

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, January 25, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Deputy Mayor (Alderman Broome)
Alderman Adams, Bird, Calder, Hardwick, Linnell,
Phillips, Rankin, Sweeney and Wilson.

ABSENT: His Worship the Mayor

CLERK TO THE COUNCIL: R. Thompson.

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

ACKNOWLEDGMENT

His Worship the Deputy Mayor acknowledged the presence in the Council Chamber of students from First Year Arts, University of British Columbia.

'IN CAMERA' MEETING

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

ADOPTION OF MINUTES:

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated January 18, 1972, be adopted, after including under Communications item 2, Part (iii) on page 3, the words

' or relocation'

after the word 'removal,' where such appears in this part.

- CARRIED.

CONDOLENCES:

Mr. and Mrs. Sydney Bowman:
Deceased

Alderman Wilson advised the Council of the recent demise of Mr. and Mrs. Sydney Bowman, as a result of an accident, and that a son was seriously injured. Mr. Bowman was a former alderman of the City of Vancouver.

MOVED by Alderman Wilson,
SECONDED by Alderman Bird,
THAT the City Council record its sincere sympathy in the passing of Mr. and Mrs. Bowman, and express the hope that the son's health soon will be restored.

- CARRIED.

MISCELLANEOUS

Construction Work in the Vicinity of Alberni and Cardero Streets

At the last Council meeting, Alderman Rankin requested His Worship the Mayor to look into the matter of the permit status allowing construction work, after hours, in the vicinity of Alberni Street and Cardero Street, and asked that action be taken to ensure that the conditions of the permit are adhered to. His Worship the Deputy Mayor advised that the construction company concerned has been informed of the complaints received, and advised that the permit would be cancelled if the company did not adhere strictly to the permit provisions, and endeavour to reduce the cause of the complaints.

COMMITTEE OF THE WHOLE

MOVED by Alderman Linnell,
SECONDED by Alderman Calder,

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

- CARRIED.

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

A. Snow Clearing: City of Vancouver

The Deputy City Engineer gave a report explanation in regard to reports, dated January 21 and January 24, 1972, from the Board of Administration, regarding snow clearing within the City.

After due consideration, it was

MOVED by Alderman Rankin,
THAT:

1. (a) the Corporation Counsel report on whether the prevailing by-law covers industrial, commercial and apartment properties;
- (b) the Corporation Counsel report on updating of the Emergency Snow Clearing By-law, in line with the Board of Administration reports of January 21 and January 24, 1972;
- (c) in consultation with the City Engineer, the Corporation Counsel advise respecting sidewalk clearing enforcement, enforcement of other by-law provisions on snow clearing, and the department to give effect to such enforcement.
2. The City Engineer advise of a cost to partially clear sidewalks, as in the case of Calgary and Edmonton, on a priority basis re frequently-travelled streets.
3. Presently-held old graders, being considered as surplus, be retained for possible use in snow clearing.

(continued)

REPORT REFERENCE AND
BOARD OF ADMINISTRATION REPORTS (continued)

Snow Clearing:
City of Vancouver (cont'd)

- 4. The two Board of Administration reports, dated January 21 and January 24, 1972, be further considered after receiving the officials' reports as directed this day.

- CARRIED.

It was agreed to vary the order of the Agenda, in order to receive a delegation from the Park Board.

COMMUNICATIONS OR PETITIONS

- 1. Crystal Pool
Replacement Financing

In connection with additional financing required for replacement of the Crystal Pool, Council noted a communication from the Park Board, dated January 25, 1972, setting out a resolution, asking approval of an expenditure of up to \$600,000 from the Board's Five-Year Plan fund for development and improvement of parks and recreational facilities, on a credit-back basis from net profit from income operations.

Commissioner E. A. Sandy Robertson appeared in support of the Park Board's request.

The Deputy Mayor reported that a meeting of representatives of the Park Board and the City was held recently, and it was the opinion that the latter proposal from the Park Board is the practical way to proceed with this Crystal Pool development.

MOVED by Alderman Adams,

THAT the Council approve of an expenditure by the Park Board of up to \$600,000 from that Board's Five Year Plan of \$3,750,000 for development and improvement of parks and recreational facilities on the understanding that as much as possible from the annual net profit from the Board's income operations will be credited back to the Five Year Plan funds.

FURTHER, that a contract for this construction be awarded, on behalf of the Park Board, to Cana Construction Co. Ltd., in an amount not to exceed \$2,350,000, subject to any necessary action by the Corporation Counsel.

- CARRIED.

MOVED by Alderman Rankin, in amendment:

THAT the figure \$600,000 be deleted, and the figure \$300,000 be substituted therefor.

- LOST.

(Alderman Rankin and Alderman Hardwick recorded in favour of the amendment.)

The motion of Alderman Adams was put and CARRIED.
(Alderman Rankin recorded in the negative.)

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Crystal Pool
Replacement Financing (cont'd)

MOVED by Alderman Hardwick,
THAT letters, as follows, in support of the Crystal
Pool development, be received.

- Mr. M. Chess, President,
Vancouver Amateur Swimming Club;
- Mr. S. N. Stronge, Rehabilitation Counsellor,
Canadian Paraplegic Association, British
Columbia Division;
- Mr. R. E. Tom Ross, President,
Canadian Amateur Swimming Association,
British Columbia Section,
- Dr. Stuart Maddin, President,
Canadian Amateur Swimming Association;
- Mr. Tor Bengtson, National Chairman,
Canadian Amateur Swimming Association;
- Mr. T. Schootman, President,
Canadian Dolphin Swim Club of Vancouver;
- Mr. Harold M. Wright,
Canadian Olympic Association;
- Mrs. Margarete Zoeld.

- CARRIED.

UNFINISHED BUSINESS

Delegation Matters:

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

- (a) "Denman Place" Development
to be used as a Hotel;
- (b) Sale of Land on Bruce Street to
Mennonite Senior Citizens' Society.

COMMUNICATIONS OR PETITIONS (continued)

2. Sale of Solvents and Like
Material: Juveniles

MOVED by Alderman Wilson,
THAT Mrs. Bea Delorme, on behalf of McLean Park Mothers,
and Mrs. Helen D. Boyce, Park Commissioner, be permitted to appear
before Council later this day, in accordance with requests received
on the subject matter.

- CARRIED.

COMMUNICATIONS OR PETITIONS (cont'd)

3. Request for Public Hearing re
Land Use by B. C. Hydro--Richmond

A communication was noted from The Corporation of the Township of Richmond, dated January 12, 1972, requesting endorsement of Richmond's request directed to the Minister of Lands, Forests and Water Resources, asking that a public hearing be held under the provisions of the Environment and Land Use Act, to determine whether or not the land use as envisaged by the B. C. Hydro and Power Authority re construction of a transmission line through Richmond, including through a park area, is, in fact, ecologically unacceptable. A copy of the letter, dated January 12, 1972, sent to the Minister by Richmond was enclosed.

The position of B. C. Hydro and Power Authority is set out in its communication, dated January 19, 1972.

MOVED by Alderman Bird,

THAT the Vancouver City Council endorse the position taken by the Council of The Corporation of the Township of Richmond, in respect to a public hearing.

- CARRIED.

4. Acknowledgment of Honour: Freeman
Hon. Howard C. Green, Q.C.

MOVED by Alderman Bird,

THAT the communication from the Hon. Howard C. Green, Q.C., accepting with thanks the granting to him of the honour of 'Freeman' of the City of Vancouver, be received for information.

- CARRIED.

5. Increase in Taxi-cab Rates:
The Vancouver Taxi-cab Owners' Association

It was agreed that, pursuant to a request received, The Vancouver Taxi-cab Owners' Association be permitted to appear before Council as a delegation, when the Vehicles-for-Hire Board submits a report on the request for an increase in taxi-cab rates.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. Board of Administration
General Report, January 21, 1972

Works and Utility Matters

Railway Grade Crossing Fund
(Clause 8)

In respect of this particular Clause, it was

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, January 21, 1972 (cont'd)

Works and Utility Matters (continued)

Railway Grade Crossing Fund
(Clause 8) - (continued)

MOVED by Alderman Wilson,

THAT the Vancouver City Council agree, in principle, with the proposal of the City of Windsor; and is aware that the subject is currently under consideration by the Transportation Committee of the Canadian Federation of Mayors and Municipalities.

THEREFORE, it is instructed that the resolution from the City of Windsor be forwarded to the Transportation Committee of the Federation, for that Committee's specific recommendation to the forthcoming annual conference of the Federation.

- CARRIED.

Balance of Works and Utility Matters

MOVED by Alderman Adams,

THAT Clauses 1 to 7, 9 and 10 of the report of the Board of Administration (Works and Utility Matters), dated January 21, 1972, be adopted.

- CARRIED.

Social Services and Health

MOVED by Alderman Bird,

THAT the report of the Board of Administration (Social Services and Health), dated January 21, 1972, be adopted.

- CARRIED.

Harbours and Parks

Architects' Agreement for Swimming
Pool at Lord Byng High School

In considering this Clause, it was

MOVED by Alderman Adams,

THAT the matter of an architects' agreement, expressed in this Clause, be referred back to the Park Board for further consideration on the basis that the City Council is not prepared to authorize such agreement unless assurance is received that the total cost of the swimming pool development, including architects' fees, is within the funds appropriated for this purpose.

- CARRIED.

Council recessed at approximately 10:45 a.m., following which an 'In Camera' meeting was held, and the Council subsequently recessed to reconvene in open session at 2:00 p.m.

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The Council, still in Committee of the Whole, reconvened at approximately 2:00 P.M. in the Council Chamber, His Worship the Deputy Mayor, Alderman Broome, in the Chair and the following members present:

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

ABSENT: His Worship the Mayor

DELEGATIONS AND UNFINISHED BUSINESS

1. Sale of Land on Bruce Street
to Mennonite Senior Citizens' Society

The Board of Administration, under date of January 14, 1972, submitted a report of the Supervisor of Property and Insurance on the request of the Mennonite Senior Citizens' Society for sale of an approximate 4.01 acre City-owned site in the 5700 block Bruce Street, for development of senior citizens' housing, and that such property be sold at the assessed value of the land. The Society requested the land for \$88,000, which it states is the assessed value. However, the Department, in interpreting the Council policy, states the assessed value is \$220,800 based on subdivided land as determined for general purposes pursuant to Section 342 (1) of the Vancouver Charter: a policy set out in Council resolution of December 5, 1967.

A representative of the Society appeared and submitted a brief dated January 25, 1972 in support of the Society's position.

MOVED by Ald. Wilson,

THAT this property be made available to the Mennonite Senior Citizens' Society at the assessed value of \$88,000.

(amended)

MOVED by Ald. Sweeney, in amendment,

THAT this property be made available to the Mennonite Senior Citizens' Society at the assessed value of \$220,800 less costs of proven extras for site preparation because of soil conditions; the sale to be subject to repurchase by the City should this construction not commence within twelve months.

(amended)

MOVED by Ald. Rankin, in amendment to the amendment,

THAT the figure \$220,800 in the amendment of Alderman Sweeney be changed to read \$125,000.

- LOST
(by a tie vote)

MOVED by Ald. Linnell, in amendment to the amendment,

THAT the proposed sale be referred to the Supervisor of Property and Insurance to negotiate further with the Society on the basis of \$220,800 less proven extras for site preparation or on the basis of one-half of \$220,800 on the understanding full taxes will be paid by the Society, or on the basis of negotiating to lease the land for the development.

- LOST

MOVED by Ald. Phillips, in amendment to the amendment,

THAT the words 'at the assessed value of \$220,800' in the amendment of Alderman Sweeney be changed to read:

'at the value of \$200,000'.

- CARRIED

DELEGATIONS AND UNFINISHED BUSINESS (cont'd)

Sale of Land on Bruce Street to
Mennonite Senior Citizens' Society (cont'd)

The amendment of Alderman Sweeney, as amended by Alderman Phillips, was CARRIED.

The motion of Alderman Wilson, as amended above, and reading as follows was CARRIED:

"THAT this property be made available to the Mennonite Senior Citizens' Society at the value of \$200,000 less costs of proven extras for site preparation because of soil conditions; the sale to be subject to repurchase by the City should this construction not commence within twelve months".

2. Denman Place Development to
be used as a Hotel

The Board of Administration, under date of November 1, 1971, submitted a report of the Director of Planning and Civic Development on an application to permit a high rise hotel building for the Denman Place development. When the matter was before the Council on December 14, 1971, the Council referred the application to a Public Hearing to which the final report on hotel parking, and consequent amendments to the Zoning By-law, will be submitted.

Mr. W. A. Street, Barrister, appeared on behalf of the principals and requested the Public Hearing not await the parking report in view of the time involved.

MOVED by Ald. Adams,
THAT the resolution of Council of December 14, 1971, be amended to order this application be submitted to the next Public Hearing.

- CARRIED

(Alderman Rankin is recorded in the negative)

MOVED by Ald. Calder,
THAT 'Motions' be considered at this time and the delegations in connection with the inhaling of solvents, etc., be heard accordingly.

- CARRIED

MOTIONS

1. Power Emergency

The Deputy Mayor, Alderman Broome, referred to the present power emergency and the request of the B.C. Hydro and Power Authority for conservation, particularly in the heavy peak period of use. The Deputy Mayor requested action be taken, therefore, to give the Board of Administration authority to conserve, where necessary, the City's use of power. It may be necessary to reduce or cut off the street lighting.

MOVED by Ald. Bird,
THAT the Board of Administration be granted authority on request from the B.C. Hydro and Power Authority to take all necessary action to reduce the City's power consumption during the present power emergency, including the reduction or cutting off, of street lighting.

- CARRIED

DELEGATIONS (cont'd)

Sale of Inhalants and Bay Rum to
Juveniles and Cancelling of Licenses
in connection therewith

In connection with motions on the matter of sale of inhalants such as glue and nail polish remover and the sale of bay rum to juveniles, delegations were heard as follows:

McLean Park Mothers
(Mrs. B. Delorme) (Brief filed dated
January 24, 1972)

Mrs. Helen Boyce

MOTIONS (cont'd)

2. Sale of Inhalants and
Bay Rum to Juveniles

At the meeting on January 18, 1972, Notice was given of the following motion:

MOVED by Ald. Bird,
SECONDED by Ald. Wilson,
THAT WHEREAS at present there is a widespread sale of glues, nail polish remover, etc., which are being inhaled to produce intoxication of the children and young people of our city;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to prepare a by-law making it prohibitive to sell these inhalants and bay rum to juveniles, to provide severe penalties to any adult who sells such products to juveniles.

(amended)

On advice from the Deputy Corporation Counsel, the Deputy Mayor declared the motion out of order in this form since the City does not have the power to take the action proposed. It was therefore,

MOVED by Ald. Wilson, in amendment,
THAT the RESOLVED portion of the motion of Alderman Bird be changed to read as follows:

'THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to write to the Minister of Justice to request enactment of Federal Legislation making it prohibitive to sell these inhalants and bay rum to juveniles and to provide severe penalties to any adult who sells such products to juveniles.'

(amended)

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

'FURTHER THAT the Council write to the Federal Minister of Health and Welfare and request the banning from sale of such products as Cutex nail polish remover which have an intoxicating effect, unless such products can be modified to remove such ill effects.

- CARRIED

MOTIONS (cont'd)

Sale of Inhalants and Bay Rum to Juveniles (cont'd)

The amendment of Alderman Wilson as amended by Alderman Phillips was CARRIED.

The motion of Alderman Bird with amendments, and reading as follows, was CARRIED:

"THAT WHEREAS at present there is a widespread sale of glues, nail polish remover, etc., which are being inhaled to produce intoxication of the children and young people of our city;

THEREFORE BE IT RESOLVED THAT the Corporation Counsel be instructed to write to the Minister of Justice to request enactment of Federal Legislation making it prohibitive to sell these inhalants and bay rum to juveniles and to provide severe penalties to any adult who sells such products to juveniles;

FURTHER THAT the Council write to the Federal Minister of Health and Welfare and request the banning from sale of such products as Cutex nail polish remover which have an intoxicating effect, unless such products can be modified to remove such ill effects."

3. License Cancellation: Sale of Glue and Nail Polish Remover

The following Notice of Motion was submitted at the Council meeting on January 18, 1972:

MOVED by Ald. Rankin,
THAT WHEREAS there has been a tremendous increase in the use of glue and nail polish remover amongst young people;

AND WHEREAS certain stores in the City of Vancouver have been the source of this commodity for young people;

AND WHEREAS the Aldermen of the City of Vancouver are the major licensing body for the City of Vancouver;

THEREFORE BE IT RESOLVED City Council instruct the License Inspector to issue orders to those stores flagrantly engaged in this traffic that, if they continue the practice, they may be required by Council to show cause why their licenses should not be cancelled.

The motion was put and ----- CARRIED

(During consideration of the foregoing matters a short recess was observed, followed by a short 'In Camera' meeting)

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Board of Administration
General Report, January 21 (cont'd)

Building and Planning Matters

MOVED by Ald. Hardwick,
THAT the report of the Board of Administration (Building and Planning matters), dated January 21, 1972, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Fire and Traffic Matters

MOVED by Ald. Adams,
THAT the report of the Board of Administration (Fire and Traffic matters), dated January 21, 1972, be adopted.

- CARRIED

Finance Matters

Grant: Memorial Stone
re Gassy Jack Deighton (Clause 1)

The Council did not take action to approve this clause.

Grant: British Columbia
Sports Hall of Fame (Clause 2)

In considering this clause, it was,

MOVED by Ald. Bird,
THAT a grant of \$200 be approved.

- CARRIED BY THE
REQUIRED MAJORITY

Civic Luncheon: League for the
Exchange of Commonwealth Teachers
(Clause 3)

In considering this clause, it was,

MOVED by Ald. Adams,
THAT this matter be left in the hands of the Entertainment Committee with power to act.

- CARRIED BY THE
REQUIRED MAJORITY

Grant Request: The Royal
Astronomical Society (Clause 5)

The Council did not take action to approve this clause.

1972 Assessment Roll (Clause 6)

MOVED by Ald. Wilson,
THAT this clause be received for information and arrangements be made for a Report Reference from the Assessment Commissioner as soon as possible.

- CARRIED

Court Recording, Provincial Courts
Family Division (Clause 4)

MOVED by Ald. Adams,
THAT Clause 4 of the report of the Board of Administration (Finance matters), dated January 21, 1972, be adopted.

- CARRIED

C. Personnel Matters,
Supplementary, January 21, 1972

Temporary Help:
City Clerk's Office

MOVED by Ald. Linnell,
THAT the report of the Board of Administration (Personnel matters, Supplementary), dated January 21, 1972, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

D. Property Matters
January 21, 1972

MOVED by Ald. Calder,
THAT the report of the Board of Administration (Property matters), dated January 21, 1972, be adopted, with the exception of Clause 4 which was withdrawn.

- CARRIED

E. Gravel Pit:
Mr. J. Barnes

The Board of Administration, under date of January 21, 1972, submitted the following report:

The City Engineer reports as follows:

"A study has been made of the economics and feasibility of a proposal from Mr. J. Barnes, suggesting a gravel pit at Buntzen Bay. A report on the study has been forwarded to the Board of Administration.

Although the proposed development would be feasible, the economics are not favourable because the City volume of production would be too low to justify the high capital costs involved.

An adequate future source of supply of gravel is required and the City has been fortunate in the past to have suppliers with reasonably well-located pits. However, the long-term outlook is for higher prices because of more distantly located pits. Close-in sites such as this are becoming a rarity, and it would be worthwhile to reserve any possible source for future development if the economics are favourable.

Mr. Barnes' lease on the property has been cancelled. He states that the Minister of Natural Resources has said that he will not negotiate the leases with any other party, (letter attached). The City has been unable to verify this. It would be worthwhile to enquire from the Province whether the City could obtain a lease directly and under what conditions.

I RECOMMEND that:

1. The City decline Mr. Barnes' proposal and that he be informed that the City is not interested in pursuing it at this time.
2. The Corporation Counsel and the City Engineer be authorized to investigate the possibility of a long-term lease of this property for possible future development."

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

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

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

F. Development Permit Application:
8-36 West Cordova Street
(Army and Navy Department Store Ltd.)

The Board of Administration, under date of January 21, 1972, submitted the following report:

The Director of Planning and Civic Development reports as follows:

"Mr. M. Mayall, for Paine and Associates, Architects, has submitted Development Permit Application #57611 for property at 8-36 West Cordova Street, within the Gastown/Chinatown Historic Precinct.

The 245' frontage on Cordova Street is occupied by three-storey buildings of historical and architectural merit. The westernmost building, approximately 33' wide, has been damaged by fire and is presently unoccupied. The eastern portion of the property is occupied by the Army and Navy Bargain Annex. Other areas, except for some storage uses, are now empty, with some former residential use previously discontinued.

It is proposed to expand and consolidate the present selling and warehousing areas of the Army and Navy Department Store Ltd. in an integrated, interconnected manner. Were it not for the historic and architectural value of the Cordova Street frontage, a more economical scheme could have been produced by demolishing these buildings entirely and replacing them with completely new construction. However, the Army & Navy Store Ltd., having in mind the objectives of the Historic Precinct, are proposing to renovate and convert the buildings on the Cordova Street frontage to provide unloading and freight handling facilities and to demolish the buildings at the rear and replace them with a new five-storey storage and retail complex. While the height of the new five-storey complex will be two storeys higher than the renovated Cordova Street frontage, it is considered that these will not be visible from any position on Cordova Street.

The existing 85,500 square feet of development will be increased to a total of 125,500 square feet over a site area of 32,100 square feet approximately. Construction is proposed in two stages, the western half of the proposal being first, leaving the existing Army & Navy Annex facility to continue. These facilities will then transfer to the completed first stage and the second stage undertaken.

The Cordova Street development proposal contemplates a bridge and a tunnel connection across the lane to the main store on Hastings Street. The City Engineer is reviewing this aspect of the application and will be reporting to Council separately in due course.

The Cordova Street facility will triple in size, with retailing on three floors to a total of some 46,000 square feet, the residual space of some 79,000 square feet being storage, services, etc.

The Technical Planning Board recommend approval subject to approval first being received under the Archaeological and Historic Sites Protection Act, 1960. A copy of the conditions of such approval is attached as Appendix A. A layout plan showing the location of the proposed development is shown on Appendix B.

The Historic Area Advisory Board considered this application and received a presentation from the architect on December 7, 1971. The original application proposed that the fire-damaged building be demolished. However, the Advisory Board felt that this should be retained and restored at the upper levels and this the applicant has agreed to do. The HAAB recommended:

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Development Permit Application:
8-36 West Cordova Street (cont'd)

"THAT Army and Navy Stores should be commended for their proposal to retain and restore these buildings on Cordova Street and that City Council be advised that, in the context of this proposal, the rear buildings within the Historic Site could be recommended for demolition. The Board recommends acceptance of the overall proposal as submitted, subject to the following conditions to be approved on advice from the Board prior to the working drawings stage:

- (1) that the upper storeys of the fire-damaged building at 36 West Cordova Street, proposed for demolition, be retained;
- (2) that the exterior of the above building be restored;
- (3) that the ground floor level be developed in a manner to be worked out with a small sub-committee representing the Board;
- (4) that the design of equitable signing be determined; and
- (5) that there be a pedestrian walk-way along the western edge of the off-street truck loading facility."

It is accordingly RECOMMENDED that City Council endorse the recommendation of the Historic Area Advisory Board and recommend to the Provincial Government that approval under the Archaeological and Historic Sites Protection Act, 1960, be given for this project."

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

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

- CARRIED

G. Report of Standing Committee on
Planning and Development, January 13, 1972.

MOVED by Ald. Bird,
THAT the report of the Standing Committee on Planning and Development dated January 13, 1972, be received for information.

- CARRIED

H. Inter-Municipal Committee on
Data Processing

Alderman Broome, under date of January 25, 1972, submitted the following report:

On June 1, 1971, at the request of the Council of the Municipality of Burnaby, City Council assigned myself and Mr. R. Hawkins, the Coordinator of Data Processing Systems, as Vancouver's representatives on an inter-municipal committee on Data Processing. The Committee's purpose was to investigate the feasibility of establishing a Regional Municipal Data Processing Centre.

The Committee met a number of times and established a Technical Sub-Committee of officials to report back on details of how a Regional Data Centre might be established. The committee itself then met several times to consider successive reports of the Technical Sub-Committee.

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Inter-Municipal Committee on
Data Processing (cont'd)

It was found that although theoretically possible, practical considerations made the formation of a central data processing centre impractical. For instance, some municipalities with computers are tied into contracts with their computer vendors for a period up to five years and would not be able to participate in a regional centre until their contracts expire. Other municipalities have evolved systems which they would not be willing to change to fit into a common form. Again others are handling work from Interior municipalities on a contract basis to fill in computer spare time.

Therefore, it appears that at the present there is no point in pursuing the matter any further and I RECOMMEND that the Committee be discharged.

MOVED by Ald. Linnell,
THAT the foregoing report be approved and therefore the Committee be discharged accordingly.

- CARRIED

I. Winter Employment Program:
Eighth Report

The Board of Administration, under date of January 24, 1972, submitted the following report:

The City Engineer reports:

"Project 19 - Detention and Recreation Extension Program
('D.A.R.E.')"

The Acting Superintendent of the Juvenile Detention Home has proposed this project under the Local Initiatives Program. It would employ fourteen Program Counsellors, a Clerk-Typist, and a Statistician in a treatment-oriented program of recreation, hobbies, outings and informal lay-counselling for juveniles who have been or are coming before the Court or who are in the Juvenile Detention Home. In addition to the direct benefits to the children, the high staff-child ratio and the close personal contact will provide a reliable and informative assessment of the child for the Probation Officer.

<u>February to May 1972</u>	
Man-months	64
Total Cost	\$ 34,000
Senior Government	
Share	\$ 33,000
Estimated City Share	\$ 1,000

Possible Conversion of Sewer Improvements Project

One of the City's projects which has not received approval under the Federal-Provincial Employment Loans Program is for Sewer Improvements. It comprises five items of accelerated or additional sewer construction with a total estimated cost of \$1,235,000.

Up to the deadline for applications, January 31, 1972, the City could withdraw its Loan application and advance this project under the Local Initiatives Program. Senior Government contributions under the Initiatives Program would be about \$190,000. Under the Loans Program they would be about \$235,000 and, in addition, the City would borrow its share at special interest rates.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Winter Employment Program:
Eighth Report (cont'd)

It is not yet certain that the Loan will not be approved, or, on the other hand, that a Local Initiatives application would be approved. It is proposed, therefore, that the Board of Administration be authorized to review the situation just prior to the deadline and, if it appears to be in the City's advantage, to make the change.

Recommendations:

I RECOMMEND:

1. On behalf of the Acting Superintendent of the Juvenile Detention Home, that Project 19 (D.A.R.E.) be approved and the Acting Superintendent authorized:
 - (a) to sign the application form.
 - (b) to sign the agreement.
 - (c) subject to Senior Government approvals, to carry out the project.

and that \$1,000 for the City's share of the cost be approved in advance of the 1972 Revenue Budget.
2. That the Board of Administration be authorized, if it appears to be to the City's advantage, to withdraw the application for the 'Sewer Improvements' project under the Federal-Provincial Employment Loans Program and to submit the same works under the Local Initiatives Program."

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

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

- CARRIED

COMMITTEE OF THE WHOLE

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

- CARRIED

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

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 2952
BEING THE PARKING METER BY-LAW

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
THAT leave be given to introduce a by-law to amend By-law No. 2952, being the Parking Meter By-law, and the By-law be read a first time.

- CARRIED

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

- CARRIED

cont'd...

BY-LAWS (cont'd)

MOVED by Ald. Linnell,
SECONDED by Ald. Adams,
 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. Linnell,
 THAT the Committee of the Whole rise and report.

- CARRIED

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

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

- CARRIED

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

- CARRIED

(The By-law received three readings)

2. BY-LAW TO AUTHORIZE THE BORROWING OF CERTAIN
SUMS OF MONEY PENDING THE COLLECTION OF REAL
PROPERTY TAXES

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
 THAT leave be given to introduce a by-law to authorize the
borrowing of certain sums of money from January 25, 1972 to
January 23, 1973, pending the collection of real property taxes,
and the By-law be read a first time.

- CARRIED

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

- CARRIED

MOVED by Ald. Adams,
SECONDED by Ald. Sweeney,
 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. Adams,
 THAT the Committee of the Whole rise and report.

- CARRIED

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

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

- CARRIED

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

- CARRIED

(The By-law received three readings)

MOTIONS (cont'd)

4. Expropriation - Replotting S.E. Sector
3672 East 54th Avenue

MOVED by Alderman Rankin,
SECONDED by Alderman Wilson,

THAT, WHEREAS the City of Vancouver desires to acquire first Lot Seven (7) and secondly Amended Lot Eight (8) (see 451462-L), Blocks One (1) to Three (3), District Lot Three Hundred and Thirty-five (335), North-east Quarter (1/4), Group One (1), New Westminster District, Plan 2168, known as 3672 East 54th Avenue in the City of Vancouver, Province of British Columbia, pursuant to its powers under section 564 of the Vancouver Charter, S.B.C. 1953, Chapter 55, and amendments thereto;

AND WHEREAS the City of Vancouver has failed to come to an agreement with the owner of the real property aforesaid as to the terms of acquisition thereof;

THEREFORE BE IT RESOLVED that the real property aforesaid be, and the same is, hereby expropriated by the City of Vancouver.

- CARRIED

5. Closing and Stopping up Portions of Lane -
Georgia, Robson and Smithe: Hornby to Howe

MOVED by Alderman Wilson,
SECONDED by Alderman Rankin,

THAT, WHEREAS:

1. The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The Provincial Government is the owner of all lots in Blocks 51 and 61, District Lot 541, Group 1, New Westminster District, Plan 210;
3. The said Government wishes to acquire the intervening lane in each of the said blocks in order to consolidate the lands in each block to form two parcels;
4. The lanes in said Blocks 51 and 61 are surplus to the City's highway requirements;

THEREFORE BE IT RESOLVED that the following described lanes, namely;

1. All that portion of lane dedicated by the deposit of Plan 210, lying between a line joining the north easterly corner of Lot 1, Block 51, District Lot 541, Group 1, New Westminster District, Plan 210, to the north westerly corner of Lot 40, said Block 51 and a line joining the south easterly corner of Lot 21, said Block 51, to the south westerly corner of Lot 21, said Block 51.

(cont'd)

Regular Council, January 25, 1972 19

MOTIONS (cont'd)

Closing and Stopping up
Portions of Lane (cont'd)

2. All that portion of lane dedicated by the deposit of Plan 210, lying between a line joining the north easterly corner of Lot 1, said Block 61, to the north westerly corner of Lot 38 said Block 61 and a line joining the south easterly corner of Lot 19, said Block 61 to the south westerly corner of Lot 20, said Block 61, both being the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated February 18, 1971, and marginally numbered LE 3620, a print of which is hereunto annexed, be closed, stopped up, and conveyed to Her Majesty the Queen in Right of the Province of British Columbia, and

BE IT FURTHER RESOLVED that the lots and said closed lane in said Block 51, be subdivided to form one parcel; and

BE IT FURTHER RESOLVED that the lots and said closed lanes in said Block 61, be subdivided to form one parcel.

- CARRIED

6. City Lands:
Reserve for Future Use

The following Notice of Motion was submitted at the Council meeting on January 18, 1972:

MOVED by Ald. Phillips,
SECONDED by Ald. Hardwick,

THAT WHEREAS the City plans to realize an average of about \$2 million per year from the sale of city-owned land in the current Five Year Plan and the current Council policy is to apply the proceeds of land sales to the City's capital program for the purchase of such assets as bridges, roads and public buildings;

AND WHEREAS most capital assets deteriorate with age while land generally appreciates in value;

AND WHEREAS most of the City-owned land which is available for sale came into City ownership as a result of tax sales in the 1930's;

AND WHEREAS as the City grows it becomes increasingly important that the City acquire and retain ownership of land in strategic locations or in areas of future development;

AND WHEREAS Council could adopt a policy of reinvesting the proceeds of land sales in the acquisition of additional land which would in effect create a City land bank and that the operation of such a land bank could assist in the orderly development of the City and could be a profitable long term investment for the City;

AND WHEREAS the Federal government may offer financial assistance to municipalities for the creation of land banks;

THEREFORE BE IT RESOLVED THAT the Finance Committee of City Council meet to examine the present Council policy and consider possible alternative policies such as the creation of a land bank.

The motion was put and ----- - CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Phillips -
Modern Home Repairs

requested the Board of Administration ask the License Inspector to report on the operation of Modern Home Repairs and its license status.

Alderman Calder -
Medical Examinations:
Employment with City

enquired if, on entry into the Civic service, it was necessary to obtain a medical examination through the City's Occupational Health Services or could a prospective employee receive a medical examination from his or her physician.

Commissioner Ryan advised he will furnish a copy of information on the matter to each member of Council.

Alderman Wilson -
Dogs

requested the License Inspector be asked to look into the dog situation in the vicinity of 38th Avenue between Slocan and Nanaimo Streets in view of the number of complaints received.

His Worship the Deputy Mayor instructed accordingly.

Alderman Wilson -
Church Taxation

enquired when the Finance Committee would be considering the matter of church taxation.

The Deputy Mayor stated the Committee would be convening after the Council meeting today to consider the matter.

Alderman Hardwick -
Burning in Champlain
Heights Area

referred to burning for clearing in the Champlain Heights area and the use of rubber tires in this regard. Since there will be other sites to be cleared the Alderman enquired of the City's stand on burning of this nature.

Commissioner Ryan answered the enquiry.

Alderman Linnell -
Circulation of Letters
to Members of Council

referred to the practice of circulating certain letters received to members of Council and suggested that with the circulation, be a departmental report on the particular matter involved.

The City Clerk advised that letters circulated to members of Council in this way are usually of a policy nature and not ones suggesting an administrative report.

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Sweeney - referred to the dilapidated condition
Vacant House: of the vacant house on the North East
N/E End Burrard end of the Burrard Street Bridge.
Bridge

Alderman Phillips - advised of having proposed to the
Community Facilities: McLean Park mothers that they discuss
McLean Park Mothers with the Director of Social Planning/
Community Development, the matter of
community facilities.

NOTICE OF MOTION

Alpha and Omega Foundation

The following Notice of Motion was submitted and recognized by the Chair:

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

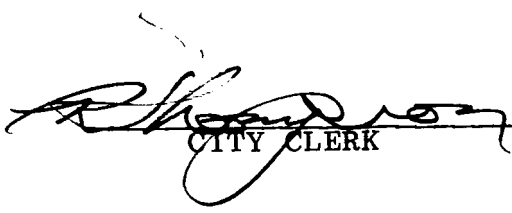
THAT the City Council ask the Federal and Provincial Govern-
ments to immediately review the status of the Alpha and Omega
Foundation, and/or associated or related societies, in the light
of recent information on their operations in Vancouver

*See page 15, Minute Book #109,
for any
Notice.* (Notice)

The Council adjourned at approximately 4:50 P.M.

The foregoing are Minutes of the Regular Council meeting of
January 25, 1972, adopted on February 1, 1972.


MAYOR


CITY CLERK

January 21st, 1972

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Flat Rates for Property Owners' Share of Completed Local Improvement Projects

"Clause 51B of the Local Improvement Procedure By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in Schedule 'A' attached are derived from the contract costs and the costs of work done by City forces, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1971, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law.

RECOMMENDED that the table of flat rates shown in Schedule 'A' attached be approved."

Your Board RECOMMENDS that the foregoing be approved.

2. 1972 Appropriation for Maintenance of Hastings Viaduct

"In August, 1971, consultants recommended certain maintenance procedures to keep the Hastings Viaduct serviceable. These included the installation of shear panels for lateral support. The estimated cost for the panels is \$30,000.

Work on the panels was started in 1971 with the intention of completing them over five years, based on preliminary information from the Consultant. However, the final report recommended the immediate construction of the shear panels.

Costs in 1971 amounted to \$3,500 and were charged to the maintenance appropriation for the structure. \$26,500 will be required in 1972.

The Burlington Northern Inc., under Board Order 17840, are to share maintenance costs with the City on a 50/50 basis. However, at this time, the railway company is contesting this charge. If the railway company eventually agrees to the charge, one-half of the cost can be credited to the appropriation concerned.

I RECOMMEND that the sum of \$26,500 be approved in advance of the 1972 Revenue Budget approval."

Your Board RECOMMENDS that the foregoing be approved.

3. Closing Portion of 4th Avenue, McSpadden Avenue and 5th Avenue, West of Victoria Drive

"An area between 3rd Avenue and 6th Avenue is required for a park site and an addition to the school site. In order to assemble these two sites, it is necessary to close portions of 4th Avenue, McSpadden Avenue and 5th Avenue west of Victoria Drive.

I RECOMMEND that the portion of 4th Avenue and McSpadden Avenue outlined red and the portion of 5th Avenue outlined blue on plan marginally numbered LF 5444 be closed, stopped up, and title taken thereto.

I further RECOMMEND that said closed streets be subdivided with the abutting lands to provide a school site and park site.

All costs to affect the physical closing of the streets to be borne by the Park and School Boards."

Your Board RECOMMENDS that the foregoing be approved.

4. Closing Lane West of Victoria Drive, McSpadden Avenue to 5th Avenue

"The assembly of the lands between 4th Avenue and 5th Avenue west of Victoria Drive for a park site required the closing of the established lane west of Victoria Drive between McSpadden Avenue and 5th Avenue.

I RECOMMEND that the east 20' of Lot 13 and the east 20' of Lot 22, Block 1, Subdivision D, Block 146, D.L. 264A established as lane be closed, stopped up, and consolidated with the adjacent lands."

Your Board RECOMMENDS that the foregoing be approved.

5. Replacement of Sewers on Lane South of Cordova Street, Gore Street to Jackson Street

"The lane south of Cordova Street from Gore Street to Jackson Street is to be paved in 1972. As the existing combined sewer is in poor condition, it is proposed to replace it with a twin sewer at an estimated cost of \$43,000. This will conform with the overall plan for sewer separation in the area.

I RECOMMEND that \$43,000 be appropriated from Account Code 117/7903, 'Provision for Prior to Paving'."

Your Board RECOMMENDS that the foregoing be approved.

6. Tender No. 37-71-10 for Supply and Delivery of One Factory-Built Sewage Pumping Station for 7th Avenue and Glen Drive

Tenders for the above were opened by your Board on December 6, 1971 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"A working copy of the detailed tabulation is on file in the Purchasing Agent's office. The tabulation summary is as follows:

Clause #6 Continued

BIDDER	BID (5% S.S. TAX NOT INCLUDED)						
	BID #1	BID #2	BID #3	BID #4	BID #5	BID #6	BID #7
Impex Engineering Ltd.	\$19,970 *(19,570.60)	\$21,470 *(21,040.60)					
Prodec Pump Equipment Ltd.			\$25,097.80 *(24,282.12)		\$26,837.30 *(25,965.09)		
Western Marko Ltd.						\$29,302.80 *(29,083.23)	
Ecodyne Ltd. - Smith & Loveless Division				\$26,552.40			\$32,795.20
To Specification	No	No	No	No	No	No	YES

* Bid price after local content considered.

Bid numbers refer to the relative position of the bids in ascending order of price.

Funds for this purchase are provided in account 117/6924 'Sewage Pump Station and Force Main - 7th & Glen'.

Bid No. 7 is the only bid which fully meets specifications. However, Bid No. 4, which is \$6,242.80 less than Bid No. 7, meets all requirements of the specifications except motor speed and discharge pipe size. The motors offered are 1750 RPM in lieu of the 1150 RPM motors specified and although 1150 RPM motors are preferred, 1750 RPM motors are acceptable for this application. Hydraulic calculations show the variation in discharge pipe size to be of minor significance.

We therefore consider Bid No. 4 to give greater dollar value than Bid No. 7. The City Engineer and Purchasing Agent RECOMMEND acceptance of Bid No. 4 from Ecodyne Ltd. - Smith and Loveless Division for one factory-built sewage pumping station at a total price of \$26,552.40, plus 5% Provincial tax."

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

7. Proposed Widening of the 1000 Block Comox Street To Facilitate Hotel and St. Paul's Hospital Traffic

The City Engineer reports as follows:

"On May 11th, 1971, City Council received a report from the Director of Planning and the City Engineer dealing with Lisogar Construction Limited's hotel development at the north-west corner of Burrard and Comox Streets. This report brought to Council's attention the concern of the Engineering Department, St. Paul's Hospital and Lisogar Construction Limited regarding the traffic congestion on Comox Street which would result from traffic generated by both St. Paul's Hospital and the Hotel Development. Reference was made to letters from Mr. Roy Lisogar on behalf of St. Paul's Hospital and his Company requesting the City to widen the pavement in the 1000 Block Comox Street to City standards under local improvement procedures.

City Council approved the following recommendations:

- A. The pavement width of 32 ft. on Comox Street between Burrard and Thurlow be adopted.

Clause #7 Continued

- B. The Lisogar Construction Limited crossings be approved, subject to that firm giving firm assurance that it will bear the total cost of widening the pavement and constructing curbs and gutters on the north side abutting this property on the 32 ft. curb alignment prior to any use or occupancy of the hotel development in the event that a 32 ft. pavement has not been constructed on Comox Street, under local improvement procedures.

On July 9th, 1971, Council re-affirmed these recommendations when considering the City Engineer's report, replying to the letter dated June 14th, 1971 from the West End Community Council.

Subsequent to these reports, the following letters (copies attached) have been received:

- (a) Letters dated August 31st, 1971 and October 8, 1971 from Mr. V.M. Prescott, President of the First Canadian Land Corporation. This Corporation, owners of 264 ft. of property on the north side of Comox Street between Thurlow and Burrard Streets is opposed to the widening of the street and suggests a 'No Parking' restriction on Comox Street.
- (b) A letter dated September 22nd, 1971 from the Board of Parks and Public Recreation containing a resolution opposing the widening of Comox Street and suggests that no parking be allowed on Comox Street.
- (c) A copy of a letter dated October 21st, 1971 sent to Lisogar Construction Limited from Mr. C.G. McConville, Chairman of the Board of St. Paul's Hospital. Mr. McConville states that the Board is not opposed to the proposed widening but funds are not available to pay for the Hospital's share of the work.
- (d) A letter from Mr. A.R. Copeman dated September 21, 1971 objecting to the widening of Comox Street.

With respect to the advisability of installing a parking prohibition on both sides for the full length of the block, it should be noted that in addition to the needs of moving traffic, there is a requirement in this area for curb loading and short term parking for visitors. A parking prohibition would deny any visitor parking and although it would permit loading on both sides of the street there would be times when two-way traffic would be restricted to the use of a common lane.

It was pointed out in the report to Council, dated May 10th, 1971, that the need to widen the roadway on Comox Street from the existing 24 ft. to 32 ft. results from the traffic movements generated by the hospital, Mr. Lisogar's hotel and other developments in the block. Both the entrance to the hospital's Out Patient Department and to the hotel parking facility are located on Comox Street west of Burrard Street. Both of these will generate higher than normal traffic volumes in this block than would normally be found in a multiple dwelling area and it is desirable to permit uninterrupted flow of two-way traffic, especially in view of the emergency vehicles destined for the hospital.

However, in view of the fact that two of the four property owners on Comox Street, representing more than 50% of the assessed value will not sign the local improvement petition for the construction of a 32 ft. pavement on Comox Street, it is proposed that the paving project not proceed at this time and Lisogar

Clause #7 Continued

Construction Limited be required to 'bear the total cost of widening the pavement and constructing curb and gutter on the north side abutting this property (hotel site) on a 32 ft. alignment prior to any use or occupancy of the hotel development' as approved by Council on May 11th, 1971.

I RECOMMEND that:

- (i) The proposed widening of Comox Street between Burrard and Thurlow Streets not proceed at this time.
- (ii) Lisogar Construction Limited bear the total cost of widening the pavement and constructing concrete curbs and gutters on the north side abutting its hotel site on the 32 ft. curb alignment prior to the use or occupancy of the hotel development.
- (iii) A copy of this report as approved by Council be sent to those who have forwarded correspondence on the matter."

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

CONSIDERATION:

8. Railway Grade Crossing Fund

The City Engineer reports as follows:-

"The City of Windsor, in a communication dated November 23rd, 1971, requests the endorsement of the Vancouver City Council on the following resolution which was adopted by their Council on November 8th, 1971:-

'That the Minister of Transport be advised that in the opinion of this Council, the maximum permissible contributions from the Railway Grade Crossing Fund as set down by the Canadian Transport Commission, are totally unrealistic and should be again immediately reviewed with a view to amending them substantially upward in the light of today's costs and the necessity of grade separations in so many urban municipalities across the country.'

For a new grade separation that will eliminate an existing crossing at grade where the cost does not exceed \$625,000, the following formula is used:-

- 80% from Railway Grade Crossing Fund
- 15% from highway authority
- 5% from railway company

Where costs exceed \$625,000, the remainder is apportioned to the highway authority, or railway, or both. For reconstruction and improvement of a grade separation

- (a) that was in existence as of June 28th, 1955; and
- (b) in respect of which the railway company prior to such reconstruction and improvement contributed towards the cost of construction and the cost of maintenance or either of them;

the cost shall be apportioned pursuant to the following formula:-

- 50% or \$250,000, whichever is less from Railway Grade Crossing Fund
- 12½% or \$ 62,500, whichever is less from the railway company
- Balance payable by the highway authority.

The City Engineer concurs with the City of Windsor resolution."

Your Board submits the foregoing for the CONSIDERATION of Council.

RECOMMENDATIONS:

9. Services of Senior Pollution Control Officer
Greater Vancouver Regional District

A letter has been received from the Greater Vancouver Regional District requesting that our Senior Pollution Control Officer be made available to the District for a period of three or four months. A copy of the letter is circulated for Council information.

Your Board RECOMMEND that the City of Vancouver's Senior Pollution Control Officer be made available to the Greater Vancouver Regional District to assist in carrying out the preparatory work prior to the District commencing operations, it being understood that the District would reimburse the City for all costs in this connection and that the City would have first call on our Officer should the City require his services.

10. Supplementary Report re
Campbell Avenue Railway Crossing

The Corporation Counsel reports as follows:-

"On January 18, 1972, Council considered a report of the Board of Administration dated January 14, 1972, in which it was recommended that the sum of \$19,231.42 be paid to Canadian National Railway Company, being two-thirds of the expenses incurred by the Railway Company in maintaining watchmen at the Campbell Avenue railway crossing during the period January 1, 1965 to May 1967. The following questions were raised by Council as a result of this report:-

1. Q. Why did the Board of Transport Commissioners for Canada amend the cost-sharing formula with respect to the crossing on April 15, 1953, by increasing the City's share of the cost of maintaining the watchmen from one-third to two-thirds?
 - A. This amending order arose out of an application by the Great Northern Railway Company (successor to the Vancouver, Victoria and Eastern Railway and Navigation Company) that the City assume Great Northern's share of the cost of maintaining and protecting the crossing. The City opposed the application but the Board ordered the City to pay two-thirds of the cost of maintaining the watchmen, the remaining one-third to be paid by the National Harbours Board.
2. Q. Why is the Canadian National Railway Company claiming for costs of maintaining watchmen up to May 1967 when the order of the Board of Transport Commissioners for Canada closing the crossing was made September 16, 1966?
 - A. The actual closing of the crossing was not accomplished until the end of May 1967. In the interregnum it was debated as to whether or not the crossing ought to be kept open for fire protection purposes, however, it was found that Heatley Overpass gave sufficient access.

Clause #10 Continued

3. Q. Is the claim statute-barred?

A. The Canadian National Railway Company made its first claim in 1965. Subsequently it agreed to waive all claims for expenses incurred prior to January 1, 1965 and that upon proof of claim subsequent to January 1, 1965, all such claims would be submitted to Council. In the circumstances the claim is not statute-barred.

It is therefore recommended that the following recommendation contained in the Board of Administration report dated January 14, 1972, be adopted:-

'In the circumstances, it is recommended that the sum of \$19,231.42 be paid to Canadian National Railway Company upon receipt from the Railway Company of a release from all claims which the Railway Company may now or hereafter have against the City with respect to the said crossing.' "

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

(Council's action on January 18, 1972 and the Board of Administration report dated January 14, 1972 are circulated for Council's information).

FOR COUNCIL ACTION SEE PAGE(S) 226

SOCIAL SERVICE AND HEALTH MATTERS

RECOMMENDATION

1. West End Public Opinion Poll

The Director of Social Planning/Community Development reports:

"On November 19, 1971, Council approved an expenditure of \$2,700 by the Department of SP/CD from its Purchase of Outside Services account to finance a public opinion poll of West End residents. The results of the poll are to be made available to Council in conjunction with the policy guidelines for the West End which are being developed in co-operation with other City Departments. Preliminary results suggest that the survey will be of considerable assistance in this regard.

Unanticipated delays and costs have been encountered. These will postpone reporting of results until mid-February and have increased the budget to \$3,900; \$1,200 more than originally estimated and approved by Council. The original and revised budget figures are shown in Table 1 below.

The original budget was too inflexible for the type of survey undertaken. City Printing (Item 1) underestimated the cost of setting the questionnaire in print and the time required to collate and staple 30,000 questionnaires.

The interest and response of West End residents in the survey was higher than expected. Of the 2,000 questionnaires mailed to a selected sample of residents, 771 (34.3%) were mailed back. This is higher than surveys of this type normally expect and resulted in increased charges for the business reply envelopes (Item 2).

2,585 (10.75%) of the 24,000 questionnaires distributed in stores, schools and churches were returned. Many of these questionnaires were accompanied by extensive comments. It was considered advantageous to attempt to record these comments as well as the standard questionnaire responses. This resulted in overspending the budget in coding of the responses (Item 5), in keypunching the results onto computer cards (Item 6) and in the computer analysis of data (Item 7).

A survey consultant was hired to assist in all phases of this survey over a period of six weeks (Item 8). For the reasons stated above it is now necessary to extend this contract by three weeks.

Table 1

<u>Item</u>	<u>Original estimate</u>	<u>Revised estimate</u>
1. Printing Costs	\$ 700	\$1,020
2. Mailing Costs (including return envelopes)	125	150
3. Research Consultant (questionnaire design)	125	125
4. Publicity and Distribution	100	100
5. Coding	200	300
6. Key punching	300	500
7. Computer Analysis	150	255
8. Survey Consultant (at \$150 per week)	900	1,350
9. Miscellaneous (including printing of final report)	100	100
Total	<u>\$2,700</u>	<u>\$3,900</u>

Clause #1 Continued

The Director of Social Planning/Community Development recommends:

- (a) Council approve additional funds in the amount of \$1,200 for the West End Public Opinion Poll;
- (b) that these funds be charged to the Department of SP/CD's 1972 Purchase of Outside Services budget; and
- (c) that these funds be approved in advance of Council's approval of the Department's 1972 budget."

Your Board RECOMMENDS the foregoing report and recommendations of the Director of Social Planning/Community Development be approved.

FOR COUNCIL ACTION SEE PAGE(S) 126

HARBOURS AND PARKS MATTERS

RECOMMENDATION:

- 1. Architects' Agreement for Swimming Pool at Lord Byng High School

The Corporation Counsel reports as follows:-

"This department has been advised by the Superintendent of Parks and Public Recreation that the Park Board desires to enter into an architects' agreement with John H. Hanson and Vladimir Plavsic, Associated Architects, for the design and supervision of construction of a swimming pool on the grounds of the Lord Byng High School. This agreement must be executed by the City of Vancouver.

It is recommended that an architects' agreement be entered into between the City and John H. Hanson and Vladimir Plavsic, Associated Architects, for the design and supervision of construction of a swimming pool on the grounds of the Lord Byng High School, the architects' fee to be six percent of the cost of the work, the form of agreement to be to the satisfaction of the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 726

BUILDING AND PLANNING MATTERS

RECOMMENDATIONS

- 1. Rezoning: N/E Corner of 58th Avenue and Kerr Street

The Director of Planning and Civic Development reports as follows:

"At a Public Hearing held on April 9, 1970, Council approved the rezoning of the lands lying east of Kerr Street, south of 54th Avenue, i.e. for a distance of approximately, 1,650 feet east of Kerr Street and approximately 1,900 feet south of 54th Avenue, from an RS-1 One Family Dwelling District to a CD-1 Comprehensive Development District with the uses being restricted to apartments (both garden and high rise), town houses, senior citizens' and public housing, commercial uses including retail, service and entertainment, parks and ancillary uses to the foregoing. These lands include Lots 3 and 4, Block A, D.L. 334, being the north-east corner of 58th Avenue and Kerr Street.

On April 20, 1971, By-law #4550 was given three readings, rezoning the said area to CD-1, with the uses being restricted to:

'apartments (both garden and high rise), town houses, senior citizens' and public housing, commercial uses including retail, service and entertainment establishments, gasoline service stations, public parks, and ancillary uses to the foregoing; subject to such conditions as Council may by resolution prescribe pursuant to Section 565 (f) of the Vancouver Charter.'

On June 15, 1971, Lots 3 and 4, located at the north-east corner of Kerr Street and 58th Avenue were acquired by the Salvation Army for development with senior citizens' housing. On October 8, 1971, a development permit application was filed by Mercer & Mercer, Architects, on behalf of the Salvation Army.

On examination of the application and from discussion with the owners and the architects, it was found a portion of the structure contained a personal care home. A personal care home is considered an acceptable use but is not one specifically listed in By-law #4550.

At a meeting of the Technical Planning Board, the Director of Planning and Civic Development recommended that a report be submitted to Council requesting that the Director of Planning be instructed to make application to amend Section 2 of the CD-1 By-law #4550 by adding the following use: 'a personal care home' and with such application to be referred to the next Public Hearing, the application being considered by the Vancouver City Planning Commission prior to such hearing."

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

- 2. Public Housing Projects: Statements of Construction Costs

Your Board submits the following report of the Director of Finance:

"The final statements of costs have been received from Central Mortgage and Housing Corporation on Grandview Terrace and Carolina Court. A summary of the construction costs including land acquisition, interest added during construction and recoveries is as follows:

cont'd . . .

Clause 2 continued

	<u>Grandview Terrace</u> \$	<u>Carolina Court</u> \$
Construction, land acquisition and other costs	2,088,380.12	563,565.01
Interest during construction	150,655.43	48,991.94
Recoveries	<u>(12,426.27)</u>	<u>-</u>
Total Capital Cost	<u>\$2,226,609.28</u>	<u>\$612,556.95</u>
Amortization of capital cost over 50 years	<u>\$ 139,246.23</u>	<u>\$ 44,712.51</u>

The amounts of the annual amortization of capital costs have been verified by the Comptroller of Accounts.

The Statement of House Construction and Ground Service Costs for Grandview Terrace as at December 31, 1969, and Carolina Court as at December 31, 1970, have been accepted on behalf of the Federal-Provincial Partnership by Central Mortgage and Housing Corporation and the Province of British Columbia and it is in order for the City Clerk to indicate the City's acceptance by signing the Statements."

Your Board RECOMMENDS that the City Clerk be authorized to sign the Statements indicating acceptance by the City of Vancouver.

FOR COUNCIL ACTION SEE PAGE(S) 730

FIRE AND TRAFFIC MATTERS

RECOMMENDATIONS:

1. Hitch-Hiking Bays

The City Engineer reports as follows:

"This report refers to a communication received from the Citizens Council on Civic Development requesting consideration be given to the installation of specifically marked bays where hitch-hikers can be picked up and unloaded safely.

Hitch-hikers are generally not concentrated at any particular location, but are frequently spaced some distance apart waiting for rides at many locations throughout the City. We have no particular criteria to determine the optimum number or location. If a limited number of bays were constructed it is unlikely that hitch-hikers would walk to the nearest location to be picked up or accept being dropped off some distance from their destination.

It is estimated that the construction cost of such a bay, including relocation of sidewalks, catch basins, etc. would be approximately \$3,000. Many major arterials in the suburban areas are not of sufficient width to provide a bay and still maintain pedestrian sidewalks, and if property acquisition is therefore required, this could increase the cost to approximately \$3,600.

On the majority of the major arterials, where hitch-hiking is most prevalent, the curb lane is cleared during peak periods to facilitate moving traffic, and some disruption to the normal flow does occur when vehicles stop for hitch-hikers. In this regard, the Police Department feels that any additional encouragement of this practice, while it is not considered to be a significant problem at present, could become a serious problem in view of the continuing increase in traffic on the City streets. Furthermore, the Police do not wish to encourage hitch-hiking in view of the continuing increase of acts of violence to both hitch-hikers and motorists.

It is therefore RECOMMENDED that bays for hitch-hikers not be installed or marked specifically for this purpose."

Your Board RECOMMENDS the foregoing Recommendation of the City Engineer be adopted.

(Copies of the letter from the Citizens Council on Civic Development dated November 3, 1971 are circulated)

2. Vancouver Street and Traffic
By-law No. 2849 - Section 91.1.d
Re: Studded Tires

The City Engineer reports as follows:

"Section 91.1.d of the Vancouver Street and Traffic By-law No. 2849 permits the use of studded tires from October 1st of one year to March 31st of the next year. The B. C. Provincial Motor Vehicle Act (Section 19.04.C) permits the use of studded tires from October 1st of one year to April 30th in the next year.

Clause #2 Continued

Our present information indicates that the Provincial Government is not contemplating any immediate changes to the B.C. Motor Vehicle Act regarding the use of studs or the period in which the studs are permitted to be used.

The City Engineer RECOMMENDS that the Vancouver Street and Traffic By-law be amended to make the period of permitted studded tire usage in the City of Vancouver coincident with the dates in the B.C. Motor Vehicle Act, and that the Corporation Counsel be instructed to bring in the appropriate amendment."

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

3. Amendment to Parking Meter By-law

The Deputy Corporation Counsel reports as follows:

"The Parking Meter By-law, enacted in 1946, was passed pursuant to the 1921 Charter and at that time, imprisonment in default of payment could only be imposed after levying execution for the amount of the fine and being unable to recover sufficient goods to meet the fine. The by-law so provides, but under the current Charter, the judge has power to impose imprisonment in default of payment and, to be consistent, the Parking Meter By-law should be amended and I so recommend."

Your Board RECOMMENDS the foregoing recommendation of the Deputy Corporation Counsel be adopted.

(Copies of the proposed amendment are circulated for the information of Council).

FOR COUNCIL ACTION SEE PAGE(S) 131

Board of Administration, January 21, 1972. (FINANCE - 1)

FINANCE MATTERS

CONSIDERATIONS

1. Grant - Memorial Stone, re Gassy Jack Deighton

The City Clerk reports as follows:

"Two authors of a recently published book on Gassy Jack Deighton have formed a 'Gassy Jack Memorial Fund' to raise money for the purpose of placing a memorial stone on Gassy Jack Deighton's unmarked grave which is located in Fraserview Cemetery. It is estimated the cost will be about \$200 and the Gastown Merchants Association, the City of New Westminster and the general public are each being asked to contribute a quarter of this amount, with the City being asked to contribute the remaining quarter. A ceremony on the placement of the stone is scheduled for June 6th, the anniversary of Gassy Jack Deighton's funeral."

Your Board submits the foregoing request for the CONSIDERATION of Council.

(A copy of the letter from Gordon Soules Economic Research is circulated to Members of Council.)

2. Grant - British Columbia Sports Hall of Fame

The City Clerk reports as follows:

"City Council on April 20, 1971, when considering a request for a grant of an unspecified amount, from the British Columbia Sports Hall of Fame Society passed the following resolution:

'MOVED

THAT the Society be informed the contribution to this project being made by the Pacific National Exhibition is from Civic funds, and therefore the City Council does not approve any additional grant.

- CARRIED.'

Council, at that time, was advised that the Provincial Government had announced a \$100,000 grant and it was stated that the Pacific National Exhibition was making a similar grant. The total amount which the Society was endeavouring to raise was \$400,000. Similar requests for grants was made of other British Columbia municipalities.

The Chairman of the Society has again written requesting a token grant so that the City's name may be inscribed on the Founder's Plaque."

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copy of a letter dated December 17, 1971 from the British Columbia Sports Hall of Fame is circulated for the information of Council.)

Board of Administration, January 21, 1972 (FINANCE - 2)

CONSIDERATIONS (cont'd.)

3. Civic Luncheon - League for the Exchange of Commonwealth Teachers

The City Clerk reports as follows:

"For the last few years the Council has approved a Civic Luncheon and Tour of the McMillan Planetarium and Bloedel Conservatory to the League for the Exchange of Commonwealth Teachers.

The organization has again written requesting a similar luncheon and tour this year for about 17 persons from Great Britain and 10 executive members of the local organization. It is advised that when teachers from British Columbia visit Great Britain on this exchange program, they are entertained at Lancaster House by Her Majesty Queen Elizabeth, The Queen Mother.

The Teachers Association, University of British Columbia, and the Vancouver School Board have shared in welcoming the exchangees in various ways.

It is estimated that the cost involved will be approximately \$200.00."

Your Board submits the foregoing request for the CONSIDERATION of Council.

(A copy of letter dated January 3, 1972 is circulated for the information of Council.)

RECOMMENDATION

4. Court Recording, Provincial Courts - Family Division

The Administrator of Provincial Courts reports as follows:

'By a report dated November 25, 1971, Mr. A.R. Bethell, Administrative Analyst, recommended the establishment of a permanent fourth court. Included in the report was provision for the appointment of a Court Recorder I to serve that Court. It was also noted that, ". . . it is proposed to institute the use of recording equipment at the Provincial Courts (Family Division) at which time a special report on the matter will be submitted to Council". The recommendations were adopted by City Council on December 7, 1971.

Prior to that report all recording and transcription in the Provincial Courts (Family Division) had been done by Court Reporters. There are three established Court Reporter positions one of which is now vacant. It is recommended that one Court Reporter position be reclassified to a Court Recorder position, and that all four Court Rooms be wired for recording equipment but only sufficient equipment be purchased to supply two Court Rooms at this time. As the two remaining Court Reporter positions become vacant, they should be reclassified to Court Recorder positions and additional equipment provided.

The equipment required is in addition to the items listed in the supplementary 1972 budget proposals already submitted to the Comptroller of Accounts.'

Continued....

Board of Administration, January 21, 1972 (FINANCE - 3)

CLAUSE NO. 4 (continued)

Court Recording - Estimate of Annual Cost

Salaries: 2 Court Recorders x \$517.00 (2nd step)		
x 12 months		\$12,408
Fringe Benefits		1,240
Recording Tapes - 300 tapes @ \$8.50		2,550
Equipment Maintenance 4 x \$80.00		320
Office Supplies (estimated)		<u>200</u>
Total operating costs		\$16,718
Less estimated transcript sales		<u>1,200</u>
		\$15,518
Plus amortization of equipment costs \$6,720 -		
7 years at \$970		<u>970</u>
NET YEARLY COST ESTIMATE		<u>\$16,488</u>
<u>Note:</u> 2 Court Reporters I - \$703 (2nd Step) x 12		\$16,872
Fringe Benefits		<u>1,687</u>
		<u>\$18,559</u>
ANNUAL INDICATED SAVINGS		<u>\$ 2,071</u>

1972 BUDGET ADDITIONS & DEDUCTIONS

<u>Account</u>	<u>Total Deductions</u>		
6630-101	Salaries: 2 Court Reporters I to Court		
	Recorders I - 10 months		\$7,760 D
6630-105	Fringe Benefits		<u>920 D</u>
Total Deductions			8,680 D
	<u>Total Additions</u>		
6630-170	Office supplies and services		
6630-170	Supplies \$ 200		
6630-170	Recording Tapes 2,130		
	Equipment Maintenance <u>265</u>		
		\$ 2,595	
6633-317	4 Dictator Transcribers 4 x \$400	1,600	
6633-317	3 Input Mixers & cables 3 x \$150	450	
6633-317	12 Microphones, cables & stands		
	12 x \$140	1,680	
6633-301	2 Steno desks 2 x \$225	450	
6633-301	2 Steno chairs 2 x \$ 55	110	
6633-301	2 Electric typewriters,		
	I.B.M. Selectric 2 x \$665	<u>1,330</u>	
Less Total Additions			<u>\$8,215</u>
NET BUDGET ADJUSTMENT			<u>\$ 465 D</u>

Continued....

Board of Administration, January 21, 1972 (FINANCE - 4)

CLAUSE NO. 4 (continued)

Report of the Acting Director of Personnel Services

'With the introduction of recording equipment, the stenographic production of a verbatim court transcript will no longer be required. Instead, the incumbent will be responsible for ensuring that all court proceedings are adequately recorded and accurately transcribed as required. This is work at the Court Recorder I level, and I recommend that the vacant position of Court Reporter I be so classified effective when approved.

Note: As the positions of Court Reporter II (Mr. A. Robertson) and Court Reporter I (Mr. G. Anders) become vacant, they will be similarly reviewed.

This report has been discussed with the Business Manager of the Municipal and Regional Employees' Union who is in agreement.

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Vacant	Court Reporter I P.G. 21 (\$673-806)	Court Recorder I P.G. 14 (\$491-585)	When approved

Summary of Recommendations

The Administrator of Provincial Courts recommend that:

- (i) The report of the Acting Director of Personnel Services be adopted;
- (ii) Authority be granted to purchase the equipment noted above prior to 1972 budget approval;
- (iii) The tentative submitted budget of the Provincial Court (Family Division), be amended and added to in accordance with the proposals listed above.

Your Board

RECOMMENDS the foregoing recommendations of the Administrator of the Provincial Courts of British Columbia be adopted.

5. The Royal Astronomical Society:
Grant Request

The City Clerk reports as follows:

"A letter has been received from the Vancouver Centre of the Royal Astronomical Society of Canada advising that the Society will be holding its annual general meeting in Vancouver and Victoria. It is explained in the Society's letter that this is the first time that the R.A.S.C. has been to British Columbia and three out of four days will be spent by the 200 delegates in the Vancouver area. The Organization has received grants and subsidies from U.B.C., S.F.U., the Provincial Government and the City of Victoria and are requesting Council consideration of an unspecified civic grant. Your Board notes that Council has dealt with similar requests in the past as follows:

cont'd . . .

Board of Administration, January 21, 1972 (FINANCE - 5)

Clause 5 continued

- April 1971 Canadian Library Association
Re - Annual Conference - No Action Taken
- January 1972 I.O.D.E. - 71st Annual
Meeting - No Action Taken"

Your Board submits the foregoing for the CONSIDERATION of Council.

(Copies of the letter from the Society are circulated for the information of Council.)

INFORMATION

6. 1972 Assessment Roll

The Assessment Commissioner reports:

The following are the 1972 taxable Assessment Roll totals as at the Roll closing date of December 28, 1971. These totals will be subject to appeals to the Court of Revision.

1972 ASSESSMENT ROLL

SUMMARY OF TAXABLE VALUES

(1971 Comparative Amounts in brackets)

SCHOOL PURPOSES

Land	\$ 699,332,683	(\$ 658,899,065)
Improvements (Buildings, etc.)	898,305,581	(827,568,955)
Improvements (Machinery, Fixtures, etc.)	203,253,007	(184,893,233)

GENERAL PURPOSES

Land	\$ 1,605,599,879	(\$ 1,457,434,536)
Improvements (Buildings, etc.)	2,029,256,994	(1,822,201,378)

In May 1971 Council forwarded a report to the Honourable W. A. C. Bennett showing inequities in assessments caused by the 10% restriction on individual properties on the School Roll.

Since that time there have been discussions on the effect of the limitation between Provincial and City assessment officials. A printout of 1971 assessments showing the effect of the 10% limitation in respect of land and improvements in the City of Vancouver was requested by the Provincial Assessment Commissioner for examination and subsequently an order was received to reassess approximately 600 properties for entry into the 1972 assessment roll. This order allowed these properties to be assessed without the restriction.

The group affected included all classes of property throughout the City. (vacant land, residential, apartment, commercial, industrial)

As directed by Council a further report will be made on the effect of the 10% assessment increase restriction on the Assessment Roll for School Purposes when the necessary data can be assembled.

Your Board submits the foregoing for the INFORMATION of Council.

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTRECOMMENDATION

January 21, 1972

1. Temporary Help:
City Clerk's Office

The City Clerk reports as follows:

"I normally clerk the Court of Revision - Real Property during its meetings in February and part of March, and Council last year was good enough to authorize temporary help to relieve me to attend to other duties.

This year because of the work load of the office, I should like Council to authorize a similar arrangement for a period of twenty (20) working days to assist the Court of Revision and other duties, at an estimated cost of \$586.00, and further that the necessary funds be approved in advance of the department's 1972 budget estimates.

If approval is given, the Acting Director of Personnel Services will submit the necessary classification of the position to the Board of Administration for approval."

Your Board RECOMMENDS that the report of the City Clerk be approved.

FOR COUNCIL ACTION SEE PAGE(S).....131.....

BOARD OF ADMINISTRATION

PROPERTY MATTERS

JANUARY 21, 1972

RECOMMENDATION

1. Rental Review
N/S 6th Avenue, West of Cambie Street

The Supervisor of Property and Insurance reports as follows:-

"A portion of City-owned Parcel I, Block 279, D.L. 526, situated N/S 6th Avenue, comprising 16,064 sq. ft. was leased to Logan Mayhew Ltd. for 7 years expiring December 31st, 1971.

The lessees constructed a one-storey steel frame building comprising approximately 4,000 sq. ft. on the property and under the terms of the lease have the right to remove the building by February 29th, 1972. If the building is not removed, the City had the right to remove the building at the owner's expense.

The lessees have decided to remain in tenancy and will not remove the building, accordingly it reverts to the City as of March 1st, 1972.

Pending the redevelopment of this area of False Creek, it is proposed to grant the lessee a month-to-month tenancy at a rental of \$355.58 per month, plus taxes as of January 1st, 1972 for the land and a rent of \$620.00 per month, plus taxes as of March 1st, 1972 for the land and building.

The lessee has agreed to this proposal but asks that when the City requires the building removed that they be given the right to purchase the building, subject to the following conditions:-

- (a) Purchase price to be market value for removal. Such price to be fixed by mutual agreement or by an independent appraisal made by Bell-Irving Realty Ltd., or some other mutually acceptable certified appraisal firm. Cost of appraisal to be paid by Logan Mayhew Ltd.
- (b) Agreement as to conditions of removal to be satisfactory to Supervisor of Property and Insurance.

RECOMMENDED that the City enter into a month-to-month lease with Logan Mayhew Ltd and that they be given the right to purchase the building, subject to the foregoing conditions."

Your Board

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

2. Advance Purchases - Britannia Community Services Centre
1642 Napier Street

The Supervisor of Property and Insurance reports as follows:

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage I of the proposed Britannia Community Services Centre on the initiative of owners.

(Continued)

Clause No. 2 (Continued)

Lot 7, Block 38, D.L. 264A, known as 1642 Napier Street is located in Stage I and has been offered for sale to the City by the owner.

These premises comprise a one-storey and basement frame dwelling with a main floor area of approximately 723 sq. ft., erected in 1944 on a site 33' x 122', zoned RM-3. The dwelling contains 4 rooms, 5 plumbing fixtures, and is heated by an automatic gas hot-air furnace. There is a patent shingle roof and a stucco exterior which was applied in 1966, at which time the living room was enlarged and replastered. This dwelling is presently unoccupied.

Following negotiations with the owner, he has agreed to sell for the sum of \$17,600.00 as of December 31st, 1971. This price represents a fair and reasonable value for this property. Central Mortgage and Housing Corporation has reviewed this transaction and details thereof are entered in their records.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$17,600.00 on the foregoing basis, chargeable to Code #531/1215 - Advance Purchases - Redevelopment."

Your Board

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

3. Acquisition for Replotting - S.E. Sector
3672 East 54th Avenue

The Supervisor of Property and Insurance reports as follows:

Lots 7 and Amd. 8, Blocks 1 to 3, NE $\frac{1}{4}$ D.L. 335 is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21st, 1968. This property is one of the last two remaining properties to be acquired in the area bounded by 54th Avenue, Boundary Road, S.E. Marine Drive and Kerr Street. The acquisition of this property will mean that the necessary preliminary work can proceed without interruption.

This property consists of two large parcels of land at the S.W. corner of 54th Avenue and Boundary Road, with a total area of approximately 1.43 acres. Said property is zoned RS-1 and has subdivision potential. Lot 7 is improved with a 1 $\frac{1}{2}$ storey frame dwelling which has a main floor area of 673 sq. ft., plus full basement and was erected in 1927. This dwelling contains 6 rooms, 5 plumbing fixtures, has a patent shingle roof, wood siding exterior, a concrete foundation and is heated by an automatic gas-fired furnace. The dwelling is in good condition for age and type and is occupied by the owner. Accessory buildings include an old garage and 4 old storage sheds of various sizes, all in poor condition.

Following negotiations with the owner, he has refused to accept an offer of \$80,000.00 which is considered to be fair and reasonable value for this property and which amount is also substantiated by 2 independent valuations. Upon reviewing this matter with the City Solicitor, he has recommended that the property be expropriated, it being noted that said expropriation will not preclude negotiations towards a final settlement:

(Continued)

Clause No. 3 (Continued)

RECOMMENDED that,

- (a) the offer of \$80,000.00 made to the owner through the office of the Supervisor of Property & Insurance on behalf of the City of Vancouver be confirmed as representing due compensation for the property to be acquired.
- (b) since the City has failed to come to an agreement with the owner to acquire the said property for the said sum of \$80,000.00, the said property be expropriated and that the resolution for that purpose submitted under "Motions" be passed.
- (c) Mr. C.E. Morris be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owner by reason of such expropriation."

Your Board

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

- 4. Acquisition for Replotting
Champlain Heights
7115 Boundary Road

FOR COUNCIL ACTION SEE PAGE(S) 732
(*Balance of motion*)

The Supervisor of Property and Insurance reports as follows:

Lot 26, Blocks 1 to 3, NE 1/4 D.L. 335 is required for replotting purposes in connection with the expanded program of redevelopment in the S.E. Sector authorized by City Council on June 21st, 1968. This property is one of the last two remaining properties to be acquired in the area bounded by 54th Avenue, Boundary Road, S.E. Marine Drive and Kerr Street. The acquisition of this property will mean that the necessary preliminary work can proceed without interruption.

These premises comprise a 2 storey non-basement frame dwelling, with a main floor area of 816 sq. ft., erected in 1963 on a lot 62' x 374.93', zoned RS-1. The dwelling contains 3 rooms plus a den and storage area on the main floor, 3 rooms on the 2nd floor, 6 plumbing fixtures, part shake roof and part tar and gravel roof, stucco and wood siding exterior, concrete foundation and heat is supplied by an automatic gas-fired furnace. The dwelling which is in good condition for age and type also has an attached carport with sundeck. A landscape and nursery business is carried on at this site and accessory buildings include 4 greenhouses and 2 sheds of various sizes and conditions.

Following negotiations with the owners, they have refused to accept an offer of \$55,000.00 which is considered to be fair and reasonable value for this property and which amount is also substantiated by 2 independent valuations. Upon reviewing this matter with the City Solicitor, he has recommended that the property be expropriated, it being noted that said expropriation will not preclude negotiations towards a final settlement;

(Continued)

Clause No. 4 (Continued)

RECOMMENDED that,

- (a) the offer of \$55,000.00 made to the owners through the office of the Supervisor of Property and Insurance on behalf of the City of Vancouver be confirmed as representing due compensation for the property to be acquired.
- (b) since the City has failed to come to an agreement with the owners to acquire the said property for the said sum of \$55,000.00, the said property be expropriated and that the resolution for that purpose submitted under "Motions" be passed.
- (c) Mr. C.E. Morris be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the compensation payable to the owners by reason of such expropriation."

Your Board

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

* * *

FOR COUNCIL ACTION SEE PAGE(S).....732.....

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

January 13, 1972

A meeting of the Standing Committee of Council on Planning and Development was held on Thursday, January 13, 1972, at 11:15 a.m., in #1 Committee Room, third floor, City Hall.

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

ABSENT: His Worship the Mayor
Alderman Calder
Alderman Phillips

CLERK: M. James

The following actions of the Committee are submitted to Council for information.

INFORMATION

1. Fire Potential in Frame
Structures in RM-3 and RM-4 Zones

On October 26, 1971, Council passed the following resolution:

"THAT WHEREAS citizens have expressed concern about the potential spread of fire in frame structures in RM-3 and RM-4 zones;

AND WHEREAS public interest has been expressed about the fire safety in structures over 100 feet;

THEREFORE BE IT RESOLVED THAT a sub-committee of the Planning and Development Committee be established to meet with the Fire Chief and other relevant Department personnel to review allegations and recommend to Council appropriate policy changes."

In compliance with the instructions of Council, the Fire Chief and the City Building Inspector, under date of January 3, 1972, submitted a report dealing with the matter under two headings - Wood Frame Apartment Buildings and High Apartment Buildings.

In connection with the fire potential in wood frame apartment buildings the Fire Chief showed to your Committee slides taken of fires in apartment buildings and hotels in the City where fire doors were wedged open and where the fire doors were kept in a closed position. The report, in discussing the matter of fire doors and their efficiency in controlling the spreading of fires in frame structures, particularly suggests:

"It appears that one of the reasons fire doors are consistently wedged open is because there is not sufficient ventilation in hallways which results in a heavy build-up of cooking odours from the suites. Also, the layout of some heating systems is such when fire doors are closed the temperature build-up within the hallways becomes, at times, intolerable. Hot weather produces the same result."

cont'd . . .

Standing Committee on Planning & Development
January 13, 1972

7512

Clause 1 continued

Your Committee after reviewing the report with the Fire Chief and the City Building Inspector and discussing various aspects of the problem

RESOLVED that the Board of Administration report back to this Committee on the problem of encouraging owners to correct the lack of ventilation in hallways by mechanical ventilation systems so as to allow the ready acceptance of the closure of fire doors at all times and

FURTHER RESOLVED that the Board of Administration investigate and report back on the subject of regulations which may be introduced to reduce the incidence of fires in locker rooms and other noninhabitated areas in apartment buildings.

The meeting adjourned at approximately 12:00 noon.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S).....734.....