all purchase requisitions, maintaining the clothing sizes of all uniformed staff and the purchasing and issuing of uniforms.

In the last 25 years, the number of Fire Fighters has increased from 526 to 771 (47% increase); the number of fire halls has increased from 18 to 20 (11% increase); and the hours of work have decreased from 37½ to 35 hours per week. The mix in uniform items issued has changed radically, and has become significantly more complex.

The two employees responsible for this work are long-term employees--one having started in 1946, the other in 1956. Consequently, their vacation entitlement has reduced the time available to carry out the above duties.

The cumulative effect of the foregoing is an increase of 49% in the volume of work and a decrease of 13% in the time available to do the work. The net effect of these two factors is an increase of 72% in workload.

In view of the foregoing, the Fire Chief has requested a staff increase of one Clerk in this section. I concur with this request, and report that the estimated cost would be \$1,758 for two months in 1975 and \$11,249 for 1976 (salary at mid-range, including fringe benefits but excluding C.O.L.A.). Non-recurring costs for furniture have been estimated at \$375. The Comptroller of Budgets reports that there are sufficient funds within the 1975 Fire Department budget to cover the 1975 costs of salary and furniture.

A copy of this report has been provided to the V.M.R.E.U."

The City Manager RECOMMENDS approval of the foregoing report of the Administrative Analyst.

Cont'd.

INFORMATION & RECOMMENDATION9. Downtown Parking Corporation Budget for Year Ended March 31, 1976, and Results of Operations for Year Ended March 31, 1975.

The following report has been received from the Director of Finance:

"In accordance with Section 25.03 of the Agreement between the City of Vancouver and the Downtown Parking Corporation Limited, the Corporation is required to report its operating budget to the City of Vancouver (Council) for Information. This refers to the Operating Budget. The Capital Budget is to be reported to Council for approval or otherwise, but we have not yet received it and it will be reported to Council when it is received.

The agreement requires the budget and hence the net profit to be calculated in a particular manner which is not quite in accordance with normal accounting practice but suits the relationship between the Corporation and the City. The net profit, as calculated under the agreement, allows the deduction from operating profits of amounts required to repay the debenture debt of the Corporation. The effect of this is to provide for the retention of cash in the Corporation for the payment of their tax refund note liability and to provide capital for expansion.

The budget for the year ended March 31, 1976, is attached to this report as an Appendix and indicates an estimated net profit for the year of \$100,459.00. This is after allowing for debenture repayment of approximately \$97,000, which result in a true accounting profit of approximately \$200,000.

For the year ended March 31, 1975, the Corporation had a net profit calculated as per the agreement, of \$48,679. The Corporation has forwarded this amount to the City. I believe that the profits of the Corporation transferred to the City should be put in the City's Parking Sites Reserve and further, that the Parking Sites Reserve and the Downtown Parking Corporation assets should both be in the Property Endowment Fund.

I therefore RECOMMEND

1. that the profit of the Downtown Parking Corporation for the year ended March 31, 1975, be received and placed in the Parking Sites Reserve, and
2. that the Parking Sites Reserve and the Downtown Parking Corporation properties be considered as part of the Endowment Fund.

Further, submitted for the INFORMATION of Council is the budget for the year ended March 31, 1976, attached as an Appendix to this report."

The City Manager supports the recommendations of the Director of Finance and submits the budget for the year ended March 31, 1976, of the Downtown Parking Corporation, to Council for INFORMATION.

CONSIDERATION10. Legal Expenses - P.C. 364 Musgrave, R.

The Director of Legal Services submits the following report:

"The Vancouver Police Board at its meeting of September 25, 1975 passed the following resolution:

- *A letter was received from P.C. 364 Musgrave, R. enclosing an account submitted by Mr. G. K. MacIntosh of Farris, Vaughan, Wills, and Murphy, in the amount of \$80.00 for services rendered on August 13, 1975, in connection with the fatal shooting of Richard Petersen.

Cont'd.

Clause No. 10 Continued.

Moved:

"That the account of Farris, Vaughan, Wills, and Murphy, in the amount of \$80.00 for professional services rendered by Mr. G. K. MacIntosh in acting for P.C. 364 Musgrave, R. on August 13, 1975, in connection with the fatal shooting of Richard Petersen be forwarded to City Council with a recommendation for payment under the provisions of section 472 of the Vancouver Charter."

Carried."'

Mr. McIntosh attended at the Richmond Police Station at 5:00 a.m. on August 13, 1975 to advise Constable Musgrave of his rights concerning the fatal shooting of Richard Petersen. The account rendered appears to be in order in the circumstances."

The City Manager submits the report of the Director of Legal Services to City Council for its CONSIDERATION.

RECOMMENDATION

11. Interest on Prepayment of Property Taxes.

The Director of Finance reports as follows:

"Section 412 of the Vancouver Charter enables City Council to determine by bylaw the interest rate and terms and conditions applicable to the prepayment of property taxes.

On March 11, 1975, City Council passed Bylaw 4852 which amended the Tax Prepayment Bylaw 4804 to change the interest rate payable by the City on prepayment of property taxes to 5% per annum. This last change in rate was considered reasonable in light of the then prevailing short term interest rates. However, since that time, the short term interest rates have risen and, in my opinion, our current interest rate of 5% is not attractive to the average taxpayer.

I therefore believe that the City should increase its payment interest rate to 7% per annum, a rate which is more representative of current market conditions. This rate to be effective on November 1, 1975.

I have taken the liberty of requesting the Director of Legal Services to prepare the necessary amending bylaw and it is submitted to Council concurrently with this report.

I therefore RECOMMEND that Council approve the increase in the interest rate payable by the City on tax prepayments from 5% to 7%, and amend Bylaw 4804 accordingly, effective November 1, 1975."

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

Cont'd.

RECOMMENDATION12. Cancellation of Cleaning Contracts and Forfeiture of Performance Bond.

The Director of Legal Services reports as follows:

"The City of Vancouver enters into contracts for window cleaning and janitor services at various locations throughout the City. These contracts contain specifications and conditions to be met by the successful bidder. Our Building Construction & Maintenance Division regularly inspects the various premises to ensure the proper performance of the terms of the contract. A performance bond is required to be posted by each cleaning contractor. Should the contractor fail to meet the terms of the contract the contract is cancelled and the bond forfeited to meet the damages suffered by the City for the failure to perform. In this instance the bond posted was \$3,000.00. It was duly converted and the damages have been calculated to be \$1,264.33 leaving a balance of \$1,657.07.

Duly considering the terms of the contract and the amount of damages suffered, the Director of Legal Services concludes that it is legally proper for the City to pay \$1,657.07 to the contractor and therefore RECOMMENDS that a cheque be issued for \$1,657.07 payable to Vancouver Building Maintenance Ltd. in settlement of this matter."

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

13. Extension of Contract with University of British Columbia and City of Vancouver.

The Medical Health Officer reports as follows:

"Effective August 1, 1969, an Agreement was signed by the City of Vancouver and the University of British Columbia to provide public health nursing time on an annual basis. The service provided is 100% recoverable from the University.

A request has been received by the City of Vancouver for a further renewal of this contract for a period of twelve months effective September 1, 1975 to August 31, 1976 (being the period during which this service is required by the University), with the necessary revisions to bring the terms of the letter of Agreement up to date. Two signed copies of the revised letter of Agreement have been forwarded by the University for signature of the Medical Health Officer.

There will be no cost to the City of Vancouver to provide the part-time services of the Community Health Nurses during the period of the contract and upon termination of the contract, the part-time positions will be terminated.

It is requested that approval be given the Medical Health Officer to renew this Agreement. The Law Department has reviewed the Letter of Agreement and advises that its terms and conditions are acceptable to the City of Vancouver.

The City Manager RECOMMENDS that:

The Medical Health Officer be authorized to renew the Agreement to supply five Community Health Nurses to the University of British Columbia on a half-time basis for twelve months, effective September 1, 1975 to August 31, 1976, at no cost to the City.

FOR COUNCIL ACTION SEE PAGE(S) 244-6

PERSONNEL MATTERS

RECOMMENDATION

1. One Additional Position - Continental Hotel,
and Insurance Division, Finance Department

The Director of Personnel Services reports as follows:

"At its meeting on November 12, 1974, City Council approved a recommendation of the City Manager that 6 new positions be established under the direction of the Supervisor of Property and Insurance, these positions to constitute the operating staff of the Continental Hotel. Council was informed at the time that the Provincial Government would continue to pay for present and future operating expenses, including management and maintenance. In addition to a Residence Manager and an Assistant Residence Manager, four positions of "engineer-custodian" were approved. These latter positions were subsequently classified as one Building Service Worker II and three Building Service Worker I's.

Recent discussions with the Residence Manager and the chief Property Management Officer in Property and Insurance have revealed that the present complement of four Building Service Workers is insufficient. One of the main reasons for this is the nature of the heating plant, which requires that someone with a Class 'B' Heating Certificate must be on hand at all times when it is in operation. In order to provide for 24-hour coverage, an additional staff member is needed.

I therefore, RECOMMEND that Council approve the establishment of one additional position of Building Service Worker I at the Continental Hotel.

There will be no expense to the City since the Deputy Minister of Human Resources has confirmed that the Province will assume the additional cost of the new position.

The Business Manager of the V.M.R.E.U. has received a copy of this report."

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

2. Higher Starting Salary, Financial Analyst, Finance Dept.

The Director of Personnel Services reports as follows:

"During the past six months, we have advertised on numerous occasions, both in Vancouver and across Canada in order to attract qualified applicants for the above mentioned position. Only one candidate, Mr. Dale Bairstow, has the required education and experience.

Mr. Bairstow possesses a Master's Degree in Geography and has worked as a Municipal Affairs Consultant for a number of years. He is currently a Research Officer for the Central Mortgage and Housing Corporation with a special interest in housing.

In view of the extreme difficulty of attracting suitable applicants, Mr. Bairstow's relevant experience and qualifications, his current income, which is in excess of \$1850 per month, and his unwillingness to accept less than \$1735 per month, it is recommended that approval be given for a starting salary of \$1735 per month (September 1, 1975 rate) which is the fifth step of Pay Grade 28 (\$1449 - 1735).

Ms. Pat Skeene has been a Financial Analyst for the past year and has a similar background to Mr. D. Bairstow. As it has been past practice to raise current staff in an identical position to an equal step in the range if qualifications and experience are similar to those of the incoming employee, I recommend that Ms. Pat Skeene's salary be adjusted from the second to the fifth step (\$1735 per month) to Pay Grade 28 (\$1449 - 1735), effective the date of Mr. Bairstow's appointment.

The additional cost of raising Ms. Skeene's salary for 1975 will be approximately \$400, and for 1976 approximately \$2500.

The Director of Finance advises that funds are available within the Departmental Budget."

The City Manager RECOMMENDS that this report of the Director of Personnel Services be approved.

Manager's Report, October 17, 1975.....(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. ACQUISITION FOR PARK SITE # 19 (WEST END)

The Acting Supervisor of Property & Insurance reports as follows:-

"The subject property, legally described as the North half of the North half of Lot 1, (unimproved lot), and the East half of Lot 2, (known as 1414 Haro Street), both in Block 45, District Lot 185, is located in Park Site #19, bounded by Haro, Broughton, Barclay and Nicola Streets, and has been offered for sale to the City by the owner. This Park Site is listed in Table I of the Park Sites Purchase Program 1971-1975, confirmed by City Council December 15, 1970.

This property consists of two parcels of land: a landscaped lot, (32.75' x 66'), and an adjoining lot (33' x 131') improved with a two-storey and full basement frame dwelling erected in 1900. Both parcels are zoned RM-4'A' and the total area is 6,484.5 square feet.

The dwelling erected on the East half of Lot 2, (1414 Haro Street), has four rooms on the main floor with an area of 1,250 square feet; three rooms on the second floor, and a three room self-contained suite in the basement. This building has 13 plumbing fixtures, a patent shingle roof, stucco on exterior walls, a concrete foundation, and is heated by a gas-fired hot water system.

This structure has been extensively remodelled and modernized by the present owner and is in good condition. The dwelling is occupied as a single family residence, with the self-contained suite in the basement being unoccupied. It is intended to rent this house as a single unit when the present owner vacates on October 31, 1975, and to continue renting same until required for park development and at such time demolish the structure. It is noted that this acquisition leaves only one property remaining to be purchased by the City to complete total acquisition of Park Site #19.

Negotiations with the owner confirm that she is prepared to sell for the sum of \$115,100 as of October 31, 1975. This price is considered to be fair and equitable and representative of property values in the area. The Superintendent of Parks concurs in the purchase of this property.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$115,100 on the foregoing basis, chargeable to Code #4189 - Park Board Clearing Account."

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

2. UTILITY EASEMENT OVER BLOCK C.D.L. 6311

The Acting Supervisor of Property and Insurance reports as follows:-

"In 1962, the City leased the above waterlot from the Province for the Burrard Civic Marina. This lease was granted subject to two easements, which allow the Home Oil Barge adjacent to the Marina to be serviced with power and telephone from the S. shore of the creek.

Clause #2 (Cont'd)

Swan Wooster Engineering Co. Ltd., acting for the Barge owners, have proposed relocating one easement for the power and waterline as there has been damage to these lines due to dredging, etc. and feel an easement at a new location would minimize the possibilities of damage. The Board of Parks and Recreation have indicated they have no objections to relocating the easement and agree the proposed new location is less subject to damage.

A new easement would be granted with the condition that the City would be held harmless if the power or water lines were damaged.

RECOMMENDED That an easement be granted to Home Oil Co. Ltd. over Block C, D.L. 6311, subject to the easement agreement being drawn to the satisfaction of the Director of Legal Services."

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

INFORMATION

3. DEMOLITIONS

The Acting Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
1123 Comox St (W.½ of Lot 18, Block 22, D.L. 185)	Nelson Park Site	Kayjay Wrecking Co. LTD.	\$895.00	4189/

- This demolition is for the removal of the building, including the foundation.

North Side of 1000 Block East Hastings Lots 9-16, Block 63 D.L. 181	Redevelop- ment Project 2, Area A-5	Merchant Contractors Ltd.	\$8,135.00	5847/52
------------------------------------------------------------------------------	-------------------------------------------	---------------------------------	------------	---------

This is for the removal of the foundations and debris at a portion of the Former Active Iron and Metal Co. building

The City Manager has confirmed the above contracts and submits the foregoing report of the Acting Supervisor of Property & Insurance to Council for INFORMATION.

- 4. Lot A, except North 7 feet, Sub. 1, Blocks 7, 9 & 11
D.L. 352, Plan 1005 and 1457,
Situated S/S Kingsway and West of Commercial

The Acting Supervisor of Property & Insurance reports as follows:

"Lot A except North 7 feet, Sub. 1, Blocks 7, 9 and 11, D.L. 352, Plans 1005 and 1457, situated S/S Kingsway and West of Commercial was purchased by the City in 1931 for future street requirements and has been reserved since that time.

The lot is irregular in shape, is approximately 3,060 square feet in area and located in an area zoned C-2 commercial district.

The owners of abutting lots B, C and D have requested the City to sell any surplus portion of Lot A not required for road purposes to enlarge their present site.

The City Engineer now advises that he requires the easterly 17 feet plus a corner cut-off for a total of approximately 1,670 square feet. This would leave a portion of approximately 16 feet wide and about 1,400 square feet in size available for sale to the abutting owner as outlined in sketch attached as appendix I. The Director of Planning concurs with this proposal.

Following negotiations, the owners of Lots B, C and D have agreed to a purchase price of \$15,400.00 for the above described surplus portion of Lot A and to provide the necessary plans, survey and all documentation required to consolidate the site.

The Acting Supervisor of Property & Insurance believes this represents fair market value and therefore RECOMMENDS that:

the surplus portion of lot A not required for road purposes be sold subject to the following conditions:

- A. Sale date to be date of approval by Council;
- B. Sale price to be \$15,400.00;
- C. The portion to be consolidated with abutting Lots B, C and D to form one parcel; the purchaser to be responsible for the survey and plans and any documentation (other than the conveyance from the City) and costs to effect consolidation. Such plans shall be to the satisfaction of the City Engineer.
- D. Purchaser to be responsible for registration fees and property taxes from sale date."

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

FOR COUNCIL ACTION SEE PAGE(S) 247

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION
AND
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

October 2, 1975

A joint meeting of the Standing Committee of Council on Finance and Administration and the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 2, 1975 at approximately 1.30 p.m.

PRESENT: Ald. Volrich, Chairman
Ald. Bowers, Boyce, Kennedy,
Marzari, Sweeney.

ABSENT: Ald. Rankin

CLERK: G. Barden

CONSIDERATION.

1. Reorganization Report of the Board of Parks and Recreation Services Division from the Task Force on Recreation Services.

On February 5, 1974, City Council approved a report from the Mayor dated January 29, 1974 recommending that a special Task Force be formed to report back with specific recommendations on Community recreation services.

The Committee had for consideration a report dated September 26, 1975 from the Task Force on Community Recreation Services. (Copy circulated).

The report of the Task Force on Recreation headed up by Commissioner May Brown, Alderman Marzari, and Dr. Walter Hardwick outlined twelve recommendations for change, re-organization and shifts in management function and style in the Recreation Services Division of the Vancouver Board of Parks & Recreation. Commissioner Brown reported the Task Force is requesting that the positions of Staff Development Co-ordinator and Research Co-ordinator be deferred at this time. The Director of Recreation position has not yet been filled and it was felt that this person should be involved in filling these two positions. Also they did not list salaries for two Recreation Programmers although this was included in the total cost shown. With the Changes noted, the recommendations from the Task Force are as follows:

- A. Approve the Task Force on Community Recreation Services Report dated April 14, 1975, respecting the re-organization of the Recreation Services Division.
- B. Approve the establishment of a Committee on Community Recreation and Leisure Services including the staffing of said committee by City Clerk.
- C. Approve the establishment of two (2) additional Area Manager positions at pay grade 29.
- D. Instruct the Director of Personnel to undertake an immediate review of the number of Secretarial staff required to provide support services to the four Area Managers.

Cont'd.

Report to Council
Standing Committees of Council
on Finance & Administration and
Community Services. October 2, 1975

Clause No. 1 Continued.

E. Approve in principle the establishment of permanent Icemen/Janitor positions to enable the 12 month operation of rink facilities presently being reviewed by the City Manager's office.

F (i) Approve the establishment of Community Recreation Director positions for all areas where two or more recreation facilities are located on one site; and that the duties and responsibilities of this position be in accord with the reorganization, philosophy and objectives proposed for the Recreation Services Division in this report.

(ii) Salaries for two Recreation Programmers be approved.

G. Approve salary, office and administration costs in advance of the 1976 budget in the amount of \$157,305.00 as follows:

(i)	Salaries	\$130,272.00
(ii)	Fringe Benefits	15,633.00
(iii)	Administration costs	<u>11,400.00</u>
	TOTAL:	<u>\$157,305.00*</u>

* Subject to change re deletion of recommendations 5 & 6 in the Task Force Report dated September 26, 1975.

H. Request an early report from the Director of Social Planning regarding the Study of Recreational Facilities, detailing priorities and funding proposals for the upgrading of recreational facilities under the jurisdiction of the Board of Parks and Recreation.

I. Request an early report from the Director of Social Planning, in consultation with the Superintendents of Parks and Vancouver School Board regarding the philosophy, establishment, capital financing and operating costs pertaining to community schools in the City of Vancouver.

J. The matter of an analysis of playgrounds, playfields and studies be immediately considered by the Director of Recreation Services; on condition that those unallocated funds available from the present study be available for consultative assistance.

Commissioner Brown stated that the report is a combination of studies they were requested by Council to undertake a year ago and now other mechanisms should be set up to take over and carry on. The report is a consensus of all people involved including Community Centre Associations. Commissioner Brown stated that the re-organization should move slowly, however, the system should be carried out to a certain degree now and it was stressed that the two additional Area Managers should be approved at this point. It was noted that City Council approved the policy of Area Management when the first two Area Managers were approved earlier this year. The establishment of two additional Area Managers would provide a starting point for the re-organization.

Commissioner Brown reported that the Task Force is in favour of the establishment of a committee on Community Recreation and Leisure Services to carry on for the Task Force. This Committee would be composed of two Aldermen, two School Trustees, and two Park Commissioners and staffed by the City Clerk. Commissioner Brown stated that both the School and Park Boards support such a liaison Committee. A letter dated October 1, 1975 from the School Board on this aspect was circulated at the meeting.

Report to Council
Standing Committees of Council
on Finance & Administration and
Community Services
October 2, 1975

Clause # 1 Continued.

The Chairman noted that the City Clerk has advised that this is the first time a proposal involving the City Clerk's office has come to his attention, and therefore, requests that this recommendation be deferred until he has studied the full impact of the suggestion and has been fully informed on the expectancy of providing staff for this committee.

The City Manager and Director of Finance advised that they had not studied all implications of the report and would appreciate an opportunity to do this and prepare a report.

During the ensuing discussion there was a divergence of opinion amongst the Committee members as to how this report should be handled and the following motion was put and resulted in a tie vote, and therefore, is submitted to Council for CONSIDERATION:

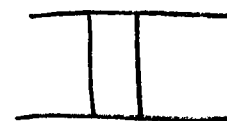
THAT further consideration of the report of the Task Force on Recreation be deferred pending a report from the City Manager on this matter.

The Meeting adjourned at approximately 3.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 249

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES



October 2, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, October 2, 1975 at approximately 3:30 p.m.

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

ABSENT: Alderman Rankin

COMMITTEE
CLERK: H. Dickson

RECOMMENDATIONS

1. Neighbourhood Pub -
3681 West 4th Avenue

Council at its meeting of June 17, 1975, upon the recommendation of the Community Services Committee at its meeting of May 29, 1975 approved a neighbourhood pub to be operated by Mr. John Keith-King at 3681 West 4th Avenue, subject to the usual petition plebiscite.

The Committee had before it for consideration a letter dated September 26, 1975 from Mr. John Keith-King (circulated) which explained he has provided three car parking spaces and one loading bay behind his proposed pub and leased four spaces - two on the east and two on the west.

The By-law requires seven car parking spaces.

Appearing before the Committee this day were Mr. Keith-King who explained he had done everything possible to provide the required parking and a representative of the Planning Department who stated the rental agreement for the parking on neighbouring sites should be more than on a month-to-month basis before the Development Permit will be issued.

Mr. Keith-King stated he was unable to secure more than a month-to-month rental agreement as the two parking spaces on one side are sub-let from a party who has a month-to-month rental from the bank which owns the property.

Mr. Keith-King promised the Committee he would maintain this parking arrangement and that if he failed to do so the City could revoke his business license.

The Committee, noting the applicant apparently has done everything possible to be in reasonable compliance with the parking regulations,

RECOMMENDS

THAT Council approve the parking arrangements negotiated by Mr. John Keith-King for at least seven parking spaces at the neighbourhood pub which Council approved for Mr. John Keith-King to operate at 3681 West 4th Avenue as being in sufficient compliance with the intent of the parking regulations for neighbourhood pubs; and that the Planning Department report to the Community Services Committee any departure from this parking arrangement.

Standing Committee of Council 2
on Community Services
October 2, 1975

2. Liquor Permit Application - 455 Abbott Street

The Committee had before it for consideration a Manager's report dated September 18, 1975 on a liquor permit application - Development Permit Application #71155, by Mr. Sammy Kee for the Lotus Hotel at 455 Abbott Street, which read as follows:

"It is reported on behalf of the Director of Planning that the above noted development permit application has been filed to use a portion of the basement of this existing hotel building as a cabaret. This development is situated on the west side of Abbott Street, between Hastings and Pender Streets.

This development will maintain a public assembly area of approximately 1848 sq. ft. The applicant has stated verbally that there will be seating for a maximum of 200 persons.

This development is located in a CM-1 Commercial District and was previously approved as a restaurant (with licensed premises). The request has been reviewed and cleared by the Downtown Planning Team and the Central Area Planner.

The Director of Planning approved this application, after receiving advice from the Development Permit Advisory Committee, subject to the condition that prior to the issuance of the development permit:

"This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action."

The City Manager submits the foregoing report for the CONSIDERATION of the Standing Committee of Council on Community Services. "

Following due consideration the Committee

RECOMMENDS

THAT the application of Mr. Sammy Kee to operate a cabaret at 455 Abbott Street be approved.

3. Neighbourhood Pub -
4473 West 10th Avenue

Council on August 12, 1975, recommended approval of the application of Mr. J. Harmer to operate a neighbourhood pub at 4473 West 10th Avenue subject to a petition plebiscite being carried out of residents and merchants in a four-block radius of the proposed location, such plebiscite to be held at the cost of the applicant and in early 1976.

The Committee had before it for consideration a memo dated September 29, 1975 from the Director of Permits and Licenses which stated:

"On September 16, 1975, the City Clerk received a letter from Mr. Harmer, who stated that he was withdrawing from the group which had applied successfully for the above license, and that his successor would be a Mr. Norman T. Wickstrom.

A new application for the same Neighbourhood Pub has been received from Mr. N. T. Wickstrom. He has been interviewed and advised of the various restrictions and limitations which exist respecting the licensing of Neighbourhood Pubs. He has also been advised of the present delay in conducting a referendum which will not be carried out before early in 1976.

Standing Committee of Council 3
on Community Services
October 2, 1975

Clause #3 continued:

Attached is a copy of the application in Mr. Wickstrom's name, as well as his letter which accompanied the application. Attached, also is a copy of the Rental Agreement which exists between the owner of the property at 4473 West 10th Avenue and the group which was involved in this application, including Mr. Wickstrom. All of the previous conditions, i.e. amenity assessments, etc. and the recommendations of this department in favour of this application remain unchanged."

(Documents referred to in the foregoing memo from the Director of Permits and Licenses are on file in the City Clerk's Office).

During discussion one Member of the Committee stated some mail had been received expressing opposition to this proposed neighbourhood pub.

Following consideration the Committee

RECOMMENDS

THAT Council accept the name of Mr. N. T. Wickstrom as the principal applicant for the neighbourhood pub at 4473 West 10th Avenue, which Council approved on August 12, 1975, subject to a petition plebiscite being carried out in a four-block radius of the location, cost of which is to be borne by the applicant, and to be held in early 1976.

INFORMATION

4. Farmer's Market - Delegation from United Fruit Growers

Vancouver City Council at its meeting of September 23, 1975, when considering a brief and after hearing a delegation from United Fruit Growers of B.C., resolved:

"THAT this whole matter be referred to the Standing Committee on Community Services for consideration and report."

Representatives of the Planning, Health, Engineering and Social Planning Departments, along with Mr. H. Rhenisch of United Fruit Growers appeared before the Committee this date.

The Acting Chairman opened the discussion by pointing out that in July of 1974 the Director of Social Planning was instructed to examine fruit markets in other cities and report on a permanent location for such a market in Vancouver. It was also noted that a Special Task Force of City Officials on Fruit Vending, met with Fruit Growers' representatives and reported to Council on July 8, 1975.

Council on July 8, 1975 passed the following motion:

"THAT City Council approve off-street fruit vending sites at the following locations on a temporary basis for 1975 only:

- (i) East side of Columbia/Quebec connector north of Terminal Avenue (subject to satisfactory lease arrangements being made and the applicant receiving a Development Permit).

Standing Committee of Council 4
on Community Services
October 2, 1975

Clause #4 continued:

- (ii) North side of 14th Avenue east of Slocan Street.
(subject to any required approval from the Board
of Variance).
- (iii) East side of Nanaimo Street south of Vanness
Avenue (subject to receipt of a Development
Permit).

FURTHER THAT the following rental rates be approved:

- (i) Rental rate for vending site on the north side
of 14th Avenue east of Slocan Street to be set
at \$.64 per sq. ft. per year net. This rent to
be payable on a monthly basis.
- (ii) Rental rate for vending site on the east side
of Nanaimo Street south of Vanness Avenue to be
set at \$.67 per sq. ft. per year net. This rent
to be payable on a monthly basis.

FURTHER THAT the Task Force of City officials be
requested to examine the possibility of using the
Jericho site as a Farmers Market for report back."

A representative of the Engineering Department told the
Committee the temporary sites and rental rates recommended
on July 8, 1975 were unsatisfactory to United Fruit Growers
due to monetary considerations and the fact that the No. 1
site required rezoning.

The Committee concluded the City has made no progress
on the issue of Farmers Markets.

The key decision to be made, it was noted, is who is
going to put up the "front" money to establish a Farmers
Market, who will manage the facility and what types of products
it should market.

The policy decision for Council therefore, is whether
or not, and to what extent, the City should be involved in
a commercial venture.

The Committee was told that as many as 120 flower and
vegetable producers would be interested in marketing their
products at a Farmers Market type of facility in the City which
would require 120 stalls.

Staff representatives advised the Committee that Farmers
Market operations in both New Westminster and Seattle are being
phased out, the former for health reasons and the latter for
economic reasons. A Saturday and Sunday Farmers Market opera-
tion in Edmonton has not been financially successful.

The Committee reiterated that its concern is to determine
what should be the role of the City and that it would be
difficult to justify the use of taxpayers' money in such a
venture unless the City receives a fair economic return.

In response to the suggestion that United Fruit Growers
manage such a facility, Mr. Rhenisch said his Association is
prepared to manage a fruit market but has no experience with
marketing of other products such as eggs, fish, poultry, etc.
He said United Fruit Growers would welcome an open market for
all products but can administer only the marketing of fruit
and vegetables.

Cont'd . . .

Standing Committee of Council 5
on Community Services
October 2, 1975

Clause #4 continued:

The Committee noted that City staff has accumulated some information of Farmers Markets but the information remains unconsolidated.

Concern was expressed over the possibility of inferior products being brought to the City market and it was noted the Provincial Government's Marketing Boards should be consulted.

Consideration was given to advertising for proposals for the operation of a Farmers Market with the City providing a site at a reasonable rate.

It was noted that Council on July 8, 1975 asked the Task Force of officials to examine the possibility of using Jericho as a site for a Farmers Market and it was stated the City Law Department is involved in discussions with the Federal Government on this matter.

Mr. Rhenisch suggested an ideal site other than those proposed in the report considered by Council on July 8, 1975 would be near First Avenue and Main Street north of Terminal Avenue.

However, this is private property. Aside from the rental rates proposed by Council on July 8, 1975 being unsuitable to United Fruit Growers, and the fact that the first recommended site requires rezoning, Mr. Rhensich pointed out these sites are restricted as far as foot and bus traffic access is concerned.

Another site favoured by United Fruit Growers is the parking lot at the C.N.Terminal at the north foot of Main Street.

Following discussion it was

RESOLVED

- (a) THAT the Social Planning and Planning Departments work together to consolidate their information on permanent Farmers Markets and report back to the Community Services Committee in approximately one month; such report to include suggestions on lease and administration arrangements;
- (b) THAT the Provincial Department of Agriculture be asked its views and the opinion of its farm product Marketing Boards on the concept of a permanent Farmers Market in the City and that representatives of the Department be invited to appear before the Community Services Committee when the report referred to in Resolution (a) is before the Committee;
- (c) THAT the Park Board be asked its reaction, following consultation with the Department of National Defense, to the concept of operating a Farmers Market in the existing buildings at the Jericho site;
- (d) THAT the Committee inquire if Canadian National would be interested in leasing to a City Management group or private marketing group for a Farmers Market, the parking lot at its passenger pier at the north foot of Main Street.

The meeting adjourned at approximately 5:00 p.m.



REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 2, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, October 2, 1975, in the No. 2 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie

ABSENT: Alderman Harcourt
Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Development Permit Application No. 71410 -
Columbia Containers Ltd., 2775 Commissioner St.

The Committee considered a report from the City Manager dated September 29th, 1975. The Director of Planning, in accordance with a Council resolution of August 12th, 1975 to submit development permit applications in the Waterfront Study Area to the Standing Committee for information, advised that an application has been received from Allied Engineering Services on behalf of Columbia Containers Ltd. to erect two new tanks totalling 600 sq. ft. The application is being processed in the normal manner for issuance.

The Committee had no comments on the application and it was

RESOLVED

THAT the report of the City Manager dated September 29th, 1975 be received.

RECOMMENDATION

2. Disposition of Lands - Foot of Angus Drive on the Fraser River

The Committee considered a report of the City Manager dated September 24th, 1975 (copy circulated) wherein the Director of Planning reports on matters which affect the disposition of the lands at the foot of Angus Drive and recommends

- a) the City retain its lands.
- b) A meeting be initiated with representatives of the Province and the City (including Parks Board) to discuss alternative development schemes which will both finance the City's cost of acquiring Steele Bros. property and preserve public access to the Fraser River.

The City Manager recommended that the disposition of the City lands be deferred pending the outcome of the meeting with the City and the Province.

The Chairman advised that the residents of the area would like to see the RS-1 zoned area retained with the disposition of the M-2 zoned land decided after the negotiations.

Clause No. 2 Continued

After discussion the Committee

RECOMMENDED

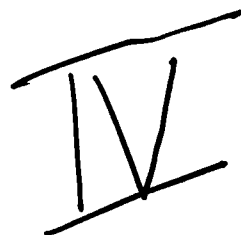
- A. THAT a meeting be initiated with representatives of the Province and the City (including Parks Board) to discuss alternative development schemes which will both finance the City's cost of acquiring Steele Bros. property and preserve public access to the Fraser River.
- B. THAT the City-owned RS-1 zoned lands be retained and dedicated as park; before dedication an agreement to be reached between the City and the Parks Board for payment for market value of these lands.
- C. THAT a decision with respect to the City-owned M-2 zoned lands be deferred pending the outcome of the negotiations in Recommendation A.
- D. THAT the City Engineer be instructed to delay servicing the lands in the Foot of Angus Drive area.

The meeting adjourned at 4:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 250

SPECIAL MEETING OF THE
STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

October 7, 1975



A Special Meeting of the Standing Committee of Council on Housing and Environment was held on Tuesday, October 7, 1975, at 1:00 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

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

CLERK: R. Demofsky

CONSIDERATION:

1. Compact Housing on Findlay Street Site

This meeting arose out of a memo from Alderman Cowie dated October 3, 1975, to Members of the Housing and Environment Committee, and other related officials.

Alderman Cowie advised that Council on October 7, 1975, approved the site at Commercial and Findlay for family housing. This meeting was to formulate a procedure for future meetings with residents in areas surrounding a site, thus resulting in a housing development.

He laid out the following procedure for discussion:

First Meeting

At the first meeting in the area a City politician should be present to state Council's policy regarding housing. Representatives from the School Board, Engineering Department, Planning Department, the Director of Housing, and the architect should also be present. The purpose of this meeting would be to determine the people's concerns, needs, etc. This meeting would sum up with criteria to be passed to the architects so that they may develop a proposal.

Second Meeting

The second meeting to be held in approximately three weeks time. Architects would submit a proposal into which could be incorporated some alternatives. This presentation would be made in conjunction with consultation from the Planning Department.

Third Meeting

If necessary a third meeting could be held to clarify the design, incorporate alternatives, etc.

Following these meetings the Housing Director could start developing the site.

During discussion of this procedure, the Director of Planning suggested that the schedule of meetings must be flexible and sensitive to residents' needs and concerns.

Don Sinclair, Area Planner, advised that while the surrounding residents were in favour of housing on this site, they expressed concern about the type of people to eventually live there and about project management.

The Director of Housing reassured the Committee that before approaching the community with housing proposals, etc., he consults with the Planning Department to acquire their advice and guidance. The Committee agreed that a politician should be at the first meeting in order to give leadership. Also, that a specific proposal or design should not be presented to the first meeting. The Director of Planning suggested that the terms of reference of the Director of

Cont'd . . .

Special Meeting of the
Standing Committee of Council
on Housing and Environment
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Housing be more flexible allowing him to be involved with more than just family housing.

At this point in the meeting Alderman Harcourt left.

Ron Walkey and Byron Olson, Architects with the Britannia Design Group, submitted a model of a proposed housing development for this site. They agreed that models and plans should not be presented to the first community meeting. They should go into the first meeting cold in order to determine the community's concerns, needs, etc. He agreed with the procedure as outlined at the beginning of this report.

At this point in the meeting Alderman Boyce left.

When reviewing this particular housing project Ron Walkey outlined the community's concerns and objectives as presented at the first meeting.

At this point in the meeting Alderman Rankin left .

Following discussion, Alderman Cowie suggested the following revised procedure for meetings:

First Meeting

The first meeting to be set up and chaired by the Planning Department. A City politician to be present to outline Council policy. Representatives from the School Board, Engineering Department, Director of Planning, Director of Housing, and the architects to be present to provide any requested information. No drawings, plans, models, etc. to be submitted to this meeting. Meeting to be summarized with criteria to be submitted to architects to design a proposal.

Second Meeting

To be called by the Director of Planning in approximately three weeks time. The Director of Housing starts playing a bigger role, architects to unveil model for people to see.

Third Meeting

To be called by the Director of Planning, if required, to clarify the housing project, incorporate alternatives, etc.

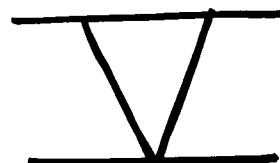
There being no quorum present, the following is submitted for Council's CONSIDERATION:

- A. THAT the matter of "a procedure for meetings in the community" to discuss future housing projects be referred to the Director of Housing and the Director of Planning to report back to the Housing and Environment Committee with recommendations on the best meeting procedure.
- B. THAT the Director of Housing be given authority to spend an additional \$3,000 for architects fees for the housing project at Commercial Drive and Findlay Street.

The meeting adjourned at approximately 1:58 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 250-1

* * * *



REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

October 9, 1975.

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, October 9, 1975, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

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

CLERK : R. Demofsky

The Minutes of the meeting of September 25, 1975, were adopted.

INFORMATION :

1. Demolition of Housing - 2500 Block East Pender Street

Council on September 30, 1975, heard representations from the Pender Street Committee of the Hastings-Sunrise Action Council, regarding demolition of housing in the 2500 Block East Pender Street and passed the following motion:

"That Mr. John Andru, owner of the properties in the 2500 block East Pender Street, be requested to appear before the next meeting of the Standing Committee on Housing and Environment on October 9, 1975, to discuss this matter."

Mr. Andru was present today and advised that he purchased these properties in 1973 as a tax shelter and due to changing legislation the shelter was lost. On June 5, 1975, he wrote to Alderman Harcourt informing that his property was for sale. This letter was referred to the Director of Housing and Mr. Andru subsequently had discussions with him. Not being satisfied with the outcome of these discussions Mr. Andru proceeded to demolish some of his houses. He informed that two of his houses had already been demolished, one burnt down, one was half demolished, and of the remaining three; tenants in two had been given notice to vacate and no notice had been given to tenants in the seventh house. These houses are located near a Fedco Food Store, an appropriate location for single family houses. He further stated that rent being charged was not sufficient to cover the expenses being incurred.

The Committee expressed that Mr. Andru was demolishing the houses even before he had rezoning for these lots and a development permit. By demolishing the houses his revenue, insufficient as it may be, would be reduced to zero. Mr. Andru was advised that the City was presently discussing demolition regulations and would be against him demolishing the remaining houses.

At this point in the meeting Alderman Boyce left.

The Committee noted that this was only one of several instances where people purchased property as a tax shelter and had lost the shelter. Some policy should be established to deal with this type of situation. It was suggested that demolition permits should be tied to development permits in order to stop demolition where no immediate future plans for development were available.

Cont'd

Standing Committee of Council
on Housing and Environment
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At this point the Committee agreed to hear some of the citizens from the Pender Street Committee of the Hastings-Sunrise Action Council. Representatives of this group advised that they wanted to keep this area single family and that people living in this area agreed.

RESOLVED,

THAT representatives of the Pender Street Committee of the Hastings-Sunrise Action Council meet with Mr. Andru, the owner, and area residents to discuss the highest and best use of this site to the people in this neighbourhood and report back to this Committee with the results of the above meeting.

FURTHER THAT City officials assist in this process.

2. Kitsilano RM-3A Conversion Survey

On March 18, 1975, the Vancouver City Council authorized the expenditure of \$7,000 from the Social Planning Department's RESER fund for a survey of the RM-3A Conversion Zone of Kitsilano to determine exactly who is residing within four dwelling types; single family, conversion, rental apartment, and condominium.

Submitted for the Committee's consideration was a City Manager's Report dated October 1, 1975, in which the Director of Social Planning reported on the 'Kitsilano RM-3A Conversion Survey'.

This report, which is on file in the City Clerk's Office, advised that the Kitsilano RM-3A area selected for the survey is bounded by Cornwall on the north, Burrard on the east, Broadway on the south, and Balsam on the west. It proceeded to analyse the population characteristics in each of the areas as follows:

A. SINGLE FAMILY DWELLINGS

- 1) Residents of single family dwellings who own their dwelling and have no monthly mortgage payment on the average have resided at their present address for 27 years. This group is composed of a high percentage (36%) of retired persons.
- 2) The average age level of occupants of dwelling units that are owner occupied with no mortgage payments is 35 - 49 years of age. This grouping shows the highest average age level, with an average occupant age tendency of 40 years of age. The average occupant age tendency of all the households that are owner-occupied and have monthly mortgage payments is 24.3 years of age while the occupants of those dwellings classified as tenant-occupied had an average age tendency of 21.4 years of age.
- 3) Household members, 18 years of age or less, comprise a larger percentage (22%) of the single family dwelling population than they do in the other dwelling types. The percentage was higher in the tenant-occupied units (27.7%) than it was for owner occupied units (16.7%). The 18 years of age or less population percentage was 15% or less in all other cases except for owner-occupied converted house units where it was 17.6%.
- 4) The single family dwelling had the highest percentage of family households with 71% of the respondents living with other members of their immediate family, compared to 37% for the converted house sample, 51% for the self-owned apartment sample and 46% for the rented apartment sample.

Cont'd . . .

Standing Committee of Council
on Housing and Environment
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- 5) Owner-occupied single family dwelling units have a very low occupant per room/bedroom average. The ratios of 0.31 and 0.83 respectively indicate the degree of under-utilization that exists in this type of dwelling. This compares with the higher ratios of 0.46 and 1.59 that represent the existing situation in cost-shared, rented apartments. A similar situation also exists for cost-shared, converted house units where the ratios are 0.53 and 1.39.
- 6) Asked to estimate the present value of their dwelling, 38 of the 56 single family dwelling owners responded with evaluations ranging from between \$25,000 to \$125,000. The estimates resulted in an average estimated value of \$62,340.
- 7) Rented single family dwellings, as expected, were occupied by residents who collectively represented a much younger grouping than those residing in owner-occupied dwellings. The average household age level for this type of rented unit was 20 years of age. Average length of residence was only 2.8 years, slightly longer than the 2.3 average of rented converted house units, but considerably shorter than the 20 year average of owner-occupied single family dwellings.
- 8) The tenant-occupied single family dwelling had the largest household size with 3.4 persons per household. This is largely due to the fact that this type of dwelling unit also has the highest number of children (18 years of age or less) in relation to the total number of occupants, (27.6%). This finding tends to indicate that younger couples with children, unable to afford buying a house will most likely resort to renting a single family dwelling. A further breakdown of rental units into those occupied by unrelated persons and immediate family members supports this analysis. 42% of the population residing in rented single family dwelling units occupied by immediate family members were 18 years of age or less.
- 9) Only 28% of the single family dwelling residents sampled had been living at their present address less than 2 years compared with 53% for converted house residents, 57% for self-owned apartment residents and 55% for rented apartment residents.

B. CONVERTED HOUSES

- 1) The household income level was lowest for the converted house population. The average household income range for households residing in this type of dwelling was \$6,000 - \$7,999 with an average income tendency of around \$7,760 per year. Average incomes of single family households and rental apartment households were both in the \$8,000 - \$9,999 range. They indicated average income tendencies of \$8,260 and \$8,740 per year respectively. The highest average income was exhibited by the self-owned apartment population which had an average income range of \$10,000 - \$11,999 per year with incomes tending to average around the \$11,000 per year mark.
- 2) The converted house unit appears to fill the accommodation needs of a variety and mixed array of persons ranging from the teenaged tenant to the retired person. The population renting a dwelling unit in a converted house has a number of prominent characteristics which support this statement:
 - a) The converted house rental unit resident has the shortest length of residence. The survey sample average was 2.3 years.
 - b) The average household income range for the converted house unit, both owner-occupied and tenant-occupied, was the lowest of the four dwelling type samples averaging \$6,000 - \$7,999 per year. A large 38% of the sample had household incomes under \$6,000 per year.
 - c) The occupants of converted house rental units are young adults averaging on the low side of the 19-24 years of age range. Residents of owner-occupied converted house units average a considerably higher 35-49 years of age. This low average occupant age level is also applicable to residents of rented single family dwellings.

Cont'd . . .

Standing Committee of Council
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- d) The chief wage earners of converted house dwelling units were on the whole less formally educated than those residing in the other three types of dwellings. A lower percentage (54%) of the converted house - chief wage earners, it appears, have had further education beyond the High School level.
- e) The converted house sample had the lowest percentage of family households with only 37% of the dwelling units surveyed living with members of the immediate family. This sample had the highest percentage (21%) of persons living with friends and sharing expenses.

C. OWNER-OCCUPIED APARTMENTS

- 1) The high average age level associated with self-owned apartment units, coupled with the fact that a high percentage (18.4%) of the heads of households are retired, supports the theory that today elderly persons are more likely to sell their homes and move into self-owned apartments.
- 2) A very high percentage (88%) of owner-occupied apartment units are owned by persons who prior to moving to their present address had lived in the Kitsilano area (33%) or other Vancouver or suburban location (55%)..
- 3) The ability of self-owned apartments to attract residents with professional and highly skilled occupations gives it the highest average household income level of the four dwelling types; \$10,000 - \$12,000 per year.

D. TENANT-OCCUPIED APARTMENTS

- 1) Residents of apartmental building rental units had the highest average age level (25-34 years of age) of the three different rental unit types.
- 2) The average length of residence of the tenant-occupied apartment unit was 3.7 years. Only owner-occupied single family dwellings and converted houses had a longer residency average.
- 3) Tenant-occupied apartment units, while the most numerous type of dwelling unit, are on the average the smallest, averaging 4.1 rooms and 1.1 bedrooms per unit. Only 10% of the total number of occupants were 18 years of age or less. Representation of this age grouping was second lowest of the four dwelling types with only owner-occupied apartment units having a lower percentage (5.4%).
- 4) Corresponding to the small tenant-occupied apartment unit size is the small household size of 1.8 persons per unit, which in turn accounts for an average accommodation ratio of 0.46 occupants per room and 1.59 occupants per bedroom in rent shared units and 0.37 occupants per room and 1.41 occupants per bedroom in units shared by members of the immediate family.
- 5) The chief wage earner of the tenant occupied apartment unit tends to be the most highly educated. 31% were college graduates compared to a distant 23% for the second ranked owner-occupied unit. However, the average household income was approximately 26% higher for the household residing in an owner-occupied unit; \$10,000 - \$12,000 per year.
- 6) The rented apartment resident is very likely a person who lived either in another part of Canada (18%) or outside of Canada (10%) prior to their present address. The only other sample which showed this situation to any degree was the converted house resident (16%). "

Mr. M. Egan, Director of Social Planning, reviewed the report with the Committee and concluded that if people on moderate income were going to live in the Kitsilano area massive housing subsidies would be required.

At this point in the meeting Alderman Boyce came back.

Mr. Egan further advised that in addition to the needed housing subsidies the City should try to acquire existing structures and preserve them. The Chairman advised that the City had just applied for \$6.8 million to do just this.

Cont'd . . .

Standing Committee of Council
on Housing and Environment
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RESOLVED,

THAT the City Manager's Report dated October 1, 1975,
entitled 'Kitsilano RM-3A Conversion Survey' be received.

RECOMMENDATION :

3. Proposal Calls - Hostel Housing in the Downtown Eastside

Pursuant to discussions with the Standing Committee on Housing and Environment, and City Council, proposals were received for the construction of hostel accommodation under a turn key agreement on the lands provided by the proponent.

A City Manager's Report dated September 25, 1975, entitled 'Proposal Calls: Hostel Housing Downtown Eastside' was submitted for the Committee's consideration.

In this report, which is on file in the City Clerk's Office, the Director of Housing stated in part :

"Two proposals were received and they contain the following elements:

PROPOSAL #1 - A 4-storey building containing 108 units (107 hostel units plus 1 caretaker's suite.) This proposal was submitted for the S/E corner of Dunlevy Avenue and Alexander Street. This property is described as Lots 1 - 6, Block 41, D.L. 196, New Westminster District. The present proposal provides for a F.S.R. of 1.83+. The total cost of the development is \$1,782,115, or approximately \$16,502/unit.

PROPOSAL #2 -
(i) The original proposal provided for a 9-storey building containing 97 units (96 hostel units plus 1 caretaker's suite) on lands immediately to the west of Oppenheimer Lodge. The land is described as Lots 7 - 9, Block 57, D.L. 196. This proposal provided for a F.S.R. of 3.23+. The total cost of the development is \$1,634,440, or approximately \$16,850/unit.
(ii) Negotiations took place with the proponent and the proposal was subsequently amended to a 7-storey building containing 85 units on property described as Lots 3, 4 & 5, and W½ of Lot 6, Block 57, being on the S/S Cordova Street just east of Dunlevy Avenue. The F.S.R. in this amended proposal is 2.87+ and is now estimated to cost \$1,562,110, or approximately \$18,377/unit.

Under proposed CD-1 zoning, Proposal #1 could be increased in height and in the number of units. On the basis of increasing the height one additional floor, the cost of the development would increase to approximately \$2,246,000 for 140 units, or approximately \$16,043/unit. In the event that the building height is increased to 6 storeys containing 172 units, the total cost is approximately \$2,710,000, or \$15,756/unit. "

In reviewing this report with the Committee the Director of Housing advised that the Planning Department considered Proposal #1 to be appropriate in terms of location and general form of development and agreed to meet with the community to solicit their views. However, with regards to Proposal #2 the Planning Department felt that not only was the design and scale inappropriate in this location, it was pointed out that this is an important central location and required careful analysis re: community needs. They therefore proposed that the proposal not be pursued.

Ms. Dorothy Jan of the Planning Department advised that four storeys for Proposal #1 was the most suitable, however, the project could go to five storeys with a roof garden.

Mr. M. Geller of C.M.H.C. emphasized that C.M.H.C.'s priority is family housing in the downtown eastside area, and that the City

Cont'd . . .

Standing Committee of Council
on Housing and Environment
October 9, 1975

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should look at the potential of both new construction and conversion housing. The Chairman advised that no family housing projects had been prepared for this year, however, the above two hostel housing projects were ready and could go ahead as soon as funding had been approved. Family housing proposals will be prepared for next year.

When discussing Proposal #2 the Committee agreed that housing was very badly in need in this particular area.

RECOMMENDED,

- A. THAT Council approve the construction of a six-storey hostel housing project on the site of the south-east corner of Dunlevey Avenue and Alexander Street, being Lots 1-6, Block 41, D.L. 196, subject to approval of the Antoinette Lodge Steering Group.
- B. THAT Council approve construction of a seven-storey hostel housing project on the property described as Lots 3, 4, and 5, and the west half of Lot 6, Block 57, being on the south side of Cordova Street just east of Dunlevy Avenue. This building would contain 85 units and have a floor space ratio of 2.87 ±.

(Aldermen Boyce and Cowie are recorded as voting against this recommendation.)

4. 1975-76 Housing Program

The Committee considered a letter dated September 8, 1975, from the Director of Housing to the Department of Housing in Victoria regarding the 1975/76 Housing Program. The letter, which is on file in the City Clerk's Office, stated in part:

" RE: 1975/76 HOUSING PROGRAM

Pursuant to our recent discussion, this will advise that this Corporation's tentative and current non-market family rental housing program contains the elements as indicated and appears to be of the following nature:

(See following page) . . .

A. DEVELOPMENT ON LANDS OWNED AND/OR ASSEMBLED BY CITY OF VANCOUVER

LAND LOCATION	ACREAGE	DENSITY/ ACRE	TOTAL # UNITS	TOTAL DEVEL- OPMENT COSTS	ARCHITECT	TYPE OF HOUSING
1. 2nd Ave & Wallace St	3.5	18	63	\$2,835,000	John Keith King	2/3/4 Bed. Townhouse-Apt.
2. Boundary Rd-Price St-Tanner	4.2	18	75	3,375,000	Neil Pelman	2/3/4 Bed. Townhouse-Apt.
3. 46th Ave & Arlington St	4.8	18	86	3,870,000	Ron Howard	2/3/4 Bed. Townhouse-Apt.
4. Foster Ave & Euclid Ave	1.8	18	32	1,440,000	Romses Kwan & Assoc.	2/3/4 Bed. Townhouse-Apt.
5. Commercial Dr & Findlay St	1.5	18	27	1,215,000	Britannia Design	2/3/4 Bed. Townhouse-Apt.
6. Nanaimo St & Vanness Ave	1.7	18	30	1,350,000	Zoltan Kiss	2/3/4 Bed. Townhouse-Apt.
7. Walker St & Copley St	.9	18	16	720,000	--	2/3/4 Bed. Townhouse-Semi-det
8. Hoy St & Moscrop St	1.4	18	25	1,125,000	--	2/3/4 Bed. Townhouse-Apt.
9. 2nd Ave-Maple St-Cypress St	100x120		12	540,000	--	2/3 Bed. Apt.
<u>TOTAL</u>			366	\$16,470,000		

B. DEVELOPMENT ON LANDS PURSUANT TO "PROPOSAL CALL" - PROPOSALS NOW UNDER REVIEW AND CONSIDERATION

1. Downtown Eastside, S.E. corner Dunlevy & Alexander Sts	150x120		140	\$2,246,000	Waisman Architect- ural Group	Hostel Apt.
2. Downtown Eastside, S/S Cordova St - East of Dunlevy Ave	87.5 x 122		85	1,562,000	--	Hostel Apt.
3. 8570 Ash St at Marine Dr	2.1	15	31	1,395,000	Jim Butler	3 Bed. Townhouse / 3 Bed. Semi-detached
4. 14th Ave - Main St - Ontario St	133x132		12	540,000	--	
5. 41st Ave & Oak St	152x282		100	4,000,000	Jim Butler	2/3 Bed. Apt.
<u>TOTAL</u>			368	\$9,743,000		
<u>GRAND TOTAL</u>			734	\$26,213,000		

* To be developed jointly with a co-operative.

Standing Committee of Council
on Housing and Environment
October 9, 1975.

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In bringing this matter to your attention, we wish to advise that the program contains the following assumptions:

- 1.) that the lands can be rezoned (where the rezoning is required) to permit the densities, scale and form of development proposed for each site.
- 2.) that adequate and appropriate funding will be available from both C.M.H.C. and your department as it concerns the capital funding/subsidy. It is proposed to develop these housing units under Section 15(1) of the N.H.A.
- 3.) that subject to an acceptable design, the densities of 18 units to the acre would be an acceptable form of development for family housing.

Insofar as the matter of rezoning is concerned, consultant architects have been appointed for those sites as indicated. Where no architect has yet been appointed, an appointment will be made at the appropriate time. Community meetings have already been held in some instances to discuss the potential development and to solicit their approval and concurrence therein. Community meetings are being scheduled to discuss development for the remainder of the sites.

It is also noteworthy to mention that some of the sites which have been assembled by the City of Vancouver are vacant and are owned by the City. In some instances, some assembly is still required in order to consolidate an acceptable housing site. All purchases and assembly is being undertaken by the City's Property and Insurance Division.

Your attention is drawn to the fact that in two instances we propose to develop a site jointly with a co-operative. One can expect that in the event the City does not proceed with development on the lands, that the lands might then be made available to a co-operative for family housing development. This is an area which I believe has possibility, and should be recognized and could be explored at the appropriate time. The effect of such an alternate should clearly demonstrate that development of the lands for family housing have great potential; with adequate and appropriate funding can therefore be put into the market for development almost immediately.

I hope that this information provided will assist you, and clearly indicates the needs of this Corporation concerning capital commitments for our current housing program. This commitment of funds will assist us and enable us to proceed with some degree of certainty and thereby assure ourselves that our planning efforts will be reasonably successful."

RECOMMENDED,

THAT the 1975/76 Housing Program as outlined by the Director of Housing in the amount of \$26,215,000 be approved.

.../cont'd

Standing Committee of Council
on Housing and Environment
October 9, 1975.

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5. Tax Exemption - New Senior Citizen Housing Projects

The Chairman submitted a letter dated September 23, 1975, which is on file in the City Clerk's Office, and stated in part:

"Council on January 21, 1975, when considering a City Manager's Report dated January 17, 1975, re the above matter passed the following motions:

"THAT new senior citizens housing developments be tax exempt and be handled on an annual basis;

FURTHER THAT the recommendation of the City Manager contained in this Clause be approved, and therefore, the officials be instructed on the basis of the recommendations set out in the report."

I bring this matter before you today in order that we may decide what to recommend to Council for the years 1976 and beyond."

Following discussion, it was

RECOMMENDED,

THAT all new senior citizen housing projects be tax exempt.

INFORMATION :

6. Kitsilano Housing Society

Representatives of the Kitsilano Housing Society were present to discuss a "Buy Back Kitsilano Fund" proposal. They submitted a brief outlining this proposal. This brief, which is on file in the City Clerk's Office, highlighted the following points:

"The Kitsilano Housing Society incorporated as a non-profit society in Victoria on February 28, of this year, has developed an innovative program to house families on low and moderate incomes at very little cost to the taxpayer. The program is called "Buy Back Kitsilano" and is a method by which the resources of the community both financial and human can be used co-operatively to acquire, rehabilitate, and operate rental accommodation that would otherwise be demolished. The "Buy Back Kitsilano Program" known as BBK offers the advantages of:

- self-help
- financially self-supporting
- enhances the feasibility of the neighbourhood improvement program
- provides in the community
- preserves the present socio-economic mix
- lends itself readily to the use of infill
- provides twenty times the return on the dollar

According to the United Housing Foundation the present cost per unit for new construction is \$35,634 in the City. Since land values in Kitsilano are higher than average this means that new construction in Kitsilano would be more than \$35,634 per unit with other factors remaining constant.

Cont'd . . .

Standing Committee of Council
on Housing and Environment
October 9, 1975

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The BBK acquisition costs us \$14,574 per unit or about 2/5 of the price of new units. Even after renovations were added on we will still have accommodation costing less than half the price of new construction. By using long term debts to maximum advantage we have been able to multiply the 50% savings by a leverage factor of ten, yielding a buying power of twenty times on each dollar invested.

Suites we own which are presently occupied by families on welfare will be designated for these purposes so that if a vacancy occurs only another family on welfare will be selected. We intend to reserve at least 25% of the suites for families on assistance or senior citizens. We would like the City to join us in enlarging the scope of the BBK program in order to aid more members of our community and obtain secure housing at a reasonable cost. We RECOMMEND therefore that the City agree to give to the Kitsilano Housing Society a long term loan of \$100,000 at moderate interest rates. This loan to be invested through the BBK fund in low-cost housing through which we can attain a multiplier factor of twenty. Our society will acquire approximately 60 units and designate one-quarter of them for families on assistance and senior citizens. Furthermore we RECOMMEND that the City foregive a portion of the loan in direct proportion to the number of units designated for families on assistance and senior citizens."

Following discussion on this brief, it was

RESOLVED,

THAT the proposal outlined above be received and referred to the Director of Finance for report back to the next meeting of this Committee.

RECOMMENDATION:

7. Housing Site - 2nd Avenue and Sasamat Street

Council on September 16, 1975 when considering a report of the Planning and Development Committee dated August 28, 1975, regarding the above matter, passed the following motion:

"That Community Builders Ltd., and the City proceed with joint or separate subdivision of approximately 20 single-family lots, measuring approximately 55 feet by 115 feet, and city-owned property at 2nd Avenue and Sasamat Street to be subdivided to provide 10 single-family lots of similar size, possibly involving minor exchange of lands between them; the lot size to be approved by the approving officer."

The Committee felt that in view of the existing open space surrounding this area, Council should rescind its above motion and reconsider the type of housing to be developed on this site.

RECOMMENDED,

THAT Council rescind its above noted motion of September 16, 1975, and reconsider the type of housing to be developed on the site at 2nd Avenue and Sasamat Street.

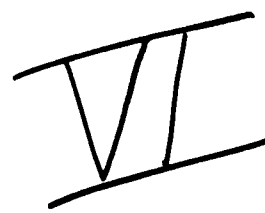
NOTE FROM CLERK:

- Rescinding motion requires affirmative vote of 2/3rds of Council members present.
- With regards to the above Council motion of September 16, 1975, please be informed that Community Builders Ltd. has submitted an application to subdivide both their property and city-owned property into 36 lots.

The meeting adjourned at 3:21 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE & ADMINISTRATION



October 9, 1975

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, October 9, 1975 at approximately 1.30 p.m.

PRESENT: Ald. Volrich, Chairman
 Mayor Phillips
 Ald. Bowers, Kennedy, Marzari,
 and Sweeney

ALSO PRESENT: Ald. Boyce

CLERK: G. Barden

RECOMMENDATION

1. Consideration of Results of Plebiscite on 1976-80 Five Year Plan.

The Chairman stated that the Plebiscite on the 1976-80 Five Year Plan failed for a second time in one year with a total of 55.1% against. He felt that this is a strong indication from the public that it is concerned over Government spending and rising costs and a thorough and harsh examination on future spending should be carried out. He advised that he had a meeting with the Mayor, City Manager, and the Director of Finance to discuss what options are available and the following four options were outlined:

1. Present the same plan again as soon as possible in a separated ballot form.
2. Present the same plan or a further reduced plan on a separated ballot at the time of the 1976 election.
3. Present only a public works plan in November 1976.
- 4(a) Proceed on a "pay as you go" basis for the next few years.
- (b) Re-examination of present commitments and priorities in 1976 Capital Program.
- (c) Consideration of what projects, street improvements, fire and police and basic engineering, must be regarded as critical and how they could be financed.
- (d) A slowing down and phasing of park development and re-consideration of priorities over the next few years.

The Mayor stated that it was his feeling that if the vote was close a re-submission would be acceptable but if it was not close it was a message from the public to change our thinking. He stated it is his inclination to cut back on our expenditures and proceed on a "pay as you go" basis. This could always be revised if a year from now things seemed different, then we could re-submit a borrowing plan. He stated he wished to sound out the feelings of the Committee to ascertain if there is any urgency to submit a new plebiscite immediately.

Cont'd.

Report to Council
Standing Committee of Council
on Finance & Administration
October 9, 1975

Clause No. 1 Continued.

Alderman Bowers submitted a report dated October 9, 1975 giving an example of a "pay as you go" plan.

City officials favoured re-submission of a four part ballot as soon as possible. They felt there would be a scramble for the funds under a "pay as you go" plan with Aldermen favouring different projects. Also, a Five Year Plan provides for smoother and more efficient operation of the City because it allows planning ahead the projects that are to be done.

Following further discussion, the Committee favoured option No. 4 and it was

RECOMMENDED

- A. THAT the Director of Finance report on a "pay as you go" plan taking into consideration potential sources of funds and the City's debt charges pattern.
- B. THAT a special committee consisting of the Chairman, City Manager and the Director of Finance report to the Finance Committee as soon as possible on ways and means of implementing a "pay as you go" plan for essential capital projects, including consideration of priorities to be given projects, in particular over the year 1976, and explaining consideration beyond that, including timing when such projects should proceed.

Commissioner May Brown urged that the Park Board be given an opportunity to study their priorities and submit a list to Council prior to any commitments being made for park and recreation funds.

2. 1975 Tax Billing.

This matter was deferred to the next meeting because of time restrictions.

The meeting adjourned at approximately 3.00 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 253-4

VII

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON PLANNING AND DEVELOPMENT

OCTOBER 9, 1975

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, October 9th, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:40 P.M.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt (Items 3 & 4)

ABSENT: Alderman Kennedy

COMMITTEE CLERK: M. L. Cross

INFORMATION

1. Economic Implications of Heritage Designation

The Committee considered a memorandum dated 6th October 1975 from the Secretary of the Vancouver Heritage Advisory Committee, advising that the Heritage Committee is currently involved in the study of a comprehensive report prepared by the Planning Department on the economic alternatives for owners of heritage designated buildings and requesting that when this matter is dealt with by the Planning & Development Committee, a member of the Heritage Committee be permitted to speak to the matter.

RESOLVED

THAT the memorandum from the Secretary of the Vancouver Heritage Advisory Committee be received and the Heritage Committee advised that one of its Members is welcome to attend the meeting of the Planning & Development Committee at which the subject of economic implications of heritage designation is considered.

RECOMMENDATION AND CONSIDERATION

2. Grandview-Woodland Area Planning

The Committee considered a report of the City Manager dated 18th September 1975 (copy circulated) wherein the Director of Planning outlines the Planning Department's progress to date in establishing the Grandview-Woodland Area Planning programme and requests approval for additional staff to complete the Grandview-Woodland Planning Team. Messrs. Youngberg - Associate Director Area Planning, D. Janczewski and W. Buholzer of the Planning Department, advised of the problems in the Grandview-Woodland area and the need for support staff for the Area Planner.

The Committee discussed the formation of the Citizens Committee and Mr. Buholzer advised that the interim Committee would make recommendations on the composition, selection procedures and terms of reference for a Grandview-Woodland Planning Committee which would be presented to the Planning & Development Committee for their endorsement.

After discussion, the Committee

RECOMMENDED

THAT the arrangements outlined in the report of the City Manager dated 18th September 1975 regarding the location of the Grandview-Woodland Local Area Planning staff at the Information Centre, Britannia Community Centre, be endorsed.

Clause No. 2 Continued

The following motion was put and resulted in a tie vote and is therefore forwarded by the Committee for the CONSIDERATION of Council:

THAT programme priorities be adopted within the Planning Department so that the Grandview-Woodland Area Planning Programme may proceed without additional staff.

(Ald. Cowie and Harcourt wished to be recorded as opposed to the motion.)

RECOMMENDATION

3. Champlain Heights - Areas E and F

The Committee considered a report of the City Manager dated 6th October 1975, wherein the Director of Planning advised that on 31st July 1975 the Standing Committee on Planning & Development recommended

"THAT a Consultant be hired at an estimated cost of \$25,000, the City's share of which will be part of the front end expenditures for the development of Areas E & F of Champlain Heights, subject to the School Board agreeing to pay 50% of the cost."

Council approved the recommendation on 12th August 1975 and added the following:

"THAT the City's funds be advanced from Contingency Reserve and reimbursed from the sale of prepaid leases in the area."

In a letter dated 23rd September 1975, Mr. J. E. Robertson, Head of Business Administration of the School Board, advised that the Board, at its meeting of 16th September 1975, approved the following recommendation of their Building & Planning Committee:

"THAT the Board cooperate in the planning process for Champlain Heights Areas "E" and "F", provided that the City pays the total cost of the programme as was done in the case of the Britannia Community Services Centre project."

The Director of Planning advised that two alternatives were available:

- a) Subdivide a portion of the land for a High School and Elementary School, and ask the School Board to proceed with school designs.
- b) The City put up the full amount of consultant fee.

and recommended that the City pay the total cost of hiring a consultant.

The Committee

RECOMMENDED

THAT the City pay the total cost for hiring a consultant to prepare site plans for the Community Services Centre in Champlain Heights; funds to be advanced from Contingency Reserve and reimbursed from the sale of prepaid leases in the area.

INFORMATION

4. Status of Rezoning Applications

Alderman Harcourt advised that on 19th June 1975, the Committee heard a presentation from the Zoning Administration Group of the Planning Department with respect to rezoning applications. After discussion, the Committee felt that ways of reducing the time taken for processing rezoning applications should be investigated and the results reported back to the Committee. As a considerable time has elapsed, he requested that the status of outstanding rezoning applications be made available for the next meeting of the Committee.

The Committee

RESOLVED

THAT the Director of Planning be instructed to report to the next meeting of the Committee (16th October 1975) the status of outstanding rezoning applications.

The meeting adjourned at 4:50 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 254-5

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VIII

October 9, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 2 Committee Room, third floor, City Hall on Thursday, October 9, 1975 at approximately 3:30 p.m.

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

COMMITTEE
CLERK: H. Dickson

INFORMATION

1. 3371 Findlay Street

The Committee had before it for consideration a Manager's report dated October 2, 1975 in which the Medical Health Officer reported on the condition of this building as requested by the Community Services Committee on July 31, 1975.

The report quoted the Medical Health Officer, in part, as follows:

"Repair and redecoration to all suites have been completed to the satisfaction of this Department. Repair to the roof has been completed. Cleaning of walls and ceiling in hallway is also completed. Pest control vigilance is still being maintained. Mrs. Louie is now considering a general facelift to the exterior of the building, for which tenders are now being sought. The exterior yard will also be included in improving the appearance of this site.

Since taking control of the premises, Mrs. Louie has co-operated well and made steady progress. I am inclined to believe she will honour her stated obligation. This Department will now only be concerned with observing future maintenance."

A representative of the Medical Health Officer told the Committee the Health Department will continue to inspect this building.

Mrs. Eileen Louie, owner of the building, was present.

Following discussion it was

RESOLVED

THAT the Manager's report dated October 2, 1975 on 3371 Findlay Street be received and the owner of this building be thanked for co-operating with the City Health Department in bringing her building up to standard.

Cont'd . . .

Standing Committee of Council 2
 on Community Services
 October 9, 1975

2. Nelson Place Hotel - Police Report
 on Beer Parlour

The Community Services Committee at its meeting of
 July 31, 1975, resolved:

"THAT the Police Department report on the management
 and operation of the Nelson Place Hotel beer parlour
 in two months, such report to include the previous
 history of this beer parlour's operation."

The Committee had before it for consideration a report
 (circulated) dated September 11, 1975 from the Investigation
 Division of the Police Department.

Appearing before the Committee this date were the owner
 of the Hotel, Mr. D. Poll; the Manager of the beer parlour,
 Mr. G. Apopodopolous and their lawyer, Mr. B. Wicks.

Representatives of the Police Department had been invited
 to attend but were unable to send a representative.

There was considerable discussion on this matter with
 Mr. Wicks defending the operation of the beer parlour and
 explaining the various problems and difficulties encountered
 in operating a beer parlour.

It was revealed during discussion that this beer parlour
 had been closed by the Liquor Administration Branch on the
 Thursday, Friday and Saturday immediately preceeding this
 Committee meeting.

However, the Committee noted it could not properly reach
 a recommendation without hearing directly from the Police
 Department and it was

RESOLVED

THAT the Police Department report on the Nelson
 Place Hotel beer parlour dated September 29, 1975
 be deferred for two weeks and that the Police
 Department be asked to appear before the Committee
 in two weeks with an up-to-date report on the
 operation of this particular beer parlour.

RECOMMENDATION

3. Night Time Emergency Shelter for
 Persons With Emotional Problems

The Committee had before it for consideration a Manager's
 report dated September 24, 1975 (circulated) which was in
 response to the following recommendations of the Community
 Services Committee meeting of August 28, 1975:

"RESOLVED that the Social Planning Department:

- (a) locate a further 10 beds within existing facilities
 for use of emergency night time psychiatric patients;
- (b) organize a meeting with the various agencies in this
 field and the Crisis Centre to establish an index of
 beds and set up a co-ordination of their services;
- (c) acquire in writing the criteria admission from each
 agency and arrange a meeting of the funding bodies
 and report back to the Community Services Committee."

Cont'd . . .

Standing Committee of Council 3
on Community Services
October 9, 1975

Clause #3 continued:

During discussion the Chairman of the Committee advised he spent a night with a member of the Social Planning Department visiting the various agencies which deal with persons in emotional difficulties and as a result is in agreement with the recommendations of the Director of Social Planning contained in the Manager's report.

A representative of Lookout, an agency which deals in this field, stated Lookout can provide six beds now and possibly can add four more in the near future.

Following consideration the Committee

RECOMMENDS

THAT the following recommendations of the Director of Social Planning as contained in the Manager's report dated September 24, 1975 be approved:

- (a) THAT a grant be made to Lookout for \$3,156 to cover the cost of six emergency beds for a three-month period;
- (b) THAT the Social Planning Department report to the Community Services Committee at the end of the three-month period on the co-ordination of all emergency beds and their use and also on the matter of funding by the Vancouver Resources Board.

The meeting adjourned at approximately 4:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 255-6

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IV

PART REPORT TO COUNCIL
OFFICIAL TRAFFIC COMMISSION

OCTOBER 1, 1975

A meeting of the Official Traffic Commission was held on Wednesday, October 1st, 1975, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 7:30 P. M.

PRESENT: Alderman Marzari, Chairman
Alderman Boyce
Mr. J. Moodie, for City Manager
Ms. B. McKinley, Vancouver Safety Council
Mr. R. Gascoyne, Asst. City Engineer - Traffic
Supt. R. Cray, Vancouver Police Department
Mr. N. Divinsky, Vancouver School Board

ALSO PRESENT: Mrs. E. Robinson, Vancouver Parent-Teacher Council

ABSENT: Mr. C. S. Fleming, Director of Legal Services

CLERK: G. Barden

Adoption of Minutes

The minutes of the meeting of the Official Traffic Commission of 3rd July 1975, were adopted.

INFORMATION

1. "Resident Parking Only" Zones in the Vicinity of Nanaimo and Kingsway

The Commission had for consideration the following report dated 16th September 1975, from the City Engineer:

" On July 22, 1975, City Council adopted the recommendations of the Official Traffic Commission that:-

THE matter of "Resident Parking Only" signs in the vicinity of Nanaimo Street and Kingsway be deferred until the Engineering Department observes parking densities around the Eldorado Hotel in the evening; for report back to the Commission.

FURTHER, THAT residents in the area be advised of their rights to telephone the Police Department to have the "three hour By-law" enforced between the hours of 8:00 a.m. and 6:00 p.m.

A licence plate parking survey was carried out around the Eldorado Hotel on a Friday and Saturday evening, between the hours of seven and ten o'clock. The survey showed a low to normal parking density in the area, with the majority of on-street parked vehicles belonging to the residents of the surveyed area. During 'peak' pub hours of the Eldorado Hotel, no great increase of non-resident on-street parking took place. It appears that the hotel parking facilities are accommodating the heavier weekend crowds with virtually no hotel patrons utilizing adjacent residential streets.

Further, the local residents of that area have, by letter, now been made aware of the "three hour By-law" and have been advised of their right to telephone the Police Department for enforcement of the By-law. "

Continued on Page 2. . .

Clause No. 1 Continued

The residents complained that the survey was done during a strike of the beer truck union which did not give a true picture of the situation. They requested that another survey be done when the patron parking at the El Dorado Hotel is back to normal. The Chairman requested that the residents call her when they would like the survey to be done.

After further discussion, it was

RESOLVED

THAT the City Engineer's report be received and further consideration of this matter be deferred pending a further survey.

RECOMMENDATION

2. Pedestrian Signal and Bus Stop Request on 49th Avenue at Killarney Street

The Commission had for consideration a report dated 17th September 1975, from the City Engineer (copy circulated), advising that a pedestrian activated signal is warranted at 49th Avenue and Killarney Street, and that the bus stops should remain unchanged. The delegation advised that an additional bus stop should be installed between the school and library as they claim there is a 1000 ft. gap between stops; otherwise, they requested that the present bus stops be relocated.

The Chairman noted correspondence from the following groups supporting installation of additional bus stops:

- a) Killarney Champlain Citizens for Action Area Council
- b) Killarney Secondary School
- c) Contact Centre
- d) Killarney Community Centre
- e) Vancouver Public Library
- f) Daisy Webster, MLA

The City Engineer advised that the present bus stop arrangement on 49th Avenue conforms to Council's policy, particularly the selective bus stop policy and far side policy. There are presently bus stops at Killarney Street west bound and Rupert east bound; these stops flank the school buildings and are only 300 ft. apart. The relatively short distance to walk from either stop to the community centre and school does not warrant additional stops.

Following discussion, it was

RECOMMENDED

- A. THAT a pedestrian activated signal be installed at 49th Avenue and Killarney Street.
- B. THAT the bus stops remain unchanged.
- C. THAT the correspondence be received.

3. Request for Resident Parking Zones in the 1700 Block Charles Street (Pofi Bar)

The Commission considered the following report dated 18th September 1975, from the City Engineer:

The original request for Resident Parking Only zones from the residents of the 1700 block Charles Street, was received in February, 1974, shortly after the opening of the Pofi Bar. Investigation revealed that there was no warrant for the installation of Resident Parking zones and the applicants were so advised in April, 1974.

On July 25, 1974, a petition was submitted to the Standing Committee of Council on Social Services for resolution of various items related to the Pofi Bar, among these was a request for Resident Parking zones. This item was referred to the Official Traffic Commission; who at their September 11, 1974, meeting recommended:

(i) That the City Engineer's recommendation contained in his report dated September 5, 1974, that Resident Parking Only zones not be established in the 1700 block Charles Street, be approved.

(ii) That the matter be again reviewed next May and local residents be advised of this fact.

Council approved this recommendation on September 24, 1974.

In the interim, the other complaints have been dealt with by the Standing Committee of Council on Social Services.

In April 1975, the owners of the Pofi Bar were advised that in order to renew their business licence, they would be required to relocate their entrance from Charles Street to Commercial Drive within thirty (30) days. At a meeting on May 13, 1975, City Council granted a sixty (60) day extension to complete the renovations.

Also in May 1975, and in accordance with Council's instruction of Sept. 24/74, the matter of R.P.O. zones in the 1700 block Charles was reviewed. This showed that the situation was virtually the same as in the last two investigations. Parking densities in the block being 53% to 60% with space usually available on both sides of the street. In these circumstances, there was not a warrant for establishment of R.P.O. zones, particularly since about half the vehicles observed belonged to the residents themselves. Further, there are lanes on both sides of Charles Street and most residences have spaces available off these lanes. A report was not submitted at that time pending some experience following the relocation of the entrance.

In September, 1975, following the relocation of the Pofi Bar entrance the requirement for R.P.O. zones in the 1700 block Charles Street was again reviewed. Observations revealed an increase of 15% in parking densities, from an average of 55% to 70%. This increase may be attributed to the renovations that were undertaken while the entrance was being relocated. These alterations have increased the capacity of the Pofi Bar and consequently attracted more patrons. Notwithstanding this additional patronage, parking spaces are still available on both sides of the street.

It was further noted that patrons were also parking in the 1600 block Charles Street (which has residences on the south side only) and the 1200 and 1300 blocks of Commercial Drive (which is commercially developed). There was no warrant for R.P.O. in the 1600 block Charles Street and Commercial Drive has signed parking time limits."

Following discussion, it was

RECOMMENDED

THAT the Resident Parking Only zones not be established in the 1700 Block Charles Street.

4. 33rd Avenue at Granville Street

The Commission considered a report dated 2nd September 1975, from the City Engineer (copy circulated) on the question of improving the "tight" turning radius from Granville Street onto 33rd Avenue.

The City Engineer advised that the pavement on 33rd Avenue could be widened to 42 feet for a distance of 150 feet on either side of Granville Street. This widening would cost \$35,000.00 and since there are no existing curbs and gutters east of Granville Street, that portion of the work would be assessed against the property owners through local improvement procedures.

The Commission agreed that the City Engineer should survey local residents regarding the widening which would require removal of three 10-inch diameter trees on the north side of 33rd Avenue east of Granville Street and three small trees on the north side west of Granville Street. The Commission felt the cost of the widening should be borne by the City at large, since 33rd Avenue is an arterial street.

Following further discussion, it was

RECOMMENDED

- A. THAT the cost of widening 33rd Avenue at Granville Street be borne by the City.
- B. THAT the City Engineer be instructed to survey residents two blocks east and west of Granville Street on 33rd Avenue on the proposed widening, advising that the work would not be done under local improvement procedures,

5. Oak Street Bridge: Ramp for E/B to S/B Traffic from S.W. Marine

The Commission considered the following report dated 18th September 1975 from the City Engineer:

"The Marpole-Oakridge Area Council has made presentations to the O.T.C. concerning the need for the E/B to S/B access ramp to the Oak Street Bridge.

The Traffic Division has made a very preliminary examination of the design of such a ramp and identified a number of constraints and problems related to the provision of this ramp as an addition to the existing structure.

For example, to minimize the impact on adjacent properties, the ramp should be as steep as possible. However, a steep ramp would create a difficult and hazardous merge because of the resultant slow speed of trucks merging with the fast traffic already on the bridge.

A ramp could result in access limitation to properties south of Marine Drive because Oak south of Marine would probably have to be closed.

The problems may be minimized by the expenditure of sufficient money.

Our brief review of this problem suggests there is benefit in the provision of this ramp provided the problems noted above can be minimized. Further detailed engineering study is required to provide definitive information."

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

- A. THAT the Mayor, on behalf of Council, request the Provincial Government to do the necessary design studies and construct an E/B to S/B access ramp to the Oak Street bridge as soon as possible, providing the benefits outweigh the disadvantages (with copies to the Minister of Recreation & Conservation and Ms. Daisy Webster, MLA, and the Marpole-Oakridge Area Council).
- B. THAT the Provincial Government also be requested to maintain appropriate liaison with the City officials during such design study.

6. Use of Certain Vancouver East Streets as Truck Routes

The Commission had for consideration a letter dated 20th September 1976 from the Hastings Sunrise Action Council advising that the following motion was passed by them on 17th September 1975:

"Whereas the influx of the projected number of additional trucks (250 - 5 axle units) will add greatly to the already overcrowding on these streets; and

"Whereas additional noise and fume pollution will result to the surrounding residential community; and

"Whereas the additional traffic will result in additional hazards to pedestrians and school children crossing these streets;

Therefore be it resolved that this meeting of 250 citizens held September 17, 1975 at Hastings Community Centre, unanimously demand that immediate steps be taken by the 3 levels of Government representatives to initiate talks for the purpose of joint action on truck routes and goods movement to ensure minimal disruption to the existing residential community.

And further to discuss cost sharing the construction of these routes.

And further this organization be kept advised of the negotiations."

The Chairman advised that a Report Reference will be heard on Vanterm at the next meeting of City Council and the Commission felt a request for such a meeting should go forward to Council at that time.

Following further discussion, it was

RECOMMENDED

THAT City Council request a meeting, as soon as possible, of the three levels of Government to discuss Vanterm and implications to residents in Vancouver East.

INFORMATION

7. Stop Signs at Semlin Drive and Pender Street

Mr. Geoffrey Weyman submitted a petition dated 27th September 1975, requesting a stop sign at Semlin Drive and East Pender Street because of the many accidents there each month.

Following discussion, it was

RESOLVED

THAT the petition be received and the City Engineer be requested to investigate this matter and report back.

8. 72nd and Osler Traffic Problems

Mr. E. Ruddell of the Marpole-Oakridge Area Council circulated a letter dated 29th September 1975, advising that buses and other heavy vehicles are still using Osler Street to get to Oak Street bridge. They proposed that an island be installed across the centre on 72nd Avenue at the intersection of Osler Street to restrict non-resident traffic from using this route. They advised they are conducting a survey of local residents in regard to this proposal.

Following discussion, it was

RESOLVED

THAT the letter be received and the City Engineer be requested to investigate this matter and report back.

9. Bureau of Transit Meeting

The Chairman advised that she has been endeavouring to set up a meeting with the Bureau of Transit and citizens of Killarney/Champlain Heights area to discuss traffic problems in their area.

Following discussion, it was

RESOLVED

meeting K*
THAT the Commission sponsor such a ~~meeting~~ to be held at the Champlain Heights Community School on Wednesday, 29th October 1975.

10. Joyce Loop Transit Problems

A letter dated 30th September 1975, from the Collingwood Elder Citizens Centre on Joyce Loop transit problems was submitted at the Official Traffic Commission meeting.

Following discussion, it was

RESOLVED

THAT the letter be received and referred to the Traffic Engineer for investigation.

11. Napier and Commercial - Cross-Walk

A letter dated 2nd September 1975 from the Britannia Community Services Centre was received requesting a cross-walk and pedestrian activated traffic light be installed as soon as possible to ensure safe access for children and the elderly coming to the centre.

Following discussion, it was

RESOLVED

THAT the letter be received and referred to the Traffic Engineer for investigation.

RECOMMENDATION

12. 57th Avenue Alignment

Alderman Boyce advised the Commission that a meeting had been held to discuss the possibility of extending 57th Avenue at Cambie easterly to connect up with 57th Avenue at Ontario. To make this connection, the Langara Golf Course would be affected.

It was suggested that the City Engineer contact the consultant doing redesign of the golf course caused by the housing development proposed at the north end.

Following discussion, it was

RECOMMENDED

- A. THAT such a study for the re-alignment of 57th Avenue be undertaken.
- B. THAT the City Engineer be instructed to contact the consultant for the golf course planning in order that input may be made relative to the alignment of 57th Avenue.

13. Traffic Safety Education

It was reported that the Vancouver Safety Council has applied for a L.I.P. grant to start an elder citizens traffic safety programme and they would like to extend this programme to include traffic safety education for school children.

It was suggested that Judge D. Jones be invited to discuss traffic safety education, the point system, impaired driving, etc. with the Commission. Mrs. McKinley agreed to circulate material on the point system to members of the Commission together with material on the safety programme prior to the meeting with Judge Jones.

The meeting adjourned at approximately 9:05 P.M.

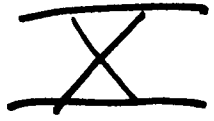
FOR COUNCIL ACTION SEE PAGE(S) 256-7

DISTRIBUTED MONDAY

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PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL ON COMMUNITY SERVICES



October 16, 1975

A meeting of the Standing Committee of Council on Community Services was held in the No. 1 Committee Room, third floor, City Hall on Thursday, October 16, 1975 at approximately 3:30 p.m.

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

ABSENT: Alderman Boyce

COMMITTEE
CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application -
1333 Burrard Street

The Committee had before it for consideration a Manager's report dated October 7, 1975 on the application of Mr. Fred Muhlbauer (Development Permit Application #71487) which read as follows:

"It is reported on behalf of the Director of Planning that the above noted development permit application has been filed to alter and use a portion of the ground floor of this existing 2 storey private club building as a cabaret. This development is located in the downtown core area on the northwest corner of Burrard and Harwood Streets in the (CM-1) Commercial District (proposed rezoning to Downtown District - DD).

This development will maintain a public assembly area of approximately 1,749 sq. ft. The plan indicates there will be a maximum seating capacity for 125 persons.

The Director of Planning approved this application after receiving advice from the Development Permit Staff Committee, subject to the condition that prior to the issuance of the development permit:

"This request is to be referred to the Council Committee on new liquor outlets for consideration and necessary action."

The City Manager submits the foregoing report for the CONSIDERATION of the Standing Committee of Council on Community Services. "

Appearing before the Committee on this matter were the applicant, Mr. F. Muhlbauer and a representative of the Planning Department who explained the development involves the applicant leasing a portion of the existing Royal Canadian Legion building at 1333 Burrard Street, from the Legion, and operating the Sunset Dance Cabaret which will cater to a middle-aged clientele. The Legion will continue to operate but on a smaller scale and with the new cabaret the total public assembly area will actually be less than now exists in the Legion itself.

Cont'd . . .

Standing Committee of Council 2
on Community Services
October 16, 1975

Clause #1 continued:

During discussion the Committee expressed some concern as to parking and traffic problems and the proximity of the proposed cabaret to the residential area but was assured by the Planning Department representative the application meets all applicable City regulations with respect to parking.

Mr. Muhlbauer told the Committee his cabaret will not be a rock-and-roll type of entertainment establishment and that he has 14 years experience in the restaurant business, most recently with Grouse Mountain and Hotel Vancouver.

He assured the Committee he has made arrangements with adjacent property owners for the necessary parking.

Following discussion it was

RECOMMENDED

THAT Council approve the application of Mr. Fred Muhlbauer (Development Permit Application #71487) to operate a cabaret on the ground floor of 1333 Burrard Street.

NOTE: Following the meeting Mr. Muhlbauer presented the attached letter pertaining to parking arrangements to the Committee Clerk.

FOR COUNCIL ACTION SEE PAGE(S) 257