

## CITY OF VANCOUVER

APR 9 1968

REGULAR COUNCIL - APRIL 9, 1968

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, April 9, 1968, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Deputy Mayor, Alderman Atherton,  
in the Chair  
Aldermen Adams, Alsbury, Bird, Broome, Graham,  
Rankin, Sweeney and Wilson

ABSENT: His Worship the Mayor  
Alderman Linnell

CLERK TO THE COUNCIL: R. Thompson

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

Dr. Martin Luther King

In respect of the memory of the late Dr. Martin Luther King, the Council observed a period of silence.

MOVED by Ald. Rankin,  
SECONDED by Ald. Alsbury,

THAT Vancouver City Council express to Mrs. Martin Luther King and the people of the United States our sympathy and sorrow at the tragic assassination of Dr. Martin Luther King, apostle of peace and non-violence at home, and leader of the struggle to secure social justice for his people and all Americans.

- CARRIED

ADOPTION OF MINUTES

MOVED by Ald. Sweeney,  
SECONDED by Ald. Wilson,

THAT the Minutes of the Special Council Meeting (In Camera), dated April 1, 1968, (Project 200), be adopted.

- CARRIED

MOVED by Ald. Graham,  
SECONDED by Ald. Broome,

THAT the Minutes of the Regular Council Meeting, dated April 2, 1968, be adopted.

- CARRIED

MOVED by Ald. Adams,  
SECONDED by Ald. Broome,

THAT the Minutes of the Special Council Meeting (Standing Committee on Finance), dated April 4, 1968, be adopted.

- CARRIED

COMMITTEE OF THE WHOLE

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

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

- CARRIED

REPORT REFERENCE

Director of Social Planning  
and Development (Mr. Egan)

Grant: Alexandra Neighbour-  
hood Services Association

Board of Administration report dated April 9, refers.

BOARD OF ADMINISTRATION AND OTHER REPORTS

A. Grant: Alexandra Neighbourhood Services Association

At a previous meeting the Council made a grant of \$30,000 to Alexandra Neighbourhood Services Association and instructed the communication from the Association be received and the Director of Social Planning and Development requested to appear to give Council further information on the statements set out in the Association's letter. The Director of Social Planning and Development's comments are set out in the Board of Administration report of April 9th, in which he reiterates a recommendation supporting a grant of \$30,000 and that \$10,000 be held in reserve subject to certain provisions, particularly in respect of qualifying for financial support under the Canada Assistance Plan.

After due consideration it was,

MOVED by Ald. Adams,

THAT, in addition to the grant already made to Alexandra Neighbourhood Services Association, \$10,000 be held in reserve for payment later in 1968 provided new programming is developed in cooperation with the Department of Social Planning and Development and that the new programming qualifies for financial support under the Canada Assistance Plan.

- CARRIED BY  
THE REQUIRED MAJORITY

UNFINISHED BUSINESS

Point Grey Road Foreshore and Scenic Drive Development: Costs re Consultants' Report

The Board of Administration and Corporation Counsel requested the requirement for a report to this meeting of Council regarding costs re consultants' report in respect of the Point Grey Foreshore and Scenic Drive Development, be deferred as the officials are not yet in a position to submit the necessary information to Council.

MOVED by Ald. Broome,

THAT the Board of Administration and Corporation Counsel be instructed to report on this matter as and when possible.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Broome - Plebiscite re Block 42

enquired in respect of the date for submission of plebiscite to the electors on the matter of Block 42.

The City Clerk reported he is in communication with the School Board on the matter; that Board is endeavouring to obtain a required information for submission of the school referendum at the same time as the City proposes to submit a plebiscite on Block 42. The School Board has not yet been able to provide the information but it is expected in the near future.

The City Clerk will report further at the Council meeting of April 11th.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Alderman Adams -  
Land Options: Block 42

enquired if the Property Department was progressing in the matter of options from owners in Block 42 and whether the Council will be receiving a report from time to time.

Commissioner Ryan agreed to make a progress report today, if required.

MOVED by Ald. Graham,  
THAT an 'In Camera' meeting be held later this day to receive a progress report from the Board of Administration on this matter.'

- CARRIED

Alderman Wilson -  
Parking in Vicinity of  
7th Avenue and Ontario

requested His Worship the Deputy Mayor discuss with the Police Commission the matter of parking of cars in the vicinity of 7th Avenue and Ontario Street. He pointed out that residents are complaining their cars parked in front of their residences are receiving tickets whereas cars parked by other people in the area do not appear to be receiving the same treatment, the police advising they are too busy.

His Worship the Deputy Mayor stated he would discuss the matter with the Alderman later.

Alderman Rankin -  
Financial Assistance for  
Certain Civic Pensioners

enquired when a report would be received respecting the request for additional financial assistance for certain retired Civic employees.

Commissioner Ryan advised the matter is being discussed departmentally with the organization representing these pensioners in an endeavour to come to an amicable agreement for recommendation to the Council. He will endeavour to report to the Council in two weeks time.

Alderman Bird -  
Parking under new  
Georgia Viaduct

enquired respecting the advisability of providing for parking under the new Georgia Viaduct and requested His Worship the Deputy Mayor take the matter up with the City Engineer.

The Deputy Mayor agreed to consider the question.

Alderman Wilson -  
Shipbuilding: West Coast

drew Council's attention to the recent award of shipbuilding contracts to shipbuilding yards in Quebec. The Alderman suggested steps be taken at the level of the National Harbours Board and other Federal authorities in an endeavour to encourage the shipbuilding industry on the West Coast. He advised he would be submitting a motion on this matter later in the proceedings.

His Worship the Deputy  
Mayor -  
Civic Dinner for Members  
of Public Boards, et al

reminded the members of Council that the Civic dinner for members of certain Public Boards, et al is to be held on Wednesday, April 10th, at the Marine Drive Golf Club.

ENQUIRIES AND OTHER MATTERS (cont'd)

His Worship the Deputy Mayor -  
Freedoms

reminded the Council that a ceremony in recognition of the granting of the honour of Freeman of the City to Col. The Honourable Frank McKenzie Ross and the Honourable Arthur Edward Lord, will take place in the Council Chamber on Tuesday, April 23rd.

His Worship the Deputy Mayor -  
Change of Council Meetings

explained that the visit of the Governor General and Mrs. Michener on May 28th and the conference of the Canadian Federation of Mayors and Municipalities June 3rd to 7th, will affect Council meetings and therefore suggested certain changes be made.

MOVED by Ald. Broome,  
THAT the date of the Regular Council meeting of Tuesday, May 28th be changed to Thursday, May 30th at the usual hour of 9:30 a.m.,

FURTHER THAT the Regular Council meeting scheduled for Tuesday, June 4th be cancelled.

- CARRIED

COMMUNICATIONS OR PETITIONS

Assessment Roll and P.N.E. Release

The Corporation Counsel, under date of April 4, 1968, reported as follows with respect to two recent decisions by the Supreme Court of British Columbia:

"Assessment Roll

Following your earlier instructions a declaration was sought from the Court as to whether the 1968 Assessment Roll, with respect to taxation for general purposes was valid. The point in issue was whether the 5% limitation under the Assessment Equalization Act applied to the roll or not.

Mr. Justice Ruttan held that by reason of the amendment to the Charter, made last year, the 5% limitation is not applicable.

P.N.E. Release

Mr. Justice Dryer has held, on an application by Mr. Frank Frederickson, that releasing the P.N.E. from their obligation to repay \$500,000.00 to the City was, having regard to all the surrounding facts, equivalent to a money grant and since the resolution approving the same was not passed by a two-thirds majority, the release is not valid."

MOVED by Ald. Bird,  
THAT information respecting Assessment Roll be received.

- CARRIED

MOVED by Ald. Adams,  
THAT information respecting release re the P.N.E. be received and the P.N.E. so advised.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. General Report  
April 5, 1968

Works and Utility Matters

(i) Traffic Conditions:  
16th Avenue and Camosun (Clause 2)

Pursuant to request received, it was agreed to defer consideration of Clause 2 of the Board of Administration report (Works and Utility matters), dated April 5, 1968, pending the hearing of delegations.

(ii) Surplus Offer:  
One Only Koehring Shovel (Clause 6)

It was agreed to defer consideration of this clause pending the hearing of a delegation later this day. (see page 19)

(iii) False Creek Flats Flood Control (Clause 7)

The Council considered Clause 7 of the report of the Board of Administration (Works and Utility matters), dated April 5, 1968 in respect of False Creek Flats flood control. After due consideration it was,

MOVED by Ald. Wilson,  
THAT this clause be received and,

THAT the Corporation Counsel be authorized to hold discussions with Canadian National Railway with the object of bringing before Council a proposed revision of the 1913 and 1927 agreements between the parties, the discussions to include the following, namely:

- (1) the construction of a storm drainage system based upon either Plan I (Burrard Inlet) or Plan II (False Creek) set forth in the Report of the Greater Vancouver Sewerage and Drainage District;
- (2) completion date of the paving of Terminal Avenue;
- (3) repairs to the Terminal Avenue storm drain;
- (4) maintenance of various other utilities and services on the Railway lands; and
- (5) the basis upon which the Railway will bear the costs of the utilities and services to be constructed, repaired and maintained on the Railway lands under the agreement.

In his discussions with the Railway, the Corporation Counsel shall consider all available information and studies arising out of the review of the Rawn Report and the deliberations of the Provincial Pollution Control Board and, in addition thereto, the Corporation Counsel will make all further necessary enquiries to determine whether or not the storm drainage system qualifies for contributions under the Canada Water Conservation Assistance Act.

- CARRIED

(iv) General Report

MOVED by Ald. Broome,  
THAT Clauses 1, 3, 4, and 5 of the report of the Board of Administration (Works and Utility matters), dated April 5, 1968, be adopted.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Social Service and Health Matters

(i) **MOVED** by Ald. Bird,  
THAT, in respect of the report of the Board of Administration  
(Social Service and Health matters), dated April 5, 1968, Clauses 1 and  
2 be adopted and Clause 3 received for information.

- CARRIED

(ii) Mountain View Cemetery

**MOVED** by Ald. Wilson,  
THAT the Board of Administration be requested to report respecting  
additional grave space in the Veterans' sections of the cemetery.

- CARRIED

Building and Planning Matters

(i) Use of Forum Building - P.N.E.  
Jordans Rugs Ltd. (Clause 1)

It was agreed to defer consideration of this clause pending the  
hearing of a delegation later this day. (see page 20)

(ii) Development Permit: Senior Citizens  
Apartment Site - 1425 East 12th Avenue:  
Ladies' Orange Benevolent Association (Clause 2)

Pursuant to request received, it was agreed to defer consideration  
of this clause until the meeting of Council of April 23, 1968, when  
delegations may be received.

(iii) Proposed Additional Public Housing Project:  
Kitsilano Area (Clause 6)

The Board of Administration advised of report of the Director of  
Planning regarding a letter from Block Bros. Realty Limited proposing  
a site for public housing north of 4th Avenue and west of Burrard  
Street. The writer has been advised of the City's normal procedure  
in securing public housing and of the B.C. Housing Management Commission  
which now deals with such matters. The Director of Planning concludes  
as follows:

"as it appears that some of the 12 public housing projects  
requested by the City in 1967 may not be acceptable to the  
senior governments, the Council may wish to forward  
Mr. Braunstein's letter to the B. C. Housing Management  
Commission for consideration."

**MOVED** by Ald. Broome,  
THAT the foregoing suggestion of the Director of Planning be  
adopted.

- CARRIED

(iv) General Report

**MOVED** by Ald. Adams,  
THAT, in respect of report of the Board of Administration  
(Building and Planning matters), dated April 5, 1968, Clauses 3 to 5  
inclusive be adopted and Clause 7 received for information.

- CARRIED

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The Council recessed at approximately 10:45 a.m. to reconvene 'In  
Camera' in the Mayor's Office, following which the Council reconvened  
in open session in the Council Chamber at approximately 11:25 a.m.,  
with the same members of Council present.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Fire and Traffic Matters

MOVED by Ald. Graham,  
THAT the report of the Board of Administration (Fire and Traffic matters), dated April 5, 1968, be adopted.

- CARRIED

Finance Matters

(i) Capital Grant Request:  
British Sailors Society (Canada) (Clause 1)

The Board of Administration submitted application of the British Sailors Society (Canada) Pacific Division for a capital grant in the amount of \$25,000 toward the expansion of the Vancouver Mariners Club.

MOVED by Ald. Bird,  
THAT no action be taken in respect of this application. (carried)\*

MOVED by Ald. Wilson, in Amendment,  
THAT the words 'at this time' be added to the motion of Alderman Bird.

- LOST

The motion of Alderman Bird was put and, - CARRIED \*

(ii) Grant: B.C. Anti-Litter League (Clause 2)

The Council considered request of the B.C. Anti-Litter League for re-consideration of an application for a grant of \$15,000; also a request is made for the opportunity to appear before the Council.

MOVED by Ald. Adams,  
THAT no action be taken on the request for a grant but the organization be advised its representatives may appear before Council if desired.

- CARRIED

(iii) Grant: Meraloma Football Club (Clause 3)

The Board of Administration submitted a request from the Ways and Means Committee of the Meraloma Football Club for permission to appear before Council to support a request for financial assistance toward the cost of a tour proposed for the Meraloma Football Club.

MOVED by Ald. Wilson,  
THAT no action be taken on the request for a grant but the organization be advised its representatives may appear before Council if desired.

- CARRIED

(iv) Grant: Dinner for Visiting Band, Salvation Army (Clause 4)

The Board of Administration submitted request from the Divisional Commander of the Salvation Army, B.C. South, that the Council provide a dinner in the Queen Elizabeth Theatre restaurant on the evening of May 21st, 1968, for the visiting Salvation Army band from Wellington, New Zealand.

MOVED by Ald. Adams,  
THAT no action be taken on this request.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Finance Matters (cont'd)(v) Grant: Vancouver Junior Band (Clause 5)

The Board of Administration submitted request from the Band Director of the Vancouver Junior Band for a grant equal to the rental of the Queen Elizabeth Theatre in respect of a concert to be held April 23rd.

MOVED by Ald. Broome,  
THAT no action be taken on this request.

- CARRIED

(vi) Tag Day Request:  
Vancouver Ladies Pipe Band (Clause 6)

The Board of Administration submitted request of the Pipe Major of the Vancouver Ladies Pipe Band for permission to hold a tag day to raise funds for a visit of the band to Scotland in 1969. The Board points out the present policy respecting tag days limiting the privilege to four organizations which have had tag days in the City for some years.

MOVED by Ald. Wilson,  
THAT the present Council policy respecting tag days, which gives approval to four organizations only, be adhered to, but the organization be advised the Council has no objection to its conducting a tag day on private property.

(amended)

MOVED by Ald. Adams, in Amendment,  
THAT all the words in the motion of Alderman Wilson after 'be adhered to' be deleted.

- CARRIED

The motion, as amended, and reading as follows was put and - CARRIED

"THAT the present Council policy respecting tag days, which gives approval to four organizations only, be adhered to."

(vii) 1968 Real Property Roll

MOVED by Ald. Bird,  
THAT Clause 7 of the report of the Board of Administration (Finance matters), be received for information.

- CARRIED

C. Personnel Matters, Regular  
March 29, 1968

(i) MOVED by Ald. Bird,  
THAT Clause 1 of the report of the Board of Administration (Personnel matters, Regular), dated March 29, 1968, be adopted.

- CARRIED

(ii) Casual Positions and Statutory Holidays:  
Park Board Income Operations Branch (Clause 2)

The Board of Administration advised that the Park Board passed the following two resolutions in respect of statutory holidays for casual employees in the Income Operations Branch of the Park Board:

"RESOLVED that the Board grant statutory holidays commencing January 9, 1968, to casual employees listed on Schedule 'H' of the Board's agreement with the Vancouver City Hall Employees' Association with a minimum 1,500 hours service, providing such employees qualify for benefits."

cont'd....



BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Casual Positions and Statutory Holidays:  
Park Board Income Operations Branch (cont'd)

"RESOLVED that the statutory holidays granted 'Schedule H' employees be retroactive to October 31, 1967".

MOVED by Ald. Bird,  
THAT, pursuant to the foregoing resolutions of the Park Board, approval be given to the granting of statutory holidays to the aforementioned employees, retroactive to October 31, 1967.

- CARRIED

D. Personnel Matters,  
Supplementary, April 5, 1968

(i) MOVED by Ald. Graham,  
THAT Clause 1 of the report of the Board of Administration (Personnel matters, Supplementary), dated April 5, 1968, be adopted.

- CARRIED

(ii) Defensive Driving Course

The Board of Administration submitted a communication from the Vancouver Traffic and Safety Council advising of a Defensive Driving Course and issuing an invitation to elected and senior Department officials of the City, or their appointees, to attend the course.

MOVED by Ald. Broome,  
THAT the aforementioned information be received.

- CARRIED

E. Property Matters

(i) Offer for City Property (Clause 1)

It was agreed to defer further consideration of this clause pending further information to be submitted by the Board of Administration later this day. (see page 20)

(ii) General Report

MOVED by Ald. Broome,  
THAT Clauses 2 to 5 inclusive of the report of the Board of Administration (Property matters), dated April 5, 1968, be adopted.

- CARRIED

F. Narod Construction Development Permit:  
W/S Cambie, between 54th and 57th Avenues

The Board of Administration, under date of April 1st, 1968, submitted the following report:

"Narod Construction Ltd. of 1672 West 2nd Avenue have submitted the final plans for the comprehensive development of this area to provide high rise apartments; garden apartments, commercial and recreational facilities.

Subsequent to a Public Hearing on July 13th 1967, City Council on July 18th, 1967 resolved that 'the application for CD-1 zoning, by Street, Craig and Company, be approved, subject to the following conditions:

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Narod Construction Development Permit (cont'd)

1. That there be reserved and left undeveloped acreage on the western part of the site as may be required by the Vancouver School Board, up to a maximum of 4.84 acres.
2. That the Developer's offer to dedicate 10% from the remaining 23.10 acres, being 2.31 acres, be accepted.
3. That the floor space ratio be not more than .72 on the net site.
4. That parking be provided to the satisfaction of the Director of Planning.
5. That the final plans and scheme of development be presented to Council for final approval prior to the issuance of a Development Permit.'

City Council on October 3rd 1967 considered a recommendation that the 2.31 acre of land be not now dedicated at this time for park purposes, but rather a sum of money equal to double the assessed value be accepted. City Council resolved that 'the original arrangement, in respect of dedication of 2.31 acres for park purposes in the north east sector, be maintained.'

The Director of Planning reports that:

'The plans of development as now submitted vary somewhat from the plans as presented to Council at the Public Hearing. Details of the development have been refined and improvements made on the original scheme.

There will now only be 3 high rise apartment buildings of equal height (164' high above Plaza; 18 stories) instead of the originally proposed 4 high rise apartment buildings (one 8 stories 84' high above Plaza; one 11 stories 110' high above Plaza; one 14 stories 136' high above Plaza; one 17 stories 162' high above Plaza).

The number of two storey with cellar (underground parking) buildings have been reduced from 22 to 18. The site layout of the 18 buildings has been simplified and the orientation improved.

The surfaced off-street parking facilities both in the guest parking areas within the two storey framed development portion of the site and the high rise and commercial development portion of the site had been rearranged and improved.

Further:

- The total gross floor space ratio of the proposed development will not exceed 0.72 of the net site area (providing the total of 655,648 sq. ft. of gross floor area for the development excluding parking garage areas.)
- There will be a total of 534 dwelling units; 282 in the two storey apartment buildings; 252 in the three high rise apartment buildings.
- A 2.312 acre park having a frontage of 230 ft. along Cambie Street and a depth of 434 ft. along 54th Avenue and being located in the north east corner of the site, is to be dedicated to the City for a park.
- A 4.725 acre site is being created on the east side of Heather Street for school purposes.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Narod Construction Development Permit (cont'd)

- There will be a total of 973 off-street parking spaces - 138 surfaced parking spaces and 835 underground parking spaces.
- The applicant has submitted information that all services, including power, gas and telephone, etc. will be underground, and the Director of Planning will encourage the developer to ensure that all services adjacent and leading into this site will also be underground.
- Full information has been submitted regarding garbage disposal. Garbage is to be compressed and handled at a central point on the development and removed daily. There will be no incinerator.
- General information has been submitted regarding the landscaping and treatment of the open portions of the site. The applicant gives details of the proposed expenditure of some \$227,000 for landscaping and site development.
- The applicant has verbally advised that it is the developer's intention to complete the entire development in progressive sequence commencing with the construction of the high rise apartment buildings and commercial stores, etc. in the south east corner of the site.

The plans of development as now submitted have been considered by the Technical Planning Board. The Technical Planning Board with advice from the Design Panel recommend approval as to the design of the development.

The Technical Planning Board further recommend that having regard to Council's approval on July 18th 1967, subject to certain conditions, of the comprehensive development of this site: that the scheme of development as now submitted be APPROVED subject to the following conditions:

1. THAT prior to the three readings of the required amending Bylaw to rezone this site to a CD-1 Comprehensive Development District:
  - (a) that the existing parcel of land be first subdivided to the satisfaction of the Approving Officer to provide a 4.725 acre (approx) site for eventual school purposes on the westerly part of the site; the comprehensive apartment and commercial development site of 20.82 acres (approx) and a park site of 2.31 acres (approx) in the north east corner of the existing parcel - with such subdivision being first registered in the Land Registry Office.
2. THAT the 2.31 acre (approx) park site be first dedicated to the City for park purposes.
3. THAT a 22'6" wide x 140' long portion of the site adjacent to the proposed park and abutting the existing 22' wide City lane be first dedicated to the City for highway purposes: with the cost of the development of this City thoroughfare including surfacing, curbing, side walks etc. being paid for by the developer or owner of the proposed comprehensive development.

The Technical Planning Board further recommends that approval of the required development permit application be subject to the following conditions:

1. THAT the site be maintained as one parcel at all times.
2. THAT all utilities and services be underground.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Narod Construction Development Permit (cont'd)

3. THAT the developer first give an undertaking satisfactory to the Director of Planning in that in respect of each stage of the development that detailed plans for high quality landscaping and treatment of all open portions of the site be first submitted to, amended as required and approved by the Director of Planning before the issuance of any building permits.
4. THAT the registered owners first submit an undertaking satisfactory to the Director of Planning in that the recreational facilities within the residential portion of the development will be for the use of the residents within the development and their guests only.
5. THAT there be no incineration on the site at any time.
6. THAT the only signs or advertisements on the site be fascia signs for the commercial portion of the development - in accordance with Narod Construction Ltd's letter of March 11th, 1968 and an identification sign at the south east corner of the site - all to the prior approval of the Director of Planning.
7. THAT the off-street parking facilities be provided in accordance with the approved drawings and Section 12 of the Zoning and Development Bylaw within 60 days from the date of any use or occupancy of the proposed development and thereafter be permanently maintained at all times.
8. THAT all landscaping and treatment of all open portions of the site, other than the off-street parking areas referred to in the preceding condition, be completed in accordance with the approved drawings and submitted information within 6 months from the date of any use or occupancy of the proposed development and thereafter be maintained in good condition at all times.

The foregoing recommendation of the Technical Planning Board has also been based on discussions with the developer who has agreed to revise the submitted drawings to the satisfaction of the Director of Planning in respect of the following:-

- (a) Amendment of the submitted drawings to show that the proposed drive way will be curbed, paved and drained.
- (b) Amended drawings to be submitted to show revisions to the entrances to the underground parking garages so as to lower the finished grade of the ground around these entrances and reduce the height of retaining walls.
- (c) Amended drawings to be submitted to show the ground floor level and the surrounding finished grade of the 2 storey apartment building (Oak Block #3) adjacent to Cambie Street being lowered by an amount not exceeding 3' in relation to the existing building grades on Cambie Street.

Narod Construction Ltd. are aware of and have advised that they have no objections to the conditions forming part of the Technical Planning Board's recommendation.'

Your Board RECOMMENDS that the recommendations of the Technical Planning Board be endorsed. (Your Board brings it to the attention of Council that the financing by the City of the development and landscaping of the park site remains to be determined.)"

MOVED by Ald. Graham,  
THAT the foregoing report of the Board of Administration be adopted.

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)G. Application for License re  
Shoeshine Stand

It was agreed to defer consideration of this report of the Board of Administration pending the hearing of delegations later this day. (see page 17)

H. Report of Special Joint  
Committee re Skid Road

The Council received the following report of the Special Joint Committee re Skid Road, dated April 8, 1968:

"On Friday last, your Committee met to receive a report from the Action Committee and to prepare information for submission to the Attorney General per his request.

Rev. Canon F.A. Ramsey, as Chairman of the Action Committee, submitted to the meeting "Report of the 'Action Committee' to the Special Joint Committee on Skid-Road Problems City of Vancouver" dated April 5, 1968. Attached to the report was a copy of Bill No. 101 "An Act to Amend Various Enactments Relating to Courts of Justice".

The report, which dealt with nine specific points, was read by Canon Ramsey and discussion took place.

At the conclusion of the submission of the report, Canon Ramsey submitted the following five points:

- (1) Answering Attorney General's request which is set forth in the notice convening this meeting. Charge someone with the responsibility of forwarding the reply AT ONCE.
- (2) Take steps to implement provisions of New Bill 101 when it is passed by the Legislature.
- (3) Take steps, when requested, for full support of the Day Center.
- (4) Follow up the Recommendations of April 18, 1967, October 5th, re 'Half-way houses' asking for a reply from the Government, or such action as is necessary.
- (5) Quarterly meeting at least of the Special Joint Committee on Skid Road Problems.

After discussions on the above points, the Committee passed the following resolutions:

- I. WHEREAS there is a grave urgency in the question of alcoholism in the City of Vancouver, and

WHEREAS there is increasing concern that the changes in policy with respect to chronic drunkenness offenders have placed a great many alcoholics on the street where they formerly received some if inadequate attention at Oakalla Prison, and

WHEREAS there is a great need for follow-up services and facilities to adequately implement the Act,

THEREFORE BE IT RESOLVED THAT this committee go on record as urging the Attorney General to commence immediately with a detoxication centre in the City of Vancouver, and

FURTHER THAT this committee as a whole meet with the Attorney General, Minister of Health and Minister of Welfare to give them the benefit of their considerable experience in all aspects of this very pressing problem.

cont'd...

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Report of Special Joint  
Committee re Skid Road (cont'd)

- II. THAT the foregoing be presented to City Council and that authority to proceed to Victoria be requested.
- III. THAT the reports from the agencies and Members of this Committee dealing with the observations of these groups on the results of the change in policy of S.I.P.P. Charges be forwarded to the Attorney General.
- IV. THAT the provisions of Bill No. 101 be drawn to the attention of the City Council.  
  
(\* Copies of Bill No. 101 are circulated for the information of the Members of Council.)
- V. THAT the Council be advised of the work of the Dug-Out Day Centre and that Council continue to give the Centre support.
- VI. THAT Council be urged by this Committee to follow-up the actions contemplated in the resolutions of Council of April 18, 1967 and October 5, 1967.

(\* Copies of the Resolutions are circulated for the information of the Members of Council)."

MOVED by Ald. Wilson,  
THAT the foregoing report be adopted.

- CARRIED

I. Report of Special Committee  
re Jericho Lands

J. Private and City Lands and  
Locarno Park

It was agreed to defer consideration of reports respecting Jericho Lands for consideration later in the proceedings after receiving a Report Reference from the Planning Department.

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

- CARRIED

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

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 3575, BEING THE ZONING AND  
DEVELOPMENT BY-LAW (block bounded by Cambie and Yukon  
Streets, 10th and 12th Avenues)

MOVED by Ald. Graham,  
SECONDED by Ald. Broome,  
THAT leave be given to introduce a By-law to amend By-law No. 3575, being the Zoning and Development By-law, and the By-law be read a first time.

- CARRIED

BY-LAWS (cont'd)

By-law to amend By-law No. 3575,  
(block bounded by Cambie and Yukon  
streets, 10th and 12th Avenues) - cont'd..

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

- CARRIED

MOVED by Ald. Graham,  
SECONDED by Ald. Broome,  
THAT Council do resolve itself into Committee of the Whole, to  
consider and report on the By-law, His Worship the Deputy Mayor in the  
Chair.

- CARRIED

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

- CARRIED

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

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

- CARRIED

MOVED by Ald. Graham,  
SECONDED by Ald. Broome,  
THAT the By-law be read a third time and the Mayor and City Clerk  
be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AMEND BY-LAW No. 3575, BEING THE  
ZONING AND DEVELOPMENT BY-LAW (N/S east 2nd  
Avenue between Renfrew and Kaslo

MOVED by Ald. Graham,  
SECONDED by Ald. Broome,  
THAT leave be given to introduce a By-law to amend By-law No. 3575,  
being the Zoning and Development By-law, and the By-law be read a first  
time.

- CARRIED

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

- CARRIED

MOVED by Ald. Graham,  
SECONDED by Ald. Broome,  
THAT Council do resolve itself into Committee of the Whole, to  
consider and report on the By-law, His Worship the Deputy Mayor in the  
Chair.

- CARRIED

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

- CARRIED

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

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

- CARRIED

MOVED by Ald. Graham,  
SECONDED by Ald. Broome,  
THAT the By-law be read a third time and the Mayor and City Clerk  
be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)





DELEGATIONS (cont'd)

- 2. Mr. L. Smith Surplus Offer - One Koehring Shovel, Model 304  
(requesting acceptance of his offer)

NOTE PAGES 19 and 20

- 3. Miss S. Meade and Miss S. Inglis Application for License re Shoeshine Stand

NOTE BELOW

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

G. Application for License re Shoeshine Stand

The Council considered Board of Administration report dated April 5th, 1968, advising of application of Misses Meade and Inglis for a license to operate a shoeshine stand in the downtown business district. During the appearance of the applicants before Council earlier in the proceedings, it was noted that the application referred to a license to operate from private property.

MOVED by Ald. Wilson,  
SECONDED by Ald. Bird,

THAT this application be left in the hands of the License Inspector.

- CARRIED

I. Report of Special Committee re Jericho Lands

Alderman Broome, on behalf of the Jericho Lands Special Committee, submitted a report dated April 8, 1968, following negotiations respecting acquisition of Jericho D.N.D. lands from the Federal Government and setting out in the report proposals for Council consideration. These proposals relate to the following:

- (1) Extension of Pt. Grey Road (including related major streets)
- (2) Major Waterfront Park
- (3) Neighbourhood and Community Parks
- (4) Housing Sites - Residual D.N.D. Lands north of 4th Avenue
- (5) Rezoning
- (6) Subdivision and Services
- (7) Transfer of Lands and Phasing out - D.N.D. Operations

The report concludes with the following recommendations:

"Your Special Committee RECOMMENDS that:

- (1) The City Council approve the proposals as described in this report and the Mayor and City Clerk be authorized to sign an agreement between the City and the Department of National Defence satisfactory to the Corporation Counsel.
- (2) Subject to approval under (1) above by both the City and the Federal Government the Board of Administration be instructed to make all necessary arrangements to implement the proposals as set out in this report."

cont'd...

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)Report of Special Committee re Jericho Lands (cont'd)

Earlier in the proceedings the Council had details of this report further explained by the Assistant Director, Current Planning.

MOVED by Ald. Broome,

THAT the aforementioned report of the Special Committee re Jericho Lands be adopted.

(carried)\*

MOVED by Ald. Wilson, in AMENDMENT,

THAT the following be added to the motion of Alderman Broome:

'in principle and it be referred to the special meeting of Council on April 11th for final approval; in the meantime the Northwest Point Grey Homeowners and Community Associations be advised of the proposals.'

- LOST

The Motion of Alderman Broome was put and,

- CARRIED\*

J. Resubdivision: Private and City Lands and Locarno Park

The Board of Administration submitted the following report under date of April 8th, 1968:

"The Director of Planning has submitted the following report:

'Concurrent with submission of this report a Special Committee of Council has submitted a separate report to Council which recommends that Council give approval to a proposal for transfer of substantial D.N.D. lands at Jericho to the City for park and recreational use; subject also to exchange of certain City and Park Board lands; the proposals have also been agreed to by the Chairman of the Park Board. One item in the total proposal involves the transfer to the City of the 4.3 acre block bounded by Marine Drive, Second Avenue, and Trimble Street (the Officers' Mess site) for use as a neighbourhood park and community hall (See Diagram "A"). It also proposes that the latter site be increased in size to approximately 7.0 acres by inclusion of a portion of Marine Drive and an extension westward. Part of the total proposal requires that the Park Board vacate the 1.2 acre area on the south side of Pt. Grey Road west of Wallace Street which is used for parking but which is not in their care and custody.

A 6.0 acre block known as Locarno Park Extension which is in the care and custody of the Park Board is located northwest of the 4.3 acre Officers' Mess site. In 1953 it was proposed that a portion of Locarno Park be used for realignment of Marine Drive and the balance exchanged for private lands north of the new Marine Drive. The balance of the Locarno Park Extension site was proposed to be subdivided along with private lands to the south.

To this end the City acquired a privately-owned 1.9 acre Parcel 4 in 1953 located at the northeast corner of Second Avenue and Sasamat Street and has held it pending an overall resubdivision.

On March 4th, 1968, application was made to subdivide a large adjacent 3.7 acre parcel for single-family dwellings, approval for which cannot be delayed for long (See ownerships on Diagram "B").

In order to make optimum use of the lands bounded by Belmont Avenue, Sasamat Street, Second Avenue, and Trimble Street and in order to enlarge the Officers' Mess site after its transfer to the City to about 7.0 acres for use as a neighbourhood park and community hall, an overall scheme of development has been prepared (See Diagram "A").

cont'd..

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Private and City Lands and Locarno Park (cont'd)

The proposed rearrangement would provide a neighbourhood park and community hall site of approximately 7.0 acres. The balance of the area could then be consolidated, resubdivided efficiently, and sold by the City and the one private developer involved.

In order to implement the above proposals, it is RECOMMENDED that:

1. The Board of Parks and Public Recreation be requested to proceed to turn over to the City:
  - (a) the portion of Locarno Park Extension located south of the north boundary of the proposed new alignment of Northwest Marine Drive
  - (b) the 1.2 acre area (Lots 5 ex. S 140', 5S. 140', & 6, D.L. 448) located on the south side of Pt. Grey Road west of Wallace Street.
2. The Supervisor of Property and Insurance be instructed to negotiate with the owners of Parcel 3, Block 133, to bring about an exchange of private lands for City lands having regard to the proposed scheme of subdivision (see Diagram "A") or such modification as is approved by the Director of Planning.
3. Subject to (1) and (2) above, the City to:
  - (a) close Trimble Street between Second Avenue and Northwest Marine Drive and make it available for park use subject to any reservations required by the City Engineer.
  - (b) Transfer approximately 1.4 acres west of Trimble Street to the care and custody of the Park Board.
4. Concurrent with the above steps, the Director of Planning to prepare the necessary detailed plan of subdivision for the City-owned lands together with the necessary conditions of sale.
5. The Park Board to receive an adjustment in cash to the extent that the value of the lands given up in Locarno Park extension exceeds the value of the lands received.'

Your Board RECOMMENDS that the recommendations of the Director of Planning be endorsed."

In connection with the above report, the Council received an oral explanation from the Assistant Director, Current Planning.

MOVED by Ald. Broome,  
SECONDED by Ald. Adams,  
THAT the foregoing report of the Board of Administration be adopted.  
- CARRIED

Works and Utility Matters (cont'd)

Surplus Offer - One Only Koehring Shovel (Clause 6)

The Council further considered Clause 6 of the report of the Board of Administration (Works and Utility matters), dated April 5, 1968 respecting offers received for one Koehring Shovel, Model 304. It is pointed out the high offer was submitted by Campbell-Mack Limited of Calgary of \$4,131.06. This firm did not, however, submit their deposit in the form of a certified cheque or money order as required by the conditions of the offer. The position of the company in this regard is set out in their communication dated March 29th, addressed to the Purchasing Agent.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Surplus Offer  
One Koehring Shovel (cont'd)

Mr. L. Smith who submitted the next high offer of \$3,210.00, which bid conformed with requirements, appeared before the Council earlier in the proceedings in support of his bid.

MOVED by Ald. Bird,  
SECONDED by Ald. Wilson,

THAT the offer of the highest bidder who met all bid requirements be accepted in respect of this Koehring Shovel.

- CARRIED

(At this point a short recess was observed)

Building and Planning Matters (cont'd)

Use of P.N.E. Forum Building:  
Jordans Rugs Limited (Clause 1)

The Council further considered Clause 1 of the report of the Board of Administration (Building and Planning matters), dated April 5, 1968, respecting request of Jordans Rugs Ltd. for a license and development permit to use the Forum Building at the Pacific National Exhibition for a carpet display and sales, May 28 to June 2, 1968, inclusive. The Board of Administration submits the views on the application of the Technical Planning Board in refusing the application, it being considered an incorrect use of this building and Exhibition Park, nor in conformity with the zoning for the P.N.E. Other considerations are set out as well.

Earlier in the proceedings a representative of Jordans Rugs Ltd. appeared in support of the company's request.

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

THAT Clause 1 of the report of the Board of Administration (Building and Planning matters), dated April 5, 1968, be adopted.

(referred)

MOVED by Ald. Rankin,  
SECONDED by Ald. Wilson,

THAT the whole matter, including the motion of Alderman Broome and Alderman Bird, be referred to the Corporation Counsel for study and report with particular reference to the lease with the P.N.E. and whether it is possible for Council to grant the company's request.

- CARRIED

Property Matters (cont'd)

Offer: S/S 1st Avenue between Rupert and  
Windermere Streets (Flack Investments Ltd.  
for Starando Investments Ltd.) (Clause 1)

The Council further considered Clause 1 of the report of the Board of Administration (Property matters), dated April 5, 1968, respecting offer from Flack Investments Ltd. for Starando Investments Ltd., respecting purchasing of lots 12 to 14 incl., Block 80, Section 30 T.H.S.L., S/S 1st Avenue between Rupert and Windermere Streets.

The Board of Administration reported, after discussion with the principals involved in this offer in respect of date of commencement of the proposed development. After due consideration it was,

MOVED by Ald. Adams,  
SECONDED by Ald. Broome,

THAT this clause be adopted after part (d) of the conditions is changed to read as follows:

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Offer: S/S 1st Avenue between Rupert  
and Windermere Streets (cont'd)

"The purchasers granting the City an option to repurchase the property at the net sale price, to be exercised if development is not commenced within one year from the date of purchase and completed to the extent of one-third of the project within one year of commencement of the development".

- CARRIED

MOTIONS1. Grant: CKNW Orphans' Christmas Fund

At the last regular meeting of Council, Notice was called on a motion by Alderman Sweeney and Alderman Alsbury respecting a grant to the CKNW Orphans' Christmas Fund regarding the rental of the Queen Elizabeth Theatre for a film to be shown on April 10th, 1968.

A new motion was submitted with the permission of Council and reads as follows:

MOVED by Ald. Sweeney,  
SECONDED by Ald. Alsbury,

THAT WHEREAS N.W. Radio Limited has booked the Queen Elizabeth Theatre for the 10th day of April, 1968, for the purpose of showing a film depicting the adventures of four men who retraced the route of Simon Fraser, David Thompson and the Voyageurs by canoe;

AND WHEREAS the said company has indicated that the proceeds from the showing of the said film will be divided between the four men who undertook the said voyage and the C.K.N.W. Orphans Fund in the ratio of 4 to 6;

AND WHEREAS the said company has requested Council to waive the rental fee for the Theatre or, failing that, to grant the Charity Organization rate for the Theatre;

AND WHEREAS Council has indicated a desire to make a grant of \$300.00 to the said company;

AND WHEREAS by Section 206 of the Vancouver Charter Council may, by resolution passed by not less than two-thirds of all its members, provide for the making of money grants to any organization deemed by the Council to be contributing to the culture of the City;

THEREFORE BE IT RESOLVED that the sum of \$300.00 be granted to N.W. Radio Limited to be applied toward the rental of the Queen Elizabeth Theatre for the showing of a film on April 10th, 1968.

The motion was put and,

- LOST

2. Shipbuilding: Vancouver

MOVED by Ald. Wilson,  
SECONDED by Ald. Rankin,

THAT WHEREAS the Vancouver Sun of April, 1968, carries a (C.P.) report dated Ottawa, quote in part "The total Bill for four new Tribal-class destroyers, all to be built in Quebec Shipyards, will be about \$225 million.";

AND WHEREAS Eastern Industries are purchasing control of Vancouver-based industries, closing the Vancouver plant and transferring operations to the East, e.g. Boyles Industries Ltd.;

cont'd...

MOTIONS (cont'd)

Shipbuilding:  
Vancouver (cont'd)

AND WHEREAS U.S. shipyards, notably "Bethlehem Steel" are recruiting unemployed shipyard workers and skilled craftsmen in the Greater Vancouver area;

AND WHEREAS depletion of skilled workers will adversely affect the economy of the Lower Mainland and retard industrial growth;

AND WHEREAS tons of bulk cargo consisting of Canada's natural resources are shipped to foreign ports through the Port of Vancouver, none of which is carried in Canadian ships owing to the lack of a Canadian Merchant Marine;

AND WHEREAS the Prime Minister elect of Canada has expressed a desire for unity and a concern for strengthening the future economy of all parts of Canada;

THEREFORE BE IT RESOLVED that this Council implore the Federal Government to give consideration to the effect on the Canadian West Coast ship building industry when awarding contracts, thereby preserving a healthy industry on the Pacific Coast;

FURTHER THAT the Canadian Government consider the re-establishment of a Canadian Merchant Marine to share in the shipment of Canadian products to world ports;

FURTHER RESOLVED that the Council representatives on the Harbour Advisory Board, and the Industrial Development Commission be requested to secure support for these matters and convey their decisions or proposals to Ottawa.

(Notice)

Notice was called by Alderman Adams and recognized by the Chair.

3. Tenders: Firemen's and Policemen's Dress Shirts

MOVED by Ald. Wilson,  
SECONDED by Ald. Bird,

THAT the Vancouver and District Labour Council, having filed a communication dated April 5, 1968, respecting tenders awarded for the supply of dress shirts for Firemen and Policemen, be advised the Council will hear a delegation from the organization when the Board of Administration, which is considering the Labour Council's communication, submits a report on the matter.

- CARRIED


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The Council adjourned at approximately 4:30 p.m.

\*\*\*\*

The above are the Minutes of Council dated April 9, 1968, and the reports appearing on pages 267 ~~to~~ 298. are those referred to in these Minutes.

For 'In Camera' Minutes  
See Separate Minute Book.

  
MAYOR

  
CITY CLERK

APR 9 1968

## BOARD OF ADMINISTRATION

APRIL 5TH, 1968

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT  
(Dated April 5th, 1968)

1. 1967 Capital Budget - Water.

"On 19th March, 1965, the City was granted a permit by the Canadian Pacific Railway Company to install a water main across the railway right-of-way at Crompton Street.

The Railway Company is to construct a spur track at this location which will involve the lowering and encasing a portion of the water main. Under the Board of Transport Regulations (General Order E-10) it is required that the City bear the cost of this work under the railway right-of-way.

I RECOMMEND that this work be charged to the 1967 Water Capital Budget - Provision for Unspecified Projects 0123/3112, at an estimated cost of \$1300."

RECOMMENDED by the Board of Administration  
that the foregoing be approved.

The Board also considered Sundry Matters as follows:

RECOMMENDATIONS

2. Traffic Conditions: 16th & Camosun

The Official Traffic Commission, since 1966, has been dealing with traffic conditions at 16th Avenue and Camosun Street and hearing complaints of various delegations thereon.

Background material on this matter is contained in the City Engineer's reports of March 3, 1967, December 8, 1967, and February 27, 1968, which were submitted to the Official Traffic Commission, and the Official Traffic Commission Minutes of March 8, 1967, December 20, 1967, and March 19, 1968. Copies of the foregoing are circulated for the information of Council.

Numerous delegations have been heard by the Official Traffic Commission during the past months; such delegations included representatives of the P.T.A., other interested citizens, and Mrs. L. van Blankenstein, who was heard on March 8, 1967, and again on March 6, 1968. Mrs. van Blankenstein, in a communication dated March 22, 1968, requests the opportunity of appearing before the Vancouver City Council on this matter as she feels the Commission's suggestions to Council are inadequate. If Council agrees to hear Mrs. van Blankenstein, the date of April 23, 1968, is suggested, as Alderman Linnell, Chairman of the Official Traffic Commission, will be back in Council on that date.

Cont'd...

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Board of Administration, April 5th, 1968 . . . . . 2  
Works & Utility Matters.

Item No. 2 (Cont'd.)

The foregoing request is placed before Council for consideration.

(Copies of a brief presented by Mrs. L. van Blankenstein and Mrs. L.A. Waters, which was presented to the Official Traffic Commission on March 6, 1968, are also circulated.)

3. Pollution of the Fraser River and Vancouver Beaches and Letter from Vancouver & District Labour Council

In a letter dated February 28, 1968, to His Worship the Mayor, the Vancouver & District Labour Council supports the need for pollution control.

In August, 1967, the Pollution Control Branch, Provincial Department of Lands, Forests and Water Resources, submitted to the City Clerk a copy of Report No. 1 "Pollution and the Fraser" prepared by that Department and enquired whether Council wished to make a submission to the Public Hearing to be held by that Department later in August.

Council was advised by the Board of Administration that the Greater Vancouver Sewerage and Drainage District, of which the City is a member, had reviewed the report of the Pollution Control Branch and had prepared a brief to be submitted at the Public Hearing. Council was also advised that the City Engineer, in consultation with the Medical Health Officer, had reviewed the proposed submission of the Sewerage District and was of the opinion that the best action for the City to take was to support the Sewerage District's brief. Your Board recommended that course of action and Council approved it on 15 August, 1967.

Officials of the Sewerage District have been and currently are holding discussions with officials of the Pollution Control Board. In addition, the Rawn Report master sewerage and drainage plan is now being reviewed and updated by an engineering Board of Review appointed by the Sewerage District. There is a close relationship between pollution control standards and the work of the Review Board.

In all these circumstances it appears that until the results of these studies and of the technical discussions now under way have been made available to the Sewerage District, it would be premature for the City to press for a particular line of action through its representatives in the Sewerage District.

RECOMMENDED that the Labour Council be so advised.

(Copies of the letter from the Vancouver and District Labour Council dated February 28, 1968, are circulated to Members of Council for information.)

4. Tenders for Street Pavements - 682

On the 25th of March, 1968, tenders for P.C. Concrete curbs and gutters and asphaltic concrete street pavements were opened and referred to the City Engineer for tabulation and report.

The tenders have been checked and are in order with the exception of one error which had no bearing on the status of the low tenders. A tabulation, attached hereto, is circulated.

Cont'd...



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Board of Administration, April 5th, 1968 . . . . . 3  
Works & Utility Matters.

Item No. 4 (Cont'd.)

The City Engineer and your Board

RECOMMEND that:

- (a) Contracts be awarded to the low tenderers as follows:

<u>Columbia Bitulithic Limited</u>		
Project "B"	33rd Avenue and Slocan Street - Fraser Street to Kingsway (except between Victoria Drive and Gladstone Street and between Inverness Street and Culloden St.)	\$179,922.80
<u>Standard General Construction (International) Limited</u>		
Project "A"	Main Street - 51st Avenue to S.E. Marine Dr.	\$137,939.50
<u>Winvan Gravel and Supply Limited</u>		
Project "C"	Rupert Street - Kingsway to 41st Avenue and Boundary Road W/S - Charles Street to 1st Avenue	\$ 48,972.00

- (b) Contracts satisfactory to the Corporation Counsel be entered into.
- (c) The bid bonds of unsuccessful tenderers be returned.

5. Air Pollution (Regional)

Mayor J. Stuart Gifford of New Westminster invited a representative of the Vancouver City Council, and possibly the Medical Health Officer, to attend a meeting of representatives of municipalities within the Fraser Burrard Regional District to ascertain if they are prepared to join a regional district for the purpose of controlling air pollution. This would involve agreeing on a common by-law and the establishment of common enforcement policies, supported financially on a shared basis.

In June, 1957, a similar meeting was held of Mayors, Reeves and Engineers from the metropolitan area who set up a Technical Committee of Municipal Engineers to study the problem of air pollution. Their recommendations, at the time, were:-

- "(1) That effective air pollution control in the whole area is desirable and necessary and is unquestionably a problem of regional nature.
- (2) That for the purposes of air pollution control, the jurisdictions comprising the area bounded on the north by the North Shore mountains, on the east by the Pitt River and the easterly boundary of Surrey and on the south by the International Boundary be included. (These jurisdictions are:- Vancouver, North Vancouver City, North Vancouver District, West Vancouver, Burnaby, Richmond, New Westminster, City of Port Moody, District of Port Moody, City of Coquitlam, District of Coquitlam, Fraser Mills, Surrey, Delta, University of British Columbia and the provincially administered University Endowment Lands and D.L. 172.)

Cont'd...

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Board of Administration, April 5th, 1968 . . . . . 4  
Works & Utility Matters.

Item No. 5 (Cont'd.)

- (3) That in view of the nature of the problem as stated in (1) it is believed that administration should also be regional in character. Although it would be desirable if this sort of administration were to be set up initially, it is recognized that it may be necessary to go through an interim procedure of autonomous organization on a co-operative basis.
- (4) That the standards of air pollution control should be common to the whole area.
- (5) That in any scheme which may be adopted an Appeal Board or, Boards be established."

On June 20, 1958 the Vancouver City Council approved of the Vancouver Smoke Inspectors being available on a "call" basis to the City of North Vancouver for consulting purposes. Basic costs were to be charged to the Municipality. In like manner, the services of the Smoke Inspectors were extended to the Township of Richmond (1959), District of North Vancouver (1960), Port Moody (1961), New Westminster (1962), Coquitlam (1965). In addition, the Municipality of Burnaby sent a member of its staff for a one week's orientation period for air pollution control with the Vancouver Smoke Inspectors. A number of these municipalities also adopted the Vancouver City by-law as their own.

It would appear that recommendations #3 and #4 of the Technical Committee have been carried out. The experience of the Vancouver staff during this time has shown that the Vancouver By-law has become out-moded, particularly with respect to standards. In the past number of years, every effort has been made to obtain assistance and information in order to set more realistic standards but, until very recently, without success.

The developments listed below, which are taking place at this time, suggest that there will be an opportunity to set appropriate standards in the near future:-

- (a) Arrangements have been made for Federal officials, assisted by the staff of the Provincial Division of Public Health Engineering, to work with Vancouver staff to study dust emanating from grain elevators in order to set realistic standards for this type of emission. Federal officials are expected in Vancouver by the end of April for this purpose.
- (b) A resolution of the Vancouver City Council in August 1967 requesting a detailed survey by the B.C. Research Council of the sources of air pollution in the Lower Mainland, with all supporting data, was forwarded to the Honourable Mr. Loffmark. The Honourable Mr. Williston replied that the Pollution Control Board had been asked to report on air pollution in British Columbia indicating that, although it may be some time before this is effective, the Lower Mainland would likely be the first study area and that the B.C. Research Council is committed to be the consultant for this study.
- (c) The Department of Health & Hospital Insurance is now setting up air pollution meteorological stations, one of which will be in Vancouver, for the purpose of studying air pollution in the Lower Mainland.

Cont'd...

APR 9 1968

Board of Administration, April 5th, 1968 . . . . . 5  
Works & Utility Matters.

Item No. 5 (Cont'd.)

- (d) The British Columbia Institute of Technology has added the study of meteorological conditions and air pollution problems to its Department of Instrumentation.

In view of the foregoing, Vancouver's most pressing problem - that of the grain elevators - will receive positive study, and further, that real activity is taking place at the Provincial level. In view of the Provincial Government's increased interest in air pollution, it is suggested that every effort should be expended towards assisting and encouraging the development of a Provincial air pollution control programme. This is most important for any regional approach should be integrated with a Provincial programme because meteorological conditions are such that the Lower Mainland could be subjected to air pollution from sources in the State of Washington, Vancouver Island, and other areas outside of any district which may be separately organized.

In view of this, your Board

RECOMMENDS that:

- (1) The invitation of Mayor J.S. Gifford to attend the next meeting of his Committee be accepted;
  - (2) Participation with the other members of the Fraser Burrard Regional District take place subject to the efforts of the Fraser Burrard Regional District being confined to the encouragement of the Provincial Government to provide an overall plan of control so that proper municipal or geographical boundaries can be set for local enforcement within the framework of the Province.
6. Surplus Offer No. 116 -  
One Only Koehring Shovel -  
Model 304

Offers for the subject equipment were opened by your Board on March 18, 1968, and referred to the City Engineer and Purchasing Agent for tabulation and report. A copy of the working tabulation is available in the Purchasing Agent's Office.

The high offer was submitted by Campbell-Mack Supply Ltd. of Calgary, Alberta, in the amount of \$4131.06. This firm did not, however, submit their deposit, as required by the Conditions of the Offer, in the form of a certified cheque or Money Order (they submitted an uncertified company cheque). This firm has, under the date of March 29, 1968, submitted an explanatory letter and the required certified cheque.

The next high offer, in the amount of \$3210.00, was submitted by Mr. L. Smith of this City. His bid was accompanied by the required certified cheque.

The Purchasing Agent, City Engineer, and your Board

RECOMMEND the first of the following two possible courses of action:-

- (1) Consider the certification of the cheque as a minor irregularity and award to the high bidder.

Cont'd...

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Board of Administration, April 5th, 1968 . . . . . 6  
Works & Utility Matters.

Item No. 6 (Cont'd.)

- (2) Award the offer to Mr. L. Smith, who is the highest bidder that conformed with the bid requirements.

This matter is being referred to Council because Mr. Smith, as the highest conforming bidder, may consider that he has a grievance if he does not receive the award, and because of the consideration as to whether or not the failure of the high bidder to submit a certified cheque with his offer, should be considered as a minor, or a major irregularity.

7. False Creek Flats Flood Control

(a) Some time ago, the Corporation Counsel was authorized to negotiate with the Great Northern Railway and the Canadian National Railway with regard to flood control in the False Creek Flats on the basis of the Greater Vancouver Sewerage and Drainage District's Report, in advance of the Report being officially submitted to Council. Many attempts were made to arrange a meeting with the Canadian National Railway, but it was not until September 28th, 1967, that representatives of the City and the Canadian National Railway met to discuss the following:

- (1) construction of drainage facilities through the Railway's lands;
- (2) completion of the construction of the Terminal Avenue roadway.

(b) By an agreement entered into between the City and the Railway in 1913, the Railway, in consideration of obtaining from the City certain rights in a portion of the bed of False Creek, undertook inter alia to fill in the same. The Railway agreed to set aside a roadway 125' in width and grade and pave the same (the roadway is now known as Terminal Avenue). The Railway granted to the City the right to enter upon the Railway's lands to construct drains in conformity with any general plan or system of drainage or sewerage that may be designed by or on behalf of the City. The Railway is bound to pay for the cost of constructing the drains on the Railway's lands. The Railway also agreed that if the City diverted any natural water course then running into False Creek or prevented such water from running into the Creek, the Railway would assume the cost.

(c) The 1913 agreement was subsequently amended in 1927. The amendment was necessitated by the many delays in the fulfilment of the Railway's obligations. The amendment required the Railway to complete its development of False Creek by December, 1931. In the meantime, prior to 1930, the Railway had constructed a portion of what is now the Terminal Avenue storm drain near Main Street to take care of surface water.

(d) In 1930, it became obvious that the Railway would not complete its works within the time limit established in 1927, and thereafter the City and the Railway settled a programme of work to be carried out during the years 1931, 1932, 1933, 1934, and 1935. It was agreed that the parties enter into a further agreement to cover this programme.

Cont'd...

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 Works & Utility Matters.

Item No. 7 (Cont'd.)

(e) The City prepared the modifying agreement and delivered it to the Railway, but it was never executed. The Railway completed the work scheduled for 1931, that is, 1,800 feet of the storm drain and 165 feet of No. 2 South Lateral drain. The work contemplated for 1932 was frustrated by the serious financial conditions at that time and the fact that the By-law submitted by the City to the electorate in December 1931, to authorize the construction of the Terminal Avenue overhead bridge, was defeated.

(f) The Terminal Avenue storm drain was ultimately completed. It is of wood construction, East of Station Street. 480 feet of the drain constructed prior to 1930 is a twin wood stave pipe which has been reinforced internally by numerous wooden struts. These struts reduce the capacity of the storm drain substantially when there is a heavy run-off.

(g) In December, 1956, and in 1959, the False Creek Flats between Main Street and Clark Drive were flooded, which resulted in legal action being commenced against the City and the Railway (among others) by certain industries. It was alleged that owing to heavy rainfall, large volumes of water were delivered into the Terminal Avenue storm drain resulting in the flooding of False Creek Flats and causing water damage to the plaintiff industries. The City took the position that the flooding was caused by the inadequacy of the Terminal Avenue storm drain.

(h) In 1963, the actions by the industries were discontinued. The City Engineering Department and the Greater Vancouver Sewerage and Drainage District studied the control of flooding in the False Creek Flats and in August, 1965, a report was prepared by the District and delivered to the City. The report suggests alternative plans to control the flooding.

(i) Plan I is to build a conduit from 7th Avenue and Keith Drive to Burrard Inlet. It would divert sewage and drainage overflows from upland areas out of False Creek. The estimated cost based on an Engineering News Record (E.N.R.) Construction Cost index of 1200 (1969) is \$4,205,507 and the estimated cost of the initial stage construction necessary to relieve the flooding hazard on the Flats is \$3,190,505.

(j) Plan II is to build a conduit from 7th Avenue and Keith Drive across False Creek Flats to tide water. This will avert flooding but will continue sewage and drainage overflows to the False Creek-English Bay foreshore area. The estimated cost based on the E.N.R. cost index 1200 (1969) is \$3,881,030 and the estimated cost of initial stage construction necessary to relieve flooding is \$2,372,616.

(k) Annexed hereto is a schedule showing the comparative costs of Plans I and II and the cost-sharing between the parties.

(l) If Plan I (Burrard Inlet) is adopted, the Canadian National Railway would not be obligated to pay any of the cost of construction of the drain. However, the Railway was asked whether or not it would be prepared to contribute toward the cost of Plan I and it was indicated that this could be a matter of negotiation. If Plan II (False Creek) is adopted, the Canadian National Railway would be obligated to pay for that portion of the drain constructed on the Railway's lands only. It would appear that the Great Northern Railway is not obligated to pay any portion of the cost.

Cont'd...

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Works & Utility Matters.

Item No. 7 (Cont'd.)

(m) At the meeting of the representatives of the parties it was indicated by the Railway that it would like to see the False Creek agreement revised and brought up to date and to that end would be prepared to negotiate a compromise. It was understood, however, that the settlement of the drainage problem was not to be left until the agreement was re-negotiated.

(n) The matter of the completion of the Terminal Avenue roadway was fully discussed and it was agreed that the City would provide full particulars of its claim that the Railway is responsible for the construction. All particulars have now been delivered.

(o) The Railway took the position that it was not responsible for maintaining or renewing the Terminal Avenue storm drain. The City takes the position in this respect that the Railway is responsible for such maintenance since it undertook the construction of the sewer in part with wood stave pipe (against the advice of the City Engineer of that day) in the first instance, and secondly because it filled the bed of False Creek thus blocking the natural watercourse flowing into the Creek.

(p) It is drawn to the attention of Council that enquiries have been made by the Law Department of the Provincial Water Investigations Branch as to whether or not the City might expect contributions under the Canada Water Conservation Assistance Act with respect to the construction of the storm drain in question. To date, the advice has been that this project does not qualify under the Act. This matter is to be pursued further. At present, the Greater Vancouver Sewerage and Drainage District is reviewing and up-dating the Rawn Report according to the Commissioner for the District, and this review is expected to be available about the end of 1968. It is the intention of the Provincial Pollution Control Board to develop quality objectives with respect to pollution of receiving waters. The Commissioner for the District advises that the Administration Board of the District is requesting an early meeting with the Provincial Pollution Control Board to discuss its policies relating to quality objectives for the waters surrounding the Lower Mainland. The foregoing information and studies will influence any decisions made respecting the revision to the 1913 and 1927 agreements made by the parties, as hereinafter recommended.

RECOMMENDED that the Corporation Counsel be authorized to negotiate with the Canadian National Railway with the object of bringing before Council a revision of the 1913 and 1927 agreements between the parties, the revision to include the following, namely:

- (1) the construction of a storm drainage system based upon either Plan I (Burrard Inlet) or Plan II (False Creek) set forth in the Report of the Greater Vancouver Sewerage and Drainage District;
- (2) completion of the paving of Terminal Avenue;
- (3) repairs to the Terminal Avenue storm drain;
- (4) maintenance of various other utilities and services on the Railway lands; and

Cont'd...

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Works & Utility Matters.

Item No. 7 (Cont'd.)

- (5) the basis upon which the parties will share the costs of the utilities and services to be constructed, repaired and maintained on the Railway lands under the agreement.

In his negotiations with the Railway, the Corporation Counsel shall consider all available information and studies arising out of the review of the Rawn Report and the deliberations of the Provincial Pollution Control Board and, in addition thereto, the Corporation Counsel will make all further necessary enquiries to determine whether or not the storm drainage system qualifies for contributions under the Canada Water Conservation Assistance Act.

\* \* \*

For adoption see page(s) 249, 263, 264

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SOCIAL SERVICE & HEALTH MATTERS

The Board considered matters pertaining to Social Service and Health and submits the following report:

RECOMMENDATIONS

1. Enforcement of Tidy Property By-law No. 3874 at 3464 Garden Drive

The Medical Health Officer submits the following report:

"On December 6, 1962, the responsibility for the administration of the Tidy Property By-law was transferred from the Building Inspector to the Medical Health Officer.

At that time the policy in handling complaints on untidy premises was to first make use of all possible persuasive methods in an attempt to rectify the situation.

Over the past 2½ years we have been unable to secure any improvements on the property on 3464 Garden Drive. This property presents the poorest appearance of the 20 that we are investigating under the Tidy Property procedure.

When all other methods to secure improvements have been exhausted, a report supported by photographs was to be submitted to Council for permission to enforce this by-law. Attached is a folder containing a report and photographs of the above mentioned property."

Your Board

RECOMMENDS that permission be granted to the Health Department to proceed with prosecution.

(Attachments referred to by M.H.O., on file with Clerk).

2. Group Trailer Parking

An application has been received from the Police Mutual Benevolent Association of Vancouver for the parking of a group of 10 (ten) trailers at the Kerrisdale Arena from May 19 - 22, 1968, inclusive.

This group consists of performers at the second annual Gatti-Charles Circus, who are being sponsored in the Kerrisdale Arena by the Police Mutual Benevolent Association.

Authority for allowing these arrangements is contained in By-law No. 3986, Section 3. (2) which reads as follows:

"The Council may, upon the recommendation of the Medical Health Officer, permit trailers and house-cars to be occupied as living or sleeping quarters in areas other than those within the boundaries of a trailer court for a specified period of time. Such permission shall not be granted in respect of individual trailer or house-car units but shall be limited to groups comprising ten or more of such units."

Sanitary arrangements will be to the satisfaction of the Medical Health Officer.

Your Board

RECOMMENDS that the application from the Police Mutual Benevolent Association of Vancouver for the parking of 10 (ten) trailers at the Kerrisdale Arena from May 19 - 22, 1968 be approved.



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Social Service & Health Matters

COUNCIL INFORMATION

3. Second Renovation - Mountain View Cemetery

The Medical Health Officer submits the following report concerning the Second Renovation Project at Mountain View Cemetery:

"December 6, 1966, the City Council authorized the Second Renovation Project of approximately 4+ acres in the section known as the 'Old Cemetery' at an estimated cost of \$16,550.00, including the removal of trees.

The project has been completed and the final expenditure is as follows:

Tree Removals	\$ 1,552.20
Administration, Advertising, etc.	495.50
Resetting Markers	2,979.04
Grading, Cultivating, Reseeding	<u>8,993.89</u>
Total:	\$ 14,020.63
Less: Recovered Winter Works Grant	<u>3,560.24</u>
NET COST TO CITY	<u>\$ 10,460.39</u>

The purpose of the renovation programme of the rough sections of the cemetery is two-fold, reduction of maintenance costs and beautification of the cemetery as a whole. Both objectives have been achieved as is demonstrated in the first two renovations. In the 1919 section (5 acres), maintenance costs have been reduced approximately \$400.00 per acre annually and the improved appearance in the renovation has brought forth many favourable comments. The savings in maintenance in the balance of the areas to be renovated may not be as substantial as in the 1919 section as this area is separated from the main cemetery and contains a large percentage of flush monuments. However, the savings will be sufficient to warrant continuation of the renovation programme. In addition to the reduction in maintenance costs, each renovation produces additional grave spaces through the conversion of pathways for burials, for example, in the second renovation, 561 new grave spaces were created for future sales and a proportionately same number is expected to be available for each four to five acres renovated."

It is noted that on November 14, 1967, Council authorized the Medical Health Officer to proceed with a third renovation project for a six-acre section of the Jones I Section of the Cemetery, subject to conditions specified by the Public Utilities Commission.

On December 28, 1967, the Public Utilities Commission approved the third renovation, and work has now proceeded to the final stage of seeding. A further report will be submitted to Council for information at a later date.

Your Board

Submits the foregoing report for the information of Council.

\* \* \* \* \*

For adoption see page(s) 250 . . . . .

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Board of Administration, April 5, 1968 . . . . . 12

BUILDING AND PLANNING MATTERS

The Board considered matters pertaining to Building and Planning and submits the following report:

RECOMMENDATIONS

1. Use of the Forum Building - P.N.E.  
(Jordans Rugs Ltd.)

Mr. J. Scarfo, General Manager of Jordans Rugs Ltd., of 2546 Granville Street, by letter dated March 1, 1968, seeks "the opportunity to appear before Council to appeal the decision to refuse us a license for our promotion".

The Director of Planning reports that:-

"The Technical Planning Board on February 23, 1968, considered development permit application #44384 as filed by Jordans Rugs Ltd. to use the Forum Building for 'carpet display and sales (temporary), from May 28, 1968 to June 2, 1968 inclusive'. The proposed development would be a retail operation. Mr. Scarfo had verbally advised the Planning Department that it was a sale and they proposed to have at least 20 salesmen in operation with the salesmen being taken from their 5 locations throughout the lower mainland.

The Technical Planning Board considered this development permit application in strict accordance with the regulations of the Zoning and Development By-law and the uses permitted by the Comprehensive Development district zoning for the Pacific National Exhibition.

The Technical Planning Board refused the development as 'the proposed development, i.e. retailing of carpets, is considered to be an incorrect use of this Pacific National Exhibition Building and also this proposed use is not in conformity with the use of Exhibition Park nor with the Comprehensive Development District zoning for the Pacific National Exhibition as approved by City Council in September 1957'.

The Technical Planning Board in refusing this development permit application also had regard to other considerations such as:-

- (1) The Exhibition buildings are for the holding of exhibitions, shows, displays, recreational and sporting events. It is recognized that retailing in part is sometimes carried out as an ancillary development at such exhibitions and shows etc. i.e. during the Pacific National Exhibition; the Boat and Trailer Show or the International Trade Fair. But such exhibitions, shows, etc. normally have many participants and are not for the sole express purpose of carrying out retail sales by one company on a specific occasion.
- (2) That any approval might create a situation where the P.N.E. could develop into a retailing area for major sales; discount merchandising sales etc. and also where out of town organizations could hold sales and merchandise in direct competition with City businesses.
- (3) Such use of the P.N.E. grounds and buildings would create an advantage over the appropriately zoned commercial areas in the City where retail sales etc. are permitted and for which City taxes are paid on that basis.

. . . Cont'd.

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 Building and Planning Matters

Clause No. 1 (Cont'd.)

It is noted that the City License Inspector could not issue a license for the retail sale as Jordans Rugs Ltd. were unable to obtain zoning approval; the Technical Planning Board having refused the development permit application.

Assuming that City Council do not wish that the basis of the CD-1 Comprehensive Development of the P.N.E. be changed from that as previously approved by Council, it is recommended that Mr. J. S. Scarfo's letter of March 1, 1968 be received and he be provided with a copy of this report."

RECOMMENDED that the recommendation of the Director of Planning be endorsed.

(Copies of Jordans Rugs Ltd.'s letter dated March 1, 1968, are circulated.)

2. Development Permit: Senior Citizens  
 Apartment Site - 1425 East 12th Avenue  
 (Ladies' Orange Benevolent Association)

The Director of Planning reports that:-

"Townley Matheson & Partners, Architects, of 654 Burrard Street, have filed Development Permit Application #44724 on behalf of the Ladies' Orange Benevolent Association to erect a two storey apartment building containing 16 dwelling units for senior citizens on Lot 28, Block 160, District Lot 264A, being 1425 East 12th Avenue.

This site is located in an RT-2 Two Family Dwelling District.

City Council on November 9, 1960, approved a senior citizens apartment development (36 dwelling units) on the adjacent easterly lot.

On December 7, 1967, City Council approved the sale of the subject Lot 28 to the Ladies' Orange Benevolent Association for a senior citizens apartment building subject to conditions, one of which being:

'That the scheme of development is first approved by City Council in accordance with the requirements of Section 3 of the RT-2 Schedule of the Zoning and Development By-law'.

Section 3 of the RT-2 District Schedule of the Zoning and Development By-law provides that City Council may after receiving reports from the Town Planning Commission and the Technical Planning Board, grant special approval for an apartment building of not more than 2 storeys plus a cellar or one storey plus a basement, on a site not less than 12,000 sq. ft. and not more than 18,000 sq. ft. in area, but otherwise subject always to the regulations of the RM-1 Multiple Dwelling District. The Technical Planning Board are also required to notify any persons whose property is deemed to be affected with a view to their making representation to City Council.

. . . Cont'd.

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 Building and Planning Matters

Clause No. 2 (Cont'd.)

The Technical Planning Board at its meeting on March 29, 1968, resolved that a report be submitted to City Council recommending that the Development Permit Application be approved thereby permitting the erection of a two storey apartment building for senior citizens in accordance with the approved drawings subject to the following conditions:-

- (1) Prior to the issuance of the development permit:
  - a) The design of the building to be first approved by the Technical Planning Board on advice from the Design Panel.
  - b) Revised drawings are to be first submitted or the submitted drawings amended, clearly indicating to the satisfaction of the Director of Planning:-
    - (i) the off-street parking area being surfaced with asphaltic, coal tar, Portland cement or similar binder pavement so as to provide a surface that is durable for the purpose and dust free.
    - (ii) details including elevations of the proposed screening around the off-street parking area.
- (2) The off-street parking area being provided in accordance with the approved drawings and the requirements of the Zoning and Development By-law within 60 days of any use or occupancy of the proposed development and thereafter permanently maintained.
- (3) All landscaping of the site as indicated on the approved drawings to be completed within 6 months from the date of any occupancy of the proposed development and thereafter shall be permanently maintained.

The Town Planning Commission at its meeting on Friday, March 29, 1968, endorsed this recommendation of the Technical Planning Board.

The surrounding property owners have been notified of this development permit application and of the date (April 23, 1968) that City Council would hear any representations that may be made on this application.

It is recommended that the development permit application be approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

However, it is also recommended that City Council defer their final consideration of this development permit application pending the hearing of any representations that may be made to Council on April 23, 1968."

RECOMMENDED that the recommendations of the Director of Planning be endorsed.

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 Building and Planning Matters

3. Recreation Area for the Lord Strathcona  
 Elementary School in Redevelopment  
 Project No. 2: Area A-7

The Director of Planning reports as follows:

"The Technical Planning Board's report Redevelopment under Section 23 of the National Housing Act: Project No. 2, dated July 26, 1963, recommended that Area A-7 be redeveloped as recreation area for the Lord Strathcona Elementary School, and that it be rezoned from (RM-3) Multiple Dwelling District to (CD-1) Comprehensive Development District to ensure that the new development is in conformity with the approved over-all plan. The report was subsequently approved by City Council and the senior governments.

The Agreement of January 20, 1965, between Central Mortgage and Housing Corporation and the City relating to Redevelopment Project No. 2, designated this area as an extension to the site of the Lord Strathcona Elementary School.

All lots in Block 75, D.L. 196, bounded by Pender Street, Heatley Avenue, Keefer Street and Princess Avenue, plus East-West Lane and Princess Avenue between Pender and Keefer Streets have now been acquired and cleared and rezoning of the land will implement one of the steps required prior to its disposal for the proposed use.

A similar procedure was followed in the rezoning of the block bounded by Keefer and Georgia Streets, and Heatley and Hawks Avenues, Redevelopment Project No. 1, Area A-2, which has been designated, and is now being used as a park.

This application was considered by the Technical Planning Board on March 15, 1968, and recommended that this application be approved, but the three readings to the amending By-law be not given until all lots in Block 75, together with the east-west lane and Princess Avenue between Pender and Keefer Streets, have first been consolidated and so registered in the Land Registry Office.

It is further recommended that this application be referred directly to a Public Hearing after a report has been received from the Town Planning Commission.

It is further noted that the Technical Planning Board will only approve development permits on this site in compliance with the following:

- (1) The development to be for school and recreation purposes only;
- (2) Detailed plans of structures on this land to be approved by the Technical Planning Board, after advice from the Design Panel;
- (3) Such additional conditions as the Technical Planning Board may approve.

The Town Planning Commission on March 29, 1968, concurred with the above recommendations."

RECOMMENDED that this application and the reports thereon, including the Town Planning Commission's report when received, be referred for the consideration of Council at a Public Hearing.

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 Building and Planning Matters

4. Underground Wiring to Serve  
 Proposed Subdivision of Lot 17,  
 3783 West 51st Avenue.

The Director of Planning and City Engineer report that:

"Preliminary approval has been granted by the Approving Officer to subdivide a 132' x 297' parcel of land (Lot 17, Block 5, D.L. 314, located between 50th and 51st Avenues, Wallace and Dunbar Streets) into three lots, as shown on Planning Department Drawing S-93, which is circulated.

Final approval could only be granted upon compliance with the following condition:

'That the applicant enters into an agreement with the City that will ensure that all power, telephone and other wire or cable within the subdivision shall be installed underground at no cost to the City, as prescribed under Section #18 of the Subdivision Control By-law.'

Under Section #19 of the By-law, the City Council may waive the requirements of Section #18 with respect to any particular wire or cable or to all wires or cables within a subdivision if the Council deems that the applicant would be put to an unreasonable expense in placing such wires or cables underground.

The Director of Planning and the City Engineer are of the opinion that the subdivider would be put to an unreasonable expense in placing such wires and cables underground as this is a minor subdivision in a developed block which is already served by overhead wires located on the adjoining streets.

It is, therefore, recommended by the Director of Planning and the City Engineer that City Council waive the said requirements of Section #18 of the Subdivision Control By-law in this particular case."

RECOMMENDED that the recommendation of the Director of Planning and the City Engineer be adopted.

5. Amendment of Agreement  
 Re Pacific G.M.C. Ltd.  
 2410 East Broadway

The Director of Planning reports that:-

"Pacific G.M.C. Ltd. of 2410 East Broadway, have filed Development Permit Application #44630 to demolish an existing 24' x 26' accessory building and erect a new 20' x 40' accessory building; the former and proposed use being as a truck sales site office.

In 1953, the City of Vancouver and the General Motor Products of Canada Ltd. entered into an agreement to develop this site for a truck sales and service operation. This agreement has been amended from time to time.

The Technical Planning Board have approved Development Permit Application #44630 thereby permitting the demolition of an existing 20' x 26' accessory building (truck sales site office) and the erection of a new 20' x 40' accessory building (truck sales site office) at the same location subject to the following conditions:-

. . . Cont'd.

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 Building and Planning Matters

Clause No. 5 (Cont'd.)

- (1) Prior to the issuance of the development permit the registerable agreement with the City with regards to this proposed new building to be amended to the satisfaction of the Corporation Counsel.
- (2) The required 31 off-street parking spaces and 3 off-street loading and unloading facilities to continue to be provided in accordance with the conditions of approval of Development Permit #42592.

An appropriate agreement has been prepared to the satisfaction of the Corporation Counsel.

It is recommended that His Worship the Mayor and the City Clerk be authorized to sign the said agreement and that the common seal of the City be affixed thereto."

RECOMMENDED that the recommendation of the Director of Planning be endorsed.

COUNCIL CONSIDERATION

6. Proposed Additional Public Housing Project: Kitsilano Area

The Director of Planning reports as follows:

"Council on February 20, 1968, received, for information, a report of the Board of Administration dated February 16, 1968, covering the Director of Planning's report on Council's previous instruction to locate suitable property for a public housing site in Kitsilano.

The Director of Planning's report concluded that due to the scarcity of vacant land and high indicated costs that there were few readily identifiable potential public housing sites in the Kitsilano area.

I have received, however, a letter dated March 8, 1968, from Mr. R. Braunstein, of Block Bros. Realty Ltd., submitting a potential site for public housing north of 4th Avenue and west of Burrard Street. Mr. Braunstein has been advised of the City's normal procedure in securing public housing and of the existence of the B.C. Housing Management Commission, which now deals with all matters relating to public housing.

As it appears that some of the 12 public housing projects requested by the City in 1967 may not be acceptable to the senior governments, the Council may wish to forward Mr. Braunstein's letter to the B.C. Housing Management Commission for consideration."

Your Board submits the above report of the Director of Planning for Council's consideration.

(Copies of Mr. R. Braunstein's letter of March 8, 1968, are circulated for Council's information.)

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 Building and Planning Matters

COUNCIL INFORMATION

7. Study of the Cedar Cottage - Renfrew Area  
(Alexandra Neighbourhood Services Association)

A letter dated March 5, 1968, has been received from the Alexandra Neighbourhood Services Association requesting information on Cedar Cottage - Renfrew Study.

The Director of Planning reports that on September 7, 1967, City Council adopted a report of the Director of Planning dealing with the Planning Department Work Program which included the following item:

"Disposal of City-owned land - Cedar Cottage Study -  
 Concurrent Zoning and other studies" - 2 planners - 6 months

A considerable amount of work has been done on the analysis of Cedar Cottage and the Renfrew Area as a pilot district study but the report was not taken as far as originally anticipated because of several factors:

- (1) Many of the objectives of the study were similar to those now in the Urban Renewal Study of the whole City being conducted with the assistance of the Federal Government under Part V of the National Housing Act (\$96,000 total cost). It is unlikely, however, that the senior governments would consider urban renewal schemes which might be recommended by the Cedar Cottage Study, prior to completion of the Urban Renewal Study.
- (2) The Long Range Planning Division is now considering the future of the Cedar Cottage-Renfrew area in a City Policy Plan which is part of their work program and to be produced in stages this year.
- (3) Part of the City land sales program, park and school site changes already being implemented within the area are in conformity with general conclusions drawn from the Study to date.

However, although final recommendations should await completion of Items 1 and 2 above, the survey and analysis of Cedar Cottage and Renfrew will be printed and made available in due course, since the research done to date may be of assistance to such groups as Alexandra Neighbourhood Services Association. This information, therefore, will be printed and submitted to Council shortly.

The foregoing report is submitted for the information of Council.

(Copies of the communication from the Alexandra Neighbourhood Services Association dated March 5, 1968, are circulated for the information of Council.)

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For adoption see page(s) 250, 264.



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FIRE AND TRAFFIC MATTERS

The Board considered matters pertaining to Fire and Traffic and submits the following report:

RECOMMENDATIONS

1. Pacific National Exhibition:  
Opening Day Parade, 1968

This report refers to the application dated March 1, 1968, from the Acting General Manager of the Pacific National Exhibition for permission to hold their opening day parade on Saturday, August 17, 1968. The proposed parade is to commence at Burrard and Georgia Streets and proceed through the downtown area by way of Burrard and Hastings Streets to a dispersal point at Clark Drive. This proposal is the same arrangement as was used in 1967, which proved quite satisfactory.

The Pacific National Exhibition also requests permission to erect a reviewing stand on the northwest corner of Hastings and Granville Streets. This proposal is also identical to the arrangement approved in 1967. They have, to date, requested approval of this occupancy from the Canada Department of Public Works and the Canada Post Office, which approval has been given in previous years. The reviewing stand will be erected on the evening before the parade and dismantled immediately the parade is completed.

Your Board and the City Engineer RECOMMEND that:

1. The request of the Pacific National Exhibition Acting General Manager to hold the P.N.E. opening day parade for 1968 on Saturday, August 17th, 1968, commencing at 10:00 a.m. from Georgia and Burrard Streets, north on Burrard to Hastings Street and thence east on Hastings Street to Clark Drive, be approved.
2. Approval be granted for the erection of the reviewing stand providing the Exhibition Association assumes full responsibilities for any damage claim and subject to:
  - (a) arrangements satisfactory to the Corporation Counsel.
  - (b) the approval of the Canada Department of Public Works and the Canada Post Office.

2. Juvenile Detention Home Agreements

The Corporation Counsel has advised that the agreements with each of the following municipalities regarding the use of the Juvenile Detention Home expires on April 30, 1968:

District of North Vancouver	Township of Richmond
City of North Vancouver	District of Coquitlam
District of Burnaby	

The respective clerks of the municipalities have advised that it is their Council's wish that the agreements be renewed for a further period of one year from May 1, 1968 to April 30, 1969, upon the same terms and conditions, save and except as to the daily rate, which is to be changed to \$16.85 per day. The proposed annual rate of \$16.85 per inmate day, which was set by the Director of Finance, is a reduction from the 1967-68 rate of \$18.01 and reflects a calculation based on an increase in detention days in relation to the total cost of operation of the Detention Home for the previous year.

cont'd....

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Item No. 2 Continued:

The Corporation Counsel asks that Council authorize the execution of renewal agreements as to the use of the Juvenile Detention Home with the City and District of North Vancouver, District of Burnaby, Township of Richmond and District of Coquitlam for a further period of one year from May 1, 1968 to April 30, 1969, upon the same conditions as the previous agreements save and except as to the daily rate, which shall be \$16.85.

The University Endowment Lands is presently utilizing the facilities of the Juvenile Detention Home in accordance with an authorization from the Attorney General of British Columbia, on the same terms and conditions as contained in the agreements with the municipalities which use the Detention Home. The R.C.M.P. detachment at the Endowment Lands has requested that their use of the Juvenile Detention Home be continued until further notice.

Your Board RECOMMENDS that the foregoing request of the Corporation Counsel be approved and that the Mayor and City Clerk be authorized to execute renewal agreements for the use of the Juvenile Detention Home as aforesaid, such agreements being satisfactory in form to the Corporation Counsel.

3. Magistrates Courts Building:  
Board of Police Commissioners

The Board of Police Commissioners approved the following resolution at a meeting on February 22, 1968:

"THAT City Council be advised that the Board of Police Commissioners concurs with the resolution adopted by City Council with the understanding that the site will remain essentially the same as that recommended by Council on July 11, 1967 and approved by the Board on July 20th, i.e. Plan B-1 - across Cordova Street from the present Public Safety Building."

This resolution resulted from their having considered the report of the Board of Administration dated January 17, 1968 dealing with the Magistrates Courts Building, which was adopted by Council on January 23rd.

Studies to determine the administrative arrangements, the design and the site of the new Magistrates Courts are being conducted with liaison through a Steering Committee which includes representatives of the Magistrates and the Chief of Police.

The recent resolution of the Board of Police Commissioners is apparently confirmation of the site originally mentioned in Plan B-1.

Your Board RECOMMENDS that the resolution of the Board of Police Commissioners be received and that it be drawn to the attention of the Magistrates Courts Steering Committee.

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For adoption see page(s) .25! . . .

APR 9 1968

Board of Administration, April 5, 1968 . . . . . 21

FINANCE MATTERS

The Board considered matters pertaining to Finance and submits the following report:

COUNCIL CONSIDERATION

1. Capital Grant Request -  
British Sailors Society (Canada)

The British Sailors Society (Canada) Pacific Division by letter addressed to the Mayor and Council requests a grant in the amount of \$25,000 towards the expansion of the Vancouver Mariners Club. The Sailors Society is conducting an appeal in May and June of 1968 to raise \$250,000 to add an additional floor of bedroom accommodation at an approximate cost of \$150,000 and to purchase adjoining property for future expansion at an estimated cost of \$100,000. The Vancouver Mariners Club for whom the Sailors Society will be raising the funds is a United Community Services Agency.

The Sailors Society (Canada) Pacific Division, is the organization which owns the property at 1301 Robson Street which is operated by the Vancouver Mariners Club as a facility providing living accommodation and recreation, etc. for Mariners visiting the Port of Vancouver. The Vancouver Mariners Club advises that at the present time they are operating at an average of over 90% capacity and the demand which was formerly exclusively for male mariners is now altering with the addition of female members to Ships Company. The expansion which would be provided by the funds raised in this campaign would enable the British Sailors Society to expand the building and so give the Vancouver Mariners Club enlarged facilities to meet this growing and altering need for accommodation.

Circulated for the information of members of Council are the letters from the President of the Vancouver British Sailors Society (Canada) Pacific Division under date of March 8 and 15, giving details in connection with this grant request. On file in the City Clerk's office are the Auditor's statements for the latest fiscal year of the British Sailors Society (Canada) Pacific Division and the Vancouver Mariners Club.

For the information of members of Council your Board notes that previous capital grant requests have been dealt with as follows:

YMCA Expansion Fund - \$125,000 - 1/3 payable in 1968, the balance recommended to the Councils of 1969 and 1970.

YWCA Building Fund - \$100,000 - 1/3 paid in 1966 and a similar amount to be recommended to the Councils of 1967 and 1968.

Junior Amateur Sports Stadium in Central Park - "THAT a grant of \$100,000 be approved toward the construction of this Stadium, subject to there being raised, by the end of 1967, including the City's grant, the amount of \$500,000, being the minimum required by the Society for the construction."

The foregoing is submitted for the consideration and direction of Council.

APR 9 1968

Board of Administration, April 5, 1968 . . . . . 22  
Finance Matters.

2. Grant Request -  
B.C. Anti-Litter League

Under date of March 25, 1968, Mr. A. MacDougall, Executive Manager, B.C. Anti-Litter League, requests the reconsideration by Council of that organization's request for a grant of \$15,000.

Earlier this year the Finance Committee considered this grant request and Council at that time "took no action".

Also contained in the letter is a request to appear before Council as a delegation in support of its appeal.

Your Board brings this item for the consideration of Council.

(Copies of the letter from the B.C. Anti-Litter League dated March 25, 1968, are circulated.)

3. Request for Grant -  
Meraloma Football Club

Under date of March 14, 1968, Mr. J.M. Hutchison of the Ways and Means Committee of the Meraloma Football Club requests permission of Council to appear as a delegation to support a request for some financial assistance towards the cost of a tour projected for the Meraloma Football Club.

In the letter Mr. Hutchison advises this will be a ten day tour the Club anticipates in Ontario and Quebec plus an annual "Seven-a-side" tournament in Montreal, P.Q.

Further details of the information supplied by Mr. Hutchison can be read from the circulated copy of the letter.

Your Board notes that this grant request is for an unspecified amount.

Your Board submits the foregoing request for the consideration of Council and notes that Council has taken action on similar requests in the past as follows:

- Oct 18/66 - Meraloma Jr. Football Club - Alberta Championship Game Trip to Edmonton - \$120 approved
- Apr 4/67 - B.C. Field Hockey Association - Financial Assistance for European Tour - No action
- May 16/67 - B.C. Volleyball Association Centennial Committee - Assistance in attendance of U.B.C. Men's Volleyball Team as Canadian representatives at World Student Games in Tokyo - Request received

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Board of Administration, April 5, 1968 . . . . . 23  
 Finance Matters.

4. Grant Request -  
 Dinner for Visiting Band -  
Salvation Army

Lieut. Colonel W. Ratcliffe, Divisional Commander of the Salvation Army, B.C. South, requests the consideration of Council for the provision of dinner in the Queen Elizabeth restaurant on the evening of May 21 for the visiting Salvation Army Band from Wellington, N.Z. This requested dinner is just prior to the band's evening musical programme which will commence at 8:30 p.m. in the Queen Elizabeth Theatre. The number of members in the band is forty.

This Salvation Army Band from Wellington, N.Z. is on a world tour. Earlier on May 21, the band is being hosted at a luncheon by the Kiwanis Club in New Westminster and after that a short Civic reception on the steps of the City Hall in New Westminster.

It is noted that the Queen Elizabeth Theatre is being rented, under Class II rates, by the Salvation Army, and that admission of \$1.00, \$1.50, and \$2.00 is being charged by them.

As there are no requests of a similar nature available for comparison your Board is unable to supply the usual information.

Your Board submits the above request for the consideration of Council.

(Copies of the letter from Lieut. Colonel W. Ratcliffe dated March 26, 1968, are circulated.)

5. Grant Request -  
Vancouver Junior Band

Under date of March 28, 1968, the Band Director of the Vancouver Junior Band requests a grant equal to the rental of the Queen Elizabeth Theatre for the public concert the band will be giving in the Theatre on April 23.

This particular public concert is being given to raise funds for the purchase of instruments for the band and for the travel fund of the band.

In connection with the above request your Board submits the following previous actions of Council on similar grant requests:

May/67 - Baptist Youth Choir (First Baptist Church of Dallas) - Rental of Q.E.T.	- Request received
Dec/67 - Kerrisdale Kiwanis Boys' & Girls' Band - Request from Parents Auxiliary for grant equal to rental of Q.E.T.	- Not approved
Jan/68 - Kitsilano Boys' Band - Rental for concert	- Not approved

Your Board brings this item forward for the consideration and direction of Council.

(Copies of the letter of the Band Director and Financial Statement are circulated.)

APR 9 1968

Board of Administration, April 5, 1968 . . . . . 24  
Finance Matters.

6. Tag Day Request -  
Vancouver Ladies Pipe Band

Under date of March 26, 1968, the Pipe Major of the Vancouver Ladies Pipe Band in a letter addressed to His Worship the Mayor requests Council's permission to hold a tag day to raise funds for the visit of this Band to Scotland in the summer of 1969.

The present Council policy re tag days has been in effect for some time and Council has stated that only the following organizations will be granted the approval of holding tag days in the City:

- The Loyal Protestant Home for Children
- Vancouver Poppy Fund Committee (Poppy Day)
- The Kinsmen Club of Vancouver (Apple Day)
- Co-ordinating Council of Lions Clubs (Carnation Day)

In connection with a previous request for a tag day, Council on January 16, 1968, passed the following resolution:

"THAT the present Council policy respecting tag days, which gives approval to four organizations only, be adhered to but the organization be advised the Council has no objection to its conducting a tag day on private property."

Copies of the letter and the attachments are circulated for the information of members of Council.

Your Board brings this item forward for the consideration and direction of Council.

COUNCIL INFORMATION

7. 1968 Real Property Roll

The Assessment Commissioner has submitted a statement of the 1968 Roll totals as revised by the Court of Revision. The totals are subject to appeals now filed with the Assessment Appeal Board.

A statement of the comparative 1967 figures is also submitted.

Your Board submits the foregoing report for information.

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For adoption see page(s) 251, 252 . . . . .

APR 9 1968

BOARD OF ADMINISTRATIONPERSONNEL MATTERSMARCH 29, 1968

The following is a report of the Board of Administration re Personnel Matters:

RECOMMENDATIONS1. Hastings Community Centre Staff

Subject to approval of City Council, the Superintendent, Park Board, on March 15, 1968, approved a recommendation by the Director of Personnel Services reclassifying the Community Centre Director I, Pay Grade 20 (\$486-583) and Asst. Community Centre Director I, Pay Grade 15 (\$389-464) at Hastings Community Centre to Community Centre Director II, Pay Grade 22 (\$531-636) and Asst. Community Centre Director II, Pay Grade 18 (\$442-531), effective February 1, 1968.

Funds for these reclassifications are not included in the 1968 Park Board budget.

The Comptroller of Accounts advises that the cost of these reclassifications, estimated at \$740. for the remainder of 1968, will have to be added to the 1968 Park Board budget.

RECOMMENDED that the following recommendation of the Director of Personnel Services be approved:

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Mr. J.F. Way	Community Centre Director I Pay Grade 20* (\$486 - 583)	Community Centre Director II Pay Grade 22* (\$531 - 636)	Feb. 1, 1968
Mr. I. Foss	Asst. Community Centre Director I Pay Grade 15* (\$389 - 464)	Asst. Community Centre Director II Pay Grade 18* (\$442 - 531)	Feb. 1, 1968

\* Plus 7% for longer hours.

COUNCIL CONSIDERATION2. Park Casual Positions - Income Operations Branch, Park Board - Statutory Holidays

On June 6, 1967, the Vancouver City Council approved an agreement between the Park Board and the City Hall Employees' Association regarding rates of pay, class descriptions and special provisions for casual positions in the Income Operations Branch.

. . . Cont'd.

APR 9 1968

Board of Administration, March 29, 1968 . . . . . 2  
Regular Personnel

Clause No. 2 (Cont'd.)

This agreement, Schedule "H", became part of the current collective agreement between the Park Board and the City Hall Employees' Association. Subsequently, the matter of payment for statutory holidays for these Schedule "H" employees has been dealt with by the Park Board, Assistant Director of Personnel Services and the City Hall Employees' Association. On October 5, 1967, the Business Manager of the Vancouver City Hall Employees' Association agreed to the following resolution which was subsequently adopted on January 8, 1968, by the Park Board subject to Council approval:

"RESOLVED: That the Board grant statutory holidays commencing January 9, 1968, to casual employees listed on Schedule 'H' of the Board's agreement with the Vancouver City Hall Employees' Association with a minimum 1,500 hours service, providing such employees qualify for benefits."

On March 18, 1968, the Park Board approved a resolution which clarified the above in the following manner:

"RESOLVED: That the statutory holidays granted 'Schedule H' employees be retro-active to October 31, 1967."

This matter is now being submitted to Council for consideration.

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For adoption see page(s) .252, 253



APR 9 1968

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTAPRIL 5, 1968

The following is a supplementary report of the Board of Administration re Personnel Matters:

RECOMMENDATION

1. "On-the-Job" Training -  
April 22 to April 26

The Director of Personnel Services submits the following:

"The Administrative Management Society, Vancouver Chapter are again sponsoring a one week on-the-job training program for pre-graduate commerce students from the Vancouver Secondary Schools and the Vancouver Technical School. This is the same program as approved by Council on March 22, 1966 and March 21, 1967.

The students will work as trainees with no salaries, fees, or other considerations to be offered or paid. The parents of the students sign a release which absolves the employer from any responsibility for accidents. In many cases the parents provide their own insurance coverage for the student.

Several City Departments and the City Hall Employees' Association have indicated their willingness to co-operate with the Personnel Services Department staff in placing several students in our service."

RECOMMENDED that the proposal be approved in the terms of the report from the Director of Personnel Services and he be authorized to co-operate with the Administrative Management Society for the purposes expressed in their proposal.

COUNCIL CONSIDERATION

2. Defensive Driving Course - Invitation  
to Elected and Senior Department Officials

A letter addressed to His Worship the Mayor from the Vancouver Traffic and Safety Council under date of 25th March 1968, makes reference to a Defensive Driving Course which was initiated in Vancouver by the Safety Council through the Vancouver School Board's Adult Education Division and is currently being conducted at the Vocational Institute.

The Safety Council is seeking official recognition by City Council and has extended an invitation for "elected and senior Department officials of the City of Vancouver or their appointees to attend a course" so they may gain first hand knowledge of its potential in promoting safe driving. Details regarding time, place, etc., can be arranged at the convenience of those who accept.

The total course occupies eight hours which could be taken as one unit or alternatively, could be broken into sub-parts and held on successive evenings or weeks.

The invitation is referred to Council for consideration. A copy of the Safety Council's letter is circulated.

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For adoption see page(s) 253 . . . .



APR 9 1968

BOARD OF ADMINISTRATIONPROPERTY MATTERSAPRIL 5, 1968

The Board considered matters pertaining to Properties and submits the following report:

PART IS A L E SRECOMMENDATIONS

1. RECOMMENDED that the following offer received by the Supervisor of Property and Insurance be approved under the terms and conditions set down by City Council:

Lots 12,13 and 14, Block 80, Section 30 T.H.S.L.  
 Plan #8174 - S/S 1st Avenue bet. Rupert and  
 Windermere Streets  
 Zoned: Presently zoned C-1 Commercial District  
 to be rezoned to C.D.-1 Comprehensive  
 Development District

NAME: FLACK INVESTMENTS LTD. FOR  
 STARANDO INVESTMENTS LTD.

LOTS: 12, 13 and 14

APPROX. SIZE: 16,128 sq. ft.

SALE PRICE: \$36,000.00 (gross)

TERMS: Terms

CONDITIONS:

- a) The scheme of development being first approved by Council and the rezoning being approved by the Minister of Highways.
- b) Lots 12 to 14 being consolidated to form one parcel and being retained as one parcel after sale.
- c) Reservation of a P.U. easement over the West 5'.
- d) The purchasers granting the City an option to repurchase the property at the net sale price, to be exercised if development is not completed within 3 years from the date of purchase.
- e) The successful tenderer making application for a development permit within 60 days from the date the offer is accepted by Council.
- f) The date of sale to be the date the development permit is issued or 60 days from the date the offer is accepted by Council, whichever is the sooner.
- g) Sale is subject to the existing monthly tenancy - (Vancouver Sun paper shack).

PART II

S U N D R I E S

2. Acquisition for Replotting -  
E/S Glen Dr. South of Williams St.

On a recent date the owner of Lot 1, Block 48, W $\frac{1}{2}$  Subdivision 'F', D.L. 182 being the E/S Glen Drive, south of Williams Street, made enquiry concerning the possible acquisition of this property by the City. Same comprises a single vacant lot, zoned M-2 Industrial, which has a frontage of 35', a depth of 133' and is 50' in width at the rear. This parcel has an area of approximately 6,300 square feet and is too small on its own for industrial development. At present there is no road access, however, Glen Drive is to be opened later this year. Sewer and water services are both available.

On February 28, 1967 City Council authorized an exchange of lands on the east side of Glen Drive, south of Williams Street with the Great Northern Railway for the development of a wye track. As part of this transaction the City acquired Lot 5, Block 48, District Lot 182 and 2037 immediately south of the new G.N.R. Right-of-Way.

The City also owns adjoining Lots 2 to 6 inclusive, Block 48, W $\frac{1}{2}$  of Subdivision 'F', District Lot 182 which lots along with the aforesaid Lot 5 have a total area of approximately 30,000 square feet. The acquisition of the subject property would provide an industrial site with a total area of approximately 36,300 square feet.

Following negotiations with the owner he has agreed to sell for the sum of \$3,300.00 as of April 15, 1968. This amount is considered to be fair and equitable.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$3,300.00 as of April 15, 1968, chargeable to Code #4924/962, Sundry Property for Resale Account.

3. Removal of Motor Vehicles  
from City Properties

There is an increasing number of vehicles being parked or abandoned on City-owned properties. At the present time a preliminary examination indicates that there are between 30 and 40 old cars or car bodies on various City-owned properties scattered throughout the City. These vehicles are the source of many complaints from abutting property owners regarding the nuisance and to the hazard which they present to small children from broken windows and windshields and also from the gas tanks. The number of vehicles being abandoned has increased appreciably within the last year or two, primarily due to the fact that it now costs the owners money to haul a wreck to the scrap dealers. At present the scrap dealers will charge for taking a car body, the fee depending on what salvageable material remains on the vehicle.

In most instances there are no license plates on the vehicle and this makes it most difficult to trace the owner. This sometimes can be done by detailed examination of the interior of the car, searching for various identifying papers etc. but this is a time-consuming and expensive approach. The City inspectors have also endeavoured through discussions with neighbours to trace the ownership of the vehicles but this is only successful in a very few cases. Due to the time and money involved in such search and due to the increase in the number of such abandoned vehicles, the Properties Department and the Law Department have made certain investigations to determine the most direct and realistic means of handling the problem. The methods used in other localities have been ascertained.

. . cont'd

APR 9 1968

Board of Administration, April 5, 1968 . . . . . 3  
Property Matters

Item No. 3 (cont'd)

The following course of action is suggested:

- (a) When a vehicle is found on City-owned property with a license plate attached the Properties Department will endeavour to trace the owner through the Motor Vehicle Branch. It is felt that this should be the extent of our endeavours in this regard. If unsuccessful in finding the owner the Properties Department should deal with the vehicle as in (b) and (c).
- (b) If, on inspection of an unlicensed vehicle found on City property, it is deemed to have a value of over \$50.00, then the Properties Department will arrange with the City's Towing Service to pick up the vehicle and place it in a compound for 15 days. If unclaimed at the end of that time, then after advertising, the vehicle will be sold to recoup the costs of towing, search, etc.
- (c) If, on inspection, the vehicle is considered to have a value of less than \$50.00 and it is unrealistic to place same in a storage compound, then the Properties Department will arrange to have the vehicle removed at the City's expense. If, subsequently, the owner is traced, then the City may endeavour to recoup the costs of removal from him.

The cost of removal of vehicles, under (c) above, will depend on the type of vehicle and the amount of salvage therefrom. The Properties Department has checked with several salvage companies and has now received a quotation from A.C. Salvage Co., 625 Powell Street, Vancouver, B.C. This Company has already a similar arrangement with the District of North Vancouver. The quoted fees for the removal of the vehicles at present abandoned on City property and the same rate to apply to other vehicles which may be abandoned in the future, is as follows:-

(1) With respect to American makes:

- (A) City to pay \$10.00 where body only remains.
- (B) City to pay \$5.00 where body and motor only remain.
- (C) Where motor, radiator and battery remain, City to be paid \$5.00.

(2) With respect to European makes:

- (A) City to pay \$10.00
- (B) Where motor, battery and radiator remain, City to pay \$5.00.

The above action will mean that a Property and Insurance Office Inspector will be making a rather arbitrary decision as to whether a vehicle has a value of more or less than \$50.00. However, in all instances, it is basically a matter of trespass onto City property, which is creating a nuisance, a hazard, or both, and for this reason such direct action is considered justifiable.

The above report has been drafted in co-operation with the City's Law Department who concur in the suggested course of action. In addition the City will endeavour to determine where possible to prosecute offenders, which action would serve to deter others.

RECOMMENDED that the Supervisor of Property and Insurance be instructed to arrange for the removal of vehicles found on City property in accordance with the above report. The cost of this work to be charged to Account Code #4812/35 - Tax Sale & Sundry Property Brushing and Burning Account, under which miscellaneous lot clean-ups are handled.

APR 9 1968

Board of Administration, April 5, 1968 . . . . . 4  
Property Matters

4. Acquisition for Additional Units  
of Public Housing - 4188 Gladstone St.

On October 10, 1967 City Council considered a report from the Board of Administration concerning additional public housing projects. Pursuant to Item 4(d) thereof, wherein it was resolved that appropriate action for the development of family housing on various selected sites be proceeded with, the Supervisor of Property and Insurance has to report as follows concerning subdivision 'A' of Lots 11 & 12, D.L. 741 being 4188 Gladstone Street.

This property forms part of Site #4 in the vicinity of 25th Avenue and Brant Street. The easterly 105 feet of this property is required, being the rear portion of a parcel 60' x 281.42', zoned R.S -1. This property is improved with a dwelling located at the front of the property, which dwelling is not affected by the acquisition of the rear portion.

Following negotiations with the owners, they have agreed to convey the east 105 feet for the sum of \$7,700.00. This amount represents a fair and reasonable settlement. Same has been reviewed by Central Mortgage and Housing Corporation and details of the transaction entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the east 105 feet of this property for the sum of \$7,700.00, chargeable to Code #531/1306, Advance Purchases - Public Housing Sites. *DL*

5. Acquisition for Additional Units of  
Public Housing - 2016 Triumph Street

On October 10, 1967 City Council considered a report from the Board of Administration concerning additional public housing units. Pursuant to Item 4(d) thereof, wherein it was resolved that appropriate action for the development of family housing on various selected sites be proceeded with, the Supervisor of Property and Insurance has to report as follows concerning Lot 2, Block 29, District Lot 184 being 2016 Triumph Street, which forms part of Site #2 in the vicinity of Pandora Street and Semlin Drive.

These premises comprise a single lot 49.5' x 122', zoned R.M.-3 improved with a dwelling which was badly damaged by fire some months ago and will have to be demolished. The owner is a building contractor who acquired this property for the purpose of erecting a new apartment building prior to this site being approved for public housing.

As this party was reluctant to sell, efforts were made to find a suitable alternate site. Three City-owned lots in this vicinity were examined but none of these are desirable as building sites. Subsequently, this office received an offer to sell Lot 13, Block 29, District Lot 184, known as 2035 and 2039 Pandora Street, which property is to be sold to settle an estate. This property which is improved with two small dwellings, is available to the City at a price of \$10,500.00. Following further negotiations with the owner of the subject property he has agreed to accept Lot 13 in exchange for his property, subject to the existing tenancies. It is considered that the sum of \$10,500.00 represents a fair and equitable price for either of these sites and it is proposed to effect an exchange of these properties. This proposal has been reviewed by Central Mortgage & Housing Corporation and details of the transaction entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire Lot 13, Block 29, District Lot 184 for the sum of \$10,500.00 as of March 31, 1968 and convey same to Joseph Wicki, contractor, 662 Aspen Road, Coquitlam, B.C. in exchange for Lot 2, Block 29, District Lot 184 on the foregoing basis, chargeable to Code Number 531/1305.

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For adoption see page(s)

.253, 264