

CITY OF VANCOUVER  
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, October 3, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich  
Aldermen Bellamy, Brown, Ford, Gerard,  
Gibson, Harcourt, Kennedy,  
Marzari, Puil and Rankin

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend Paul Boschman of Mennonite Mountain View Church.

ACKNOWLEDGEMENT

The Mayor acknowledged the presence in the Council Chamber of students from Kitsilano Secondary School, participating in the K.A.T. Alternate Program, under the direction of Mr. David Morgan.

'IN CAMERA' MEETING

The Clerk reported there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,  
SECONDED by Ald. Gerard,

THAT the Minutes of the Regular Council Meeting of September 26, 1978, be adopted after amendment as follows:

"Insert the following at the foot of page 5:

'MOVED by Ald. Rankin,

THAT the City not be responsible for any portion of the operating deficit.

- CARRIED UNANIMOUSLY'"

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

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

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

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTSTransport of Dangerous Goods  
Through the City

Council agreed to vary the agenda to consider a City Manager's report dated October 3, 1978, on Transport of Dangerous Goods through the City.

The City Manager's report appended a report from the Task Force on Emergency Planning outlining the circumstances surrounding the recent chlorine leakage on September 25, 1978, in the 1800 Block Main Street. Also appended was the following interim agreement reached between Task Force and representatives of various industries and suppliers transporting dangerous goods through the City:

- "(1) All chlorine loads must be secured by the carrier to the satisfaction of the shipper. Full or part loads must not be transferred before it reaches its destination.
- (2) That companies dealing in the shipment of chlorine will encourage their customers to pick up and deliver prior to 3:00 p.m. each day, and will restrict shipment between 7:00 and 9:00 a.m.
- (3) That all cylinders and drums must be identified by way of markings indicating the hazardous material contained therein.
- (4) That an Emergency Response Form must be given to individual drivers transporting chlorine containers.
- (5) That all carriers must use designated truck routes as laid out in By-law 2849.
- (6) Consistent with Item No. 5, all carriers will use the most direct routes for delivery without any undue stops enroute.
- (7) Transport vehicles will be serviced prior to loading."

Deputy Chief Constable Oliver reviewed the reports of the Task Force and answered questions from Council as did Chief Fire Warden Birnie.

During discussion, Alderman Ford agreed to defer to a later date, a proposed motion that City officials meet with relevant industry representatives and agencies of other governments to co-ordinate disaster planning and to appoint an individual with authority to act in emergencies.

The City Manager indicated that the Task Force would be looking into the matters raised by Alderman Ford for report back to Council.

MOVED by Ald. Puil,

THAT the report of the City Manager dated October 3, 1978, be received for information.

- CARRIED UNANIMOUSLY

Regular Council, October 3, 1978 . . . . . 3

DELEGATIONS

1. Operation Dismantle

Mr. Roy McFarlane addressed Council and circulated a brief on behalf of Operation Dismantle. The brief requested that City Council endorse the organization's program which is to have the United Nations impose total and permanent nuclear disarmament upon all the nations on Earth, offer an effective peace-keeping force automatically to any nation that needs it and set up whatever principles and procedures to establish and maintain a world without war. Mr. McFarlane requested that Council hold a referendum to obtain the reaction of the Vancouver voters to its program.

MOVED by Ald. Rankin,

THAT Vancouver City Council endorse the program of Operation Dismantle.

- CARRIED

(Aldermen Gerard and Kennedy opposed)

MOVED by Ald. Rankin,

THAT Vancouver City Council hold a referendum on November 15, 1978, on the program of Operation Dismantle.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Kennedy, Marzari, Puil and the Mayor opposed)

MOVED by Ald. Puil,

THAT Vancouver City Council urge the four major Federal Government party leaders to give consideration to a national referendum on the ballot proposed by Operation Dismantle.

- CARRIED

(Aldermen Brown, Ford, Kennedy and the Mayor opposed)

2. Cultural Grant Appeals - Arts Club Theatre and Vancouver Playhouse

In accordance with approved procedure, the following organizations made representation before Council to appeal Council's decision on their grant applications:

(a) Arts Club Theatre

Mr. Bill Millerd, Arts Club Theatre, appealed Council's decision not to approve grants to the Theatre and requested that Council approve a grant of \$11,090.00 for partial rental of the Queen Elizabeth Playhouse for the run of the successful production "Same Time Next Year" that will help defray costs for the new facility on Granville Island.

MOVED by Ald. Gibson,

THAT Council approve a grant of \$11,090.00 to the Arts Club Theatre for partial rental of the Queen Elizabeth Playhouse for the run of the production "Same Time Next Year".

- LOST NOT HAVING  
RECEIVED THE  
REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gerard, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

cont'd....

DELEGATIONS (cont'd)

Cultural Grant Appeals (cont'd)

MOVED by Ald. Kennedy,

THAT Council approve a grant of \$4,500.00 to the Arts Club Theatre for partial rental of the Queen Elizabeth Playhouse for the run of the production "Same Time Next Year".

- LOST NOT HAVING RECEIVED THE REQUIRED MAJORITY

(Aldermen Bellamy, Brown, Ford, Gibson, Harcourt, Marzari, Puil and Rankin and the Mayor opposed)

MOVED by Ald. Brown,

THAT Council approve a grant of \$4,000.00 to the Arts Club Theatre for partial rental of the Queen Elizabeth Playhouse for the run of the production "Same Time Next Year".

- CARRIED BY THE REQUIRED MAJORITY

(Alderman Puil opposed)

(b) The Vancouver Playhouse Theatre

Mr. Michael Francis, Vancouver Playhouse Theatre, addressed Council and highlighted the Theatre's brief previously circulated to Council. The Vancouver Playhouse Theatre is appealing for a further grant of \$3,930.00 to cover rental of the Queen Elizabeth Playhouse for its remaining performances in 1978.

MOVED by Ald. Kennedy,

THAT an additional grant of \$3,930.00 to the Vancouver Playhouse Theatre towards rental of the Queen Elizabeth Playhouse for their remaining performances in 1978, be approved.

- CARRIED UNANIMOUSLY AND BY THE REQUIRED MAJORITY

UNFINISHED BUSINESS

1. Form of Ballot - Electoral Reform

Council on September 26, 1978, deferred consideration of the following memorandum from the City Clerk to this meeting:

"Council, on September 12, 1978, passed the following motion:

'THAT a plebiscite be put to the voters of the City of Vancouver in November, 1978, as follows:

"Are you in favour of electing Aldermen to City Council:

(a) By Areas \_\_\_\_\_

(b) At Large \_\_\_\_\_ " '.

cont'd....

Regular Council, October 3, 1978 . . . . . 5

UNFINISHED BUSINESS (cont'd)

Form of Ballot -  
Electoral Reform (cont'd)

As some Council members, during debate of the foregoing, felt that the wording on the ballot submitted in 1978 was not clear to the electorate, I am submitting a draft copy of the ballot that will be presented to the voters on November 15, 1978, and recommend that the ballot be approved as indicated."

MOVED by Ald. Ford,  
THAT the draft ballot be amended by striking out the word "areas" where it appears and substituting therefor the word "ward".

- CARRIED

(Aldermen Brown, Harcourt, Marzari and Rankin opposed)

Alderman Rankin questioned whether the above motion required eight affirmative votes and the Mayor ruled in the negative. The Mayor's ruling was challenged by Alderman Rankin and the question was put to Council "shall the ruling of the Chair be sustained".

The decision of the Chair was sustained with Aldermen Brown, Gibson, Harcourt, Marzari and Rankin opposed.

MOVED by Ald. Puil,  
THAT the order of the questions on the ballot including the explanatory paragraph, as they appear on the draft ballot submitted this day, be reversed.

- CARRIED

(Aldermen Ford, Gibson, Harcourt, Marzari and Rankin opposed)

MOVED by Ald. Marzari,  
THAT the City Clerk report back to the next meeting of Council on the cost of the following techniques of publicizing the plebiscite:

- (a) by a mail-out pamphlet
- (b) by newspaper ads.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy, Puil and the Mayor opposed)

COMMUNICATIONS OR PETITIONS

1. Strathcona Community Centre Improvement Project

Council noted a letter dated September 27, 1978, from the Board of Parks and Recreation on the Strathcona Community Centre improvement project. The letter requested that Council approve the following resolutions of the Board passed at its meeting on September 25, 1978:

"THAT funding of \$27,000 be allocated from the Board's General Facilities Renovation and Contingency account toward the Strathcona Community Centre project,

and further,

THAT City Council be requested to approve a re-allocation of Park Site Acquisition funds in the amount of \$35,312, toward the Strathcona Community Centre project, with proceeds from the Provincial Community Recreation Facilities Grant Program to be reimbursed to this account if approval of the grant is received,

cont'd....

Regular Council, October 3, 1978 . . . . . 6

COMMUNICATIONS OR PETITIONS (cont'd)

Strathcona Community Centre  
Improvement Project (cont'd)

and further,

THAT City Council be requested to award a contract on behalf of the Board of Parks and Recreation to Allan & Viner Construction Limited, in the amount of \$257,975, for the construction of the Strathcona Community Centre Improvement Project."

MOVED by Ald. Harcourt,

THAT the foregoing resolutions of the Board of Parks and Recreation be approved.

- CARRIED UNANIMOUSLY

2. Housing Developments Proposed  
for 2nd Avenue and Wallace

In a letter dated September 12, 1978, the Jericho Area Citizens' Association requested to appear before Council regarding the Dunbar Housing Co-Operative and the Greater Vancouver Housing Corporation developments proposed for 2nd Avenue and Wallace Street.

MOVED by Ald. Kennedy,

THAT the delegation request be approved.

- CARRIED UNANIMOUSLY

3. Soft Rock Cafe

Council on September 26, 1978, resolved

"THAT the restaurant license for the Soft Rock Cafe, 1921 West 4th Avenue, be suspended for three months."

Council noted a request from the owner/operator of the Cafe, Miss Patti Fiedler, to address Council this day to appeal the cancellation of her license.

Miss Fiedler addressed Council and read from her letter previously circulated in which she indicated that she has bought out her partner and is solely responsible for the policy and operation of the Soft Rock Cafe. If given the opportunity to reopen the restaurant under a new name, she will close the restaurant at 12:30 p.m. every night; musical entertainment would stop Sunday through Thursday at 11:00 p.m. and any amplified music would stop at 11:00 p.m. on Friday and Saturday. She requested that Council reconsider its decision and approve a conditional license for the premises at 1921 West 4th Avenue.

Mr. K. Armstrong, City License Inspector, indicated that if Council were to grant Miss Fiedler's appeal and establish firm guidelines for the operation of this establishment, then the City License Inspector could suspend the license immediately without recourse to Council should there be a violation of the guidelines.

MOVED by Ald. Rankin,

THAT this matter be referred to the Community Services Committee for further consideration at its meeting on October 12, 1978;

FURTHER THAT the City License Inspector submit to the Committee proposed guidelines for the operation of this Cafe.

- CARRIED

(Aldermen Brown and Puil opposed)

The Council recessed at 3:50 p.m., and, following an 'In Camera' meeting in the Mayor's office, reconvened in the Council Chamber at 4:50 p.m., with the same Members present with the exception of Alderman Puil.

CONDOLENCE

The Mayor announced that Mr. Walter Gage, former Dean of U.B.C., an able and dedicated servant of the University, a highly regarded member of the academic community and an able administrator passed away this afternoon. He requested that Council's condolences be conveyed to members of his family, and the Council concurred.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT  
SEPTEMBER 29, 1978

Works and Utility Matters  
(September 29, 1978)

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

- Cl. 1: Metric Conversion Progress Report
- Cl. 2: Sewer Separation in Stanley Park

Metric Conversion Progress Report  
(Clause 1)

MOVED by Ald. Bellamy

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

- CARRIED UNANIMOUSLY

Sewer Separation in Stanley Park  
(Clause 2)

MOVED by Ald. Gibson

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

- CARRIED UNANIMOUSLY

Building & Planning Matters  
(September 29, 1978)

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

- Cl. 1: Kitsilano N.I.P. - Tennyson School Playground
- Cl. 2: Kensington N.I.P. - Hiring of Consultant for Playing Field Design

Clauses 1 and 2.

MOVED by Ald. Ford

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

- CARRIED UNANIMOUSLY

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

Finance Matters  
(September 29, 1978)

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

- Cl. 1: Grant Request - B.C. Cancer Foundation
- Cl. 2: Proposed Addition to Operations Building  
Manitoba Works Yard
- Cl. 3: Two New Positions - Cordova House
- Cl. 4: Maintenance of Centennial Museum Complex

Grant Request - B.C. Cancer Foundation  
(Clause 1)

During consideration of this clause, the Director of Legal Services reported that he had subsequently met with the B.C. Cancer Foundation and arrangements have been made to permit them relief of 40% of their taxes. The B.C. Cancer Foundation has agreed with this arrangement.

MOVED by Ald. Rankin

THAT the City Manager's report and the oral report of the Director of Legal Services be received.

- CARRIED UNANIMOUSLY

Clauses 2 and 4

MOVED by Ald. Gerard

THAT the recommendations of the City Manager, as contained in clauses 2 and 4 of this report, be approved.

- CARRIED UNANIMOUSLY

Two New Positions - Cordova House  
(Clause 3)

MOVED by Ald. Gerard

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

- CARRIED UNANIMOUSLY

Alderman Harcourt requested that the Community Services Committee review the admitting policies of Cordova House. The Mayor so directed.

Property Matters  
(September 29, 1978)

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

- Cl. 1: Demolition - 4532 N.W. Marine Drive
- Cl. 2: Heather Civic Marina - Water Lot Lease from the Provincial Government
- Cl. 3: Montessori Day Care Centre Request for Land S/E Corner Arbutus and West 7th Avenue
- Cl. 4: East False Creek Garden/Park and Proposed Chinese Cultural Centre Development
- Cl. 5: Cancellation of Sale - N/S William Street between Cassiar and Skeena Streets
- Cl. 6: Lease of 4497 Belmont Avenue
- Cl. 7: Sale and Lease of City-Owned Property - E/S Kirkland between 46th and 47th Avenues and S/S Hadden between Sasamat and Trimble Streets



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

Property Matters (Cont'd)

Clauses 1 - 7 inclusive

MOVED by Ald. Gibson

THAT clause 1 of this report be received for information and the recommendations of the City Manager, as contained in clauses 2, 3, 4, 5, 6 and 7, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report  
(September 20, 1978)

Phase 2, Area 6, False Creek  
Ground Leases and Start of Construction

The City Clerk advised Council that this report had been withdrawn.

C. Manager's Report  
(October 3, 1978)

Transport of Dangerous Goods  
Through the City

For Council action on this report see page 2,

I. Part Report of Standing Committees  
on Planning & Development and  
Transportation.  
(October 3, 1978)

Block 35 - Development of City-owned Property  
at the Northeast Corner of Dunsmuir and  
Richards Streets.  
(Clause 1)

MOVED by Ald. Harcourt

THAT recommendations A, B and C of the Committee, as contained in this report, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Harcourt

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt  
SECONDED by Ald. Rankin

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

- CARRIED UNANIMOUSLY

MOTIONS

1. Appointment of Advisory Committee  
re Prostitution and Pornography

MOVED by Ald. Kennedy  
SECONDED by Ald. Gerard

THAT WHEREAS public opinion is split on the propriety of Council's interventions in the fields of prostitution and pornography; such interventions being interpreted as interference in the area of human rights;

AND WHEREAS regulatory measures are often deemed to be the imposition of the moral standards of Members of Council, despite which Council has nevertheless moved to wipe out 'Encounter Sessions' and to control businesses of this nature;

AND WHEREAS there is increasing evidence that certain streets are becoming more unsafe for women than at any time in the City's history;

THEREFORE BE IT RESOLVED THAT an Advisory Committee with Council representation be appointed to hear delegations, to collect evidence and to devise policies which might help law enforcement agencies to be more effective.

- LOST

(Ald. Bellamy, Brown, Ford, Gibson, Harcourt, Marzari, and Rankin opposed)

2. B.C. Hydro Cutbacks

MOVED by Ald. Rankin  
SECONDED by Ald. Marzari

THAT WHEREAS a letter dated August 31, 1978, was received from B.C. Hydro and Power Authority outlining further cutbacks commencing November 10, 1978, on seven routes;

AND WHEREAS further cutbacks will impair transit services in the City and Region and will cause more people to use automobiles, thereby increasing traffic congestion, pollution and City costs for street widening and maintenance;

THEREFORE BE IT RESOLVED THAT

1. Vancouver City Council strenuously oppose these cutbacks, and
2. City Council send a delegation to the Provincial Cabinet, Vancouver M.L.A.s and B.C. Hydro Board of Directors requesting a freeze on all transit service cutbacks until the Urban Transit Authority takes over April 1, 1979, and
3. The City develop as soon as possible a citizens' participation program for transit similar to the new G.V.R.D. participation program.

It was agreed by Council to deal with the above resolutions seriatim, as follows:

MOVED by Ald. Rankin  
SECONDED by Ald. Marzari

THAT Vancouver City Council strenuously oppose the proposed cutbacks by B.C. Hydro.

- CARRIED

(Ald. Kennedy and the Mayor opposed)

MOTIONS (Cont'd)

B.C. Hydro Cutbacks (Cont'd)

MOVED by Ald. Rankin

SECONDED by Ald. Marzari

THAT Council send a delegation to the Provincial Cabinet, Vancouver M.L.A.s and B.C. Hydro Board of Directors, requesting a freeze on all transit service cutbacks until the Urban Transit Authority takes over April 1, 1979.

- LOST

(Ald. Brown, Ford, Gibson, Gerard, Kennedy and the Mayor opposed)

MOVED by Ald. Rankin

SECONDED by Ald. Marzari

THAT the City develop, as soon as possible, a citizens' participation program for transit similar to the new G.V.R.D. participation program.

- LOST (tie vote)

(Ald. Bellamy, Ford, Gerard, Kennedy and the Mayor opposed)

ENQUIRIES AND OTHER MATTERS

Leave of Absence - Alderman Rankin

MOVED by Ald. Gibson

SECONDED by Ald. Marzari

THAT Alderman Rankin be granted leave of absence from November 16th to December 20th, 1978, inclusive.

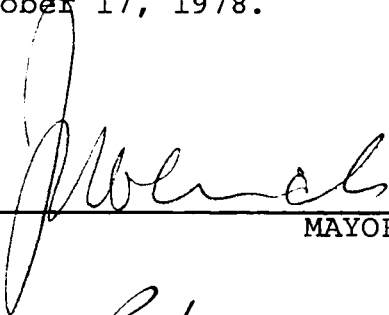
- CARRIED UNANIMOUSLY

\* \* \* \* \*

The Council adjourned at 5:20 p.m.

\* \* \* \* \*

The foregoing are Minutes of the Regular Council Meeting  
of October 3, 1978, adopted on October 17, 1978.

  
\_\_\_\_\_  
MAYOR

  
\_\_\_\_\_  
CITY CLERK

WORKS & UTILITY MATTERS

RECOMMENDATIONS

1. Metric Conversion Progress Report

The City Engineer, in his capacity as City Metric Co-ordinator, reports as follows:

"The City Metric Conversion Committee recently held its ninth meeting. Following is a description of accomplishments and proposals as of that meeting.

- A. All sewer design work is now being performed in metric units. Because of interactions with the G.V.R.D., Burnaby, and others, metric design elevations for sewers and other works will be on the Geodetic Datum, the nationwide standard. Computer print conversion booklets have been prepared to equate City datum elevations to corresponding Geodetic elevations. Metric land surveying equipment has been purchased for sewers and streets crews. We are seeking an Order-in-Council from the Province to enable assessment 'per front metre' for local improvement purposes. A Council report to this effect should be forthcoming shortly. Metric street and sidewalk design standards are under development. Traffic lane widths in metric have been established already. It is hoped that commencing October, 1978, all street/sidewalk design will be metric.

All surveying information within the Board of Parks and Recreation is now metric.

The City Building Inspector accompanied the Acting Metric Co-ordinator to a meeting of Greater Vancouver Metric Co-ordinators and proposed January 1, 1980, as a guideline date by which time all development permit applications should be submitted in metric units. After all affected City departments and boards agreed to this timing, a follow-up meeting was held September 8, 1978. At that meeting the guideline date was adopted by the Greater Vancouver Metric Co-ordinators, thereby providing developers a clear, uniform time frame in which to convert their design operations to metric. Metric development plans have already been received and have been processed without delay. At the recent City Committee meeting, it was unanimously recommended that the City set an example to developers in that all City building projects henceforth should be designed and constructed in metric. The Federal and Provincial Governments already operate under such policy. A report will be forwarded to Council on this matter in the near future.

Meetings have been held recently with representatives of B.C. Hydro, B.C. Tel, and the Provincial Government (B.C. Assessment Authority and Surveys and Mapping Branch) to initiate their joint participation in converting our maps to metric units. With cost sharing assistance from outside agencies, the City stands to improve mapping operations considerably, and at reduced costs, if a modern approach to mapping is taken. We will report to City Council on this very important project in the near future.

The second annual metric awareness survey was taken in April, and the results were not encouraging (see attached). Although a large majority of employees favour metric conversion, the percentage is well down from last year. However, most employees feel that the pace is 'about right', with some feeling that it is not fast enough. The questions on metric understanding reveal that there is widespread misunderstanding of basic metric units, especially among female employees. Virtually every employee in City Hall deals with items of measurement in the course of day-to-day activities. Therefore, it is crucial that they be trained to communicate in metric terms as these units supplant Imperial units for measurement.

The City Metric Committee has recommended a two-pronged strategy to accomplish general metric comprehension:

- (a) Replacement of the bi-monthly 'Metric Bulletin' posted on bulletin boards in civic buildings by articles appearing monthly in the 'Town Crier'.
  - (b) A stepped-up training programme, including classroom type sessions for anyone needing metric familiarization and specialized sessions for particular groups (such as construction personnel, inspectors, etc.).
- B. The Province's training officer has reserved time during October and November for Vancouver, should the City choose to take advantage of his (free) services. I feel that it would be to the City's benefit if all City Hall staff with significant need have the opportunity to attend a half-day familiarization session. Such

Clause No. 1 cont'd:

sessions would help eliminate confusion and build a constructive attitude toward metrics, while saving the City money by avoiding mistakes which could cause liability and time loss. I have tentatively reserved the service of the Province's training officer as follows:

- (i) October 30 - November 3: Group sessions on metric familiarization, to be held at City Hall, available to any civic employee requiring such training or reinforcement. The length of each session would be approximately three hours (two sessions per day).
- (ii) October 10 - 12: Intense, specialized sessions (40 persons each) on metric units in construction and mechanics, to be held at Manitoba Yard from 8:30 - 11:30, for outside branch superintendents and foremen of the Engineering Department and Board of Parks and Recreation, as well as inspectors from the Department of Permits and Licenses (funds to cover hourly employees and foremen estimated at \$2500 are available in the Metric Conversion Budget - 1978).

It is recommended that City Council approve these training sessions subject to the discretion of the Department Heads involved as to which employees should attend.

- C. Firemen are receiving metric training as part of their overall training program; however, the Police Department has not, as yet, formalized metrics as part of basic training for policemen.

At the recent City Metric Committee meeting, it was agreed that the time appears appropriate for metric conversion of Council reports. Already many metric terms have appeared in Council reports, but no policy has been formalized. Burnaby has been submitting all Council reports in metric (with Imperial equivalents following in brackets when appropriate) since January, 1978, and reports success in fostering metric understanding amongst Council members and the general public. I will be recommending that Vancouver adopt a similar policy as follows:

- (i) For measures in which the governing by-law, standard, tender, or practice has been converted to metric, all references in Council reports should be in metric only.
- (ii) For measures in which the governing by-law, standard, tender, or practice has not yet been converted to metric, all references in Council reports should be in metric, with the Imperial equivalent following in brackets.

The Committee also suggested that such policy should extend to City publications, including the Quarterly Review, Urban Reader, Town Crier, studies, brochures, advertisements, etc.

The Engineering Department is in the process of converting City vehicle weights to metric equivalents. Vehicles are receiving new Gross Vehicle Weight stickers, and the scale heads at Cambie Yard and Burns Bog landfill site are being replaced with registers capable of recording in metric. Maximum load signs for City bridges are being converted now that the metric Street and Traffic By-law has been approved by City Council.

A summary of by-law and standard progress was provided with the Committee meeting's minutes. An updated copy is attached for your information.

So many conversions hinge upon the conversion plan for City maps, that it is difficult to project a reliable overall conversion timetable until map conversion is decided. The major impetus of conversion over the next few months will be in converting standards and by-laws, design and construction operations, computer programs, and hopefully in educating staff who require metric familiarization. Of course, the greatest effort will continue to be put in preparing for mapping conversion."

The City Manager RECOMMENDS that Council approve the training sessions as described in Section B of the report, with Department Heads selecting employees to attend.

2. Sewer Separation in Stanley Park

The City Engineer, Director of Finance, and Superintendent of Parks and Recreation report as follows:

cont'd.

Clause No. 2 cont'd:

BACKGROUND

"At the present time virtually all the sanitary sewage from the Aquarium/Zoo area in Stanley Park, H.M.C.S. Discovery and the Yacht Clubs is discharged into Burrard Inlet. The Department of Environment has said that this is unacceptable and that provision must be made to direct this sewage back into the City system for transport to the Iona Island treatment plant. The Department of Environment also stated that a target date of December, 1978, would be appropriate for completion of the necessary work.

In response to the Department of Environment's concern the Engineering Department, as an interim step, arranged for H.M.C.S. Discovery and the Yacht Clubs to connect into the G.V.S. & D.D. trunk which discharges at Brockton Point (thus eliminating the discharging of raw sewage into Coal Harbour) with provision to connect into a new sanitary sewer that will be constructed from the Zoo area into the City sewer system via the pump station at Chilco and Georgia.

This new sanitary sewer has now been designed (including the necessary forcemain to serve Brockton Oval, etc.) and is estimated to cost \$300 000. The existing and proposed system are illustrated in Appendix A.

SOURCE OF FUNDS

Discussions about the source of funds have taken place between the City Engineer, the Director of Finance and the Superintendent, Park Board, and are summarized below.

Funds for this project are not included in the 1978 Sewers Capital budget nor was such a project anticipated in the Five-Year Plan. Consequently, no funds are available in Sewers Capital. Even with the large amounts of money being spent each year on sewer system replacement and upgrading to meet current pollution control guidelines, there is still a backlog of projects that should be done but are being postponed because of higher priority commitments.

Accordingly, three potential sources of City funds have been identified. These are:

- (a) Additional 1976-1980 Sewers Capital borrowing authority could be created by Council (\$300 000) to do this work. This could possibly help attract Sewerage Facilities Assistance Act grants in the future.
- (b) The Park Board could be instructed to reallocate funds within their approved 1.5M Supplementary Capital Budget. This action would necessitate dropping a number of other critically needed works currently being implemented or designed. The Superintendent of Parks and Recreation does not concur that this is a valid alternative.
- (c) Council could allocate funds from the 1979 Supplementary Capital Budget by advance approval in early 1979 and do the work in early 1979.

Other sources of funds could be pursued by the Park Board, perhaps because of the "special nature" of Stanley Park. The Park Board could seek cost sharing between the Park Board, Federal Government (H.M.C.S. Discovery) and the Yacht Clubs based on each facilities contribution (volume) of sewage into the system. However, it should be noted that H.M.C.S. Discovery and the Yacht Clubs have already spent money installing pumps and forcemains connecting (temporarily) to the G.V.S. & D.D. trunk leading to the Brockton Point Outfall and will be spending additional funds to extend their connections into the new sanitary sewer when it is available.

CONSIDERATION

The City Engineer, Director of Finance and Superintendent of Parks and Recreation submit the following for consideration:

- A. Council approve an increase in Sewers Capital Borrowing Authority (under the authority of Sec. 242 of the Charter) in the amount of \$300 000 to provide the funds for this work;

OR

cont'd....

MANAGER'S REPORT, SEPTEMBER 29, 1978 . . . . . (WORKS: A1 - 4)

Clause No. 2 cont'd:

B. The funds be provided from the 1979 Supplementary Capital Budget by advance approval in early 1979 and the work be carried out in early 1979.

AND

C. The Park Board be requested to pursue other sources of funding for this project as discussed in this report and if other sources of funds are found, Council's allocation of funds be reduced accordingly. The Superintendent of Parks and Recreation is of the opinion that deriving any further funds from the Yacht Clubs and the Federal Government is unlikely due to the funds they have already committed to sewer improvements and therefore the Superintendent does not concur with this recommendation."

The City Manager RECOMMENDS alternative (A) as the appropriate method of funding for this work.

FOR COUNCIL ACTION SEE PAGE(S) 170



BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Kitsilano N.I.P. - Tennyson School Playground

The Director of Planning reports as follows:

"On May 10, 1977 City Council approved the expenditure of up to \$35,000 from the Kitsilano N.I.P. budget to be used to construct a creative playground and to make general improvements to the school grounds at Tennyson School.

The work on this project has now been completed. However, the total cost of construction is \$45,174.06 (School Board Invoice #34214). In a letter, dated 1978-08-09, Mr. D. Moir, Head of Planning and Administration for the School Board, explained that this overrun came about largely due to unforeseen circumstances which arose during the construction stage. The major extra cost came from the need to bring in soil for the mounds, rather than using soil from the site, as this soil was felt to be unsuitable for planting. Also the type of cable used on the playground structure cost much more than was expected. Specifically the overrun can be attributed to the following items:

Soil for mounds	\$2,600.00
Aircraft cable	1,200.00
Asphalt	500.00
Labour	5,874.06
Total	<u>\$10,174.06</u>

There is no money for this project remaining in the Kitsilano N.I.P. Accounts. However, on January 10, 1978 City Council established a special account (#811-703) where money received from the sale of housing sites originally purchased with N.I.P. funds was set aside to be used for social and recreational projects in Kitsilano. There is presently a balance of \$60,000 in that account.

On September 6, 1978 the Kitsilano Citizens Planning Committee discussed this cost overrun from the Tennyson School Playground project and decided that this represented a legitimate extra expense which should be paid for out of the special account noted above.

The Director of Planning therefore recommends that City Council approve the appropriation of up to \$10,174.06 from Account #811-703 to be used to pay the balance of the cost of construction of the Tennyson School Playground N.I.P. project."

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

2. Kensington N.I.P.: Hiring of Consultant for Playing Field Design

The Director of Planning reports as follows:

"BACKGROUND

The Kensington N.I.P. Concept Plan was approved by City Council on April 4, 1978. Included in the Concept Plan was a tentative allocation of \$250,000 for improvements to Kensington Park. It was intended that these funds would go toward improving the playing fields, possible lighting of some of the fields and pathways, a creative playground, improved pathways and improvements to the existing community hall. Plans for improvements to Kensington Park will be developed this fall and will be submitted along with a recommended N.I.P. allocation for Council approval at a later date.

Clause No. 2 cont'd:

City Council, on July 11, 1978 approved an allocation of approximately \$400,000 from Kensington N.I.P. for the purpose of making up the funding shortfall for the construction of the Kensington Community Centre on Kensington Park.

PURPOSE OF REPORT

The purpose of this report is to recommend that the Park Board be allocated up to \$3,500 to hire a consultant, Amalgamated Recreation Engineers and Network Associates Limited (A.R.E.N.A.), to produce a preliminary design and estimate for the development of the northerly playing field on Kensington Park.

DESCRIPTION OF PROJECT

The northerly playing field on Kensington Park is heavily used for soccer and baseball. It also suffers from particularly poor drainage. Although the overall park design is not scheduled to begin until later this fall, it was decided to deal with the playing field as a separate project. The Kensington Citizens' N.I.P. Planning Committee has taken a strong interest in the alternative methods of playing field construction. Representatives of the Planning Committee have met with Park Board staff concerning this. It was agreed that A.R.E.N.A. should be retained as an outside consultant to produce a preliminary design based on a sand/membrane system. A.R.E.N.A. has had a wide range of experience in playing field construction.

The preliminary design phase would include overall site investigation with playing field construction recommendations including the determination of the class and type of field with approximate budgetary estimates for its construction. Written recommendations would be supported with a preliminary layout drawing. The cost of the consultant's work for this phase is \$3,500. Subsequent phases of input necessary from the consultant, if the preliminary design is proceeded with, would include: final design, consulting services during construction and preparation of an operating and maintenance manual.

The Province of British Columbia and Central Mortgage and Housing Corporation have been advised of and concur with the use of N.I.P. funds in this manner.

RECOMMENDATION

The Director of Planning recommends:

"THAT up to \$3,500 be appropriated from the Kensington Social/Recreational Budget account 891/8704 and be allocated to the Vancouver Park Board to commission A.R.E.N.A. to produce a preliminary design for the northerly playing field at Kensington Park. The costs will be shared as follows:

City	(25%)	\$ 875
Province	(25%)	875
Federal	(50%)	<u>1,750</u>
		<u>\$3,500"</u>

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

MANAGER'S REPORT, SEPTEMBER 29, 1978 . . . . . (FINANCE: A7-1)

FINANCE MATTERS

INFORMATION:

1. Grant Request  
B.C. Cancer Foundation

The Director of Legal Services reports as follows:

"Council on September 12, 1978, asked that I report on the question of the B.C. Cancer Foundation's eligibility for a tax exemption.

While it is difficult to say anything that has not already been said, the law is clear that all real property in the City is subject to taxation unless it comes squarely within the exceptions set out in Section 396 of the Charter. If this property, that is the property at 601 West 10th Avenue, is to be exempt, it would have to fall within Section 396(c)(i), which reads as follows:

'Real property of which an incorporated charitable institution is the registered owner or owner under agreement, while directly or through trustees therefor, and which is in actual occupation by such institution and is wholly in use for charitable purposes.'

The property in question cannot qualify at least at present because the Foundation is not in actual occupation nor is the property wholly in use for charitable purposes.

Contrary to Mr. Thornton's assertion, we are not taking and do not take a 'highly technical interpretation of the Charter.' In fact, the last time this property was checked, the only 'use and occupation' made by the Foundation was a small area for storage.

In short, there is no question in my mind that these premises do not qualify for tax exemption at the present time, but if the circumstances should change and the Foundation actually occupies these premises for their purposes, there would be no difficulty in making the property exempt."

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

RECOMMENDATION:

2. Proposed Addition to Operations Building  
Manitoba Works Yard

The Director of Civic Buildings reports as follows:

"Funds are provided in the Capital Budget for construction of a one-storey office addition to the Operations Building in the Manitoba Street Works Yard that is required by the year end to accommodate telemetric equipment for Waterworks.

A preliminary design for the work has been developed by this Department, however because of heavy workload, we cannot commit sufficient time to provide working drawings and specifications sufficient for competitive tender.

...../2

MANAGER'S REPORT, SEPTEMBER 29, 1978 . . . . . (FINANCE: A7-2)

Clause #2 continued:

Rather than employing an Architect to provide the required drawings, we believe the work can best be expedited by employing the original contractors who built the Manitoba Works Yard to act as Construction Managers, working on a cost-plus basis, to conclude this project. Consequently, we requested the contracting firm of Smith Brothers & Wilson to quote a ceiling price on the basis of our preliminary design and specifications for preparing the additional drawings they would require and building the addition. This expedient eliminates the time and cost of having complete documents drawn and calling tenders. The estimated time required for construction is 2½ months.

The builders, Smith Bros. & Wilson Ltd., have offered to complete the project for an upset price of \$49,800.00, a price that appears to be reasonable and is within the budget. No competitive proposals have been invited, however since the majority of the work will be carried out by sub-trades, competitive tenders will be requested for this sub-trade work.

It is recommended that Council

- (a) Accept the offer of Smith Bros. & Wilson Ltd., and
- (b) Authorize the Director of Legal Services to enter into a contract with Smith Bros. & Wilson Ltd. to provide the necessary drawings and carry out the work for cost plus 10% with a guaranteed ceiling price of \$49,800.00."

The City Manager RECOMMENDS the foregoing recommendation of the Director of Civic Buildings be approved.

**3. Two New Positions - Cordova House**

The Director of Civic Buildings reports as follows:

"Cordova House is meeting the need for specialized housing in the City of Vancouver. The residents have physical and mental health problems, acute drug dependencies, unacceptable social behavior patterns, therefore, cannot be housed in normal care facilities. The goals are to stabilize the resident's lifestyle at Cordova House, and then assist him towards independent living with the use of resources in the community.

The existing staff does not have the time or expertise to carry out the Cordova Program and this problem was discussed with the Executive Director of the Long Term Care Program on April 20, 1978. Verbal approval for two additional staff was given at that time.

On September 11, 1978, the Ministry of Health gave written approval of the revised 1978 operating budget which included 100 percent funding for the two following positions. Therefore, there is no cost to the City.

1 Activities Coordinator (Pay Grade 16)

1 Social Worker (Pay Grade 23)

I recommend approval of these positions and authorization for the Director of Personnel to proceed with the classifications."

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

4. Maintenance of Centennial Museum Complex

The Director of Civic Buildings reports as follows:

"At its meeting of May 2, 1978 Council approved \$100,000 from 1978 Supplementary Capital to carry out urgently required maintenance work at the Centennial Museum Complex. It was indicated at the time that at least another \$100,000 would be required early in 1979 to do other urgent work.

Work planned to be done as soon as possible is:

- Replace Planetarium seating	\$47,000
- Replace half of carpeting	<u>48,000</u>
Total	\$95,000

Within several years' time the remaining half of carpeting must also be replaced. It would be beneficial to buy all needed carpeting at once to take advantage of quantity discount, to avoid rapidly rising wool costs, and to ensure uniformity of colour. It is therefore recommended that all carpeting be ordered now, with half to be stored for later use. The funding required in addition to the \$100,000 allocated is approximately \$40,000.

The Director of Finance recommends that the total requirement of carpet be acquired through the Central Stores and maintained in the Stores inventory pending its installation. If this method is approved, Council recommend to the succeeding Council that the additional funding of \$40,000 be provided from Supplementary Capital in the 1979 and 1980 fiscal years.

It is recommended that Council:

- A. Approve the purchase of additional carpet for the Centennial Museum Complex;
- B. Approve the recommendation of the Director of Finance."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

FOR COUNCIL ACTION SEE PAGE(S) 171.....

PROPERTY MATTERS

INFORMATION

1. Demolition - 4532 N. W. Marine Drive

The Director of Civic Buildings reports as follows:

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

<u>PROPERTY</u>	<u>PROJECT</u>	<u>SUCCESSFUL BIDDER</u>
4532 N.W. Marine Dr. Lot 15, Block 129, D.L. 540	Resubdivision of Property	Simons Excavating Ltd.
<u>CITY TO PAY</u>	<u>CODE NO.</u>	
\$1,150.00	9407/0162"	

The City Manager has confirmed the above contract and submits the foregoing report of the Director of Civic Buildings to Council for **INFORMATION**.

RECOMMENDATIONS

2. Heather Civic Marina - Water Lot Lease from the Provincial Government

The Director of Finance reports as follows:

"On 19 October 1976 Council approved the following:

"That the purchase of Parcel A and the lease of Parcels B, C, D and E from the Provincial Government under the terms outlined in the City Manager's report dated September 15, 1976, be approved."

Parcel C, referred to in the resolution, is approximately 59,670 square feet of water lot which forms part of the water area used by the Heather Civic Marina. The Heather Civic Marina is mainly located on a City-owned water lot. Parcel C has now been surveyed and registered as Lot 3490, Group 1, New Westminster District. The terms referred to in the resolution included the following:

"20 year term, renewable for a further 20 years for use as a civic marina.....commencing April 1, 1976."

The purpose of this report is to obtain Council approval for a change in this term to 20 years with no stated renewal.

The original term was put to Council based on letters from the Development Consultant for False Creek to the Provincial Land Management Branch. It was understood that the term of 20 years plus a 20-year renewal was agreed by the Province. Through subsequent correspondence it has been clarified that the Province does not agree and that a 20-year renewal would be in conflict with their normal policy.

The Associate Deputy Minister of Land & Water Management does state that:

cont'd....

Clause No. 2 cont'd:

"The lease document indicates that upon expiry, if the Minister decides to re-lease the area, the Lessee (City) shall have the first right of refusal. As a matter of general policy, I am not aware of any occasion when leases have not been renewed provided the Lessee has used the leasehold area in accordance with the terms and conditions set down in the indenture."

Since the lease will probably be renewed, and since the Provincial water lot extends the size but is not crucial to the operation of the Heather Street Marina, the Director of Finance recommends that:

The term of the water lot lease for Lot 3490, Group 1, New Westminster District from the Province to the City be approved as 20 years from 1 April 1976."

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

3. Montessori Day Care Centre Request for Land

The Director of Social Planning reports as follows:

"On August 15th, 1978, City Council considered a request from the Montessori Day Care Centre to lease from the City the lot at the southeast corner of Arbutus and West 7th. The requested lot adjoins another City lot currently leased by the non-profit day care centre. Council referred the request to the Director of Social Planning for report on recurring complaints from area residents on the proliferation of social agencies located in the immediate area.

At present there are two non-profit day care centres and one pre-school in the area between West 6th and 8th Avenues, Arbutus and Maple. Most of the complaints from area residents have centered around the Montessori Pre-School which is housed in 3 trailers on the City-owned lot at the northeast corner of 7th and Arbutus across from the lot under consideration. When the City leased the lot to the pre-school group it was on the understanding that this was to be a temporary measure until the pre-school moves to a permanent facility on Granville Island. The Administrator of the Montessori Pre-School says that this move is scheduled for June, 1979. When this move is accomplished and the 3 trailers removed it is felt that the controversy surrounding this site will subside.

The day care society proposes to erect on the City-owned lot at the southeast corner of 7th and Arbutus a building similar to their present one and to landscape the property. With the new building the day care would accommodate another 4 children and offer an enriched program.

In the opinion of the Director of Social Planning the building and additional number of children proposed by the day care society would create less disruption in the area than does the present pre-school located across the street. The Director of Social Planning therefore supports the lease of the City-owned lot at the southeast corner of 7th and Arbutus to the Montessori Day Care Centre Society provided that the Society does not develop the lot or erect any buildings until the trailers on the lot at the northeast corner have been removed. Although this means a waiting period of several months the Society has not yet secured financing or applied for a development permit.

The Director of Social Planning recommends that:

cont'd....

Clause No. 3 cont'd:

The Director of Legal Services and the Supervisor of Properties prepare an agreement with the Montessori Day Care Centre to lease Lot 1, Block 305, District Lot 526, Plan 590 at the south-east corner of West 7th Avenue and Arbutus Street on a year-to-year basis at \$1.00 per year with the City retaining the right of cancellation on six months notice, provided that the Day Care Centre cut no trees on the property and properly maintain the land, and on the condition that no buildings be erected or improvements made on this property until the portable buildings on the City-owned property at the northeast corner of West 7th Avenue and Arbutus Street have been removed."

The City Manager RECOMMENDS approval of the above recommendation of the Director of Social Planning.

4. East False Creek Garden/Park (Federally funded Urban Demonstration Project and proposed Chinese Cultural Centre Development Acquisition of Unsubdivided portion of B.C. Hydro and Power Authority's Carrall Yards

The Supervisor of Properties reports as follows:

"On April 14, 1978, City Council approved the recommendation of the City Manager relative to the Director of Planning Report dated April 7, 1978, which comprised in part, the design concept for the Chinese Cultural Centre. Also contained in the report was authority for the Supervisor of Properties to negotiate for the purchase of land owned by B.C. Hydro and Power Authority known as Unsubdivided portion of Lot 1, D.L. 2037, subject to Federal Funding.

On May 21, 1977, the Federal Government allotted up to 1.5 million dollars toward the development of an East End False Creek Garden and Park, the offer to be effective from April 1, 1978 to March 31, 1980.

Negotiations with B.C. Hydro indicate that they are prepared to sell an unsubdivided .346 acre portion of Lot 1, D.L. 2037 to the City for a total sum of \$150,718.00 subject to the following conditions:-

- A. The completion of suitable arrangements to relocate the existing fuel island facility (former Creekview Service Station).
- B. Such relocation being dependent upon the approval of the newly formed Provincial Transit Authority.
- C. B.C. Hydro or the Provincial Transit Authority to retain rent free possession of the property for a period up to two years from date of sale.

The fuel island facility referred to, is required by Transit buses which are used in the rush hours from the outlying municipalities. After thier last trip into town in the morning, they are parked in the Carrall Street Yards and fuelled before leaving to be the first buses out of town in the afternoon rush hour. B.C. Hydro had a fuel island facility in the Carrall Street Yards but it was demolished last year to allow the City to construct the south by-pass route through B.C. Hydro Lands. While Hydro had plans for a new fuel island, there was no money allocated for construction and rather than hold up construction of the by-pass roadway, they agreed to use the old gas station on the subject site which had become vacant.

cont'd....



Clause No. 4 cont'd:

B.C. Hydro is not prepared to sell the property without the foregoing subject clauses as they are understandingly unwilling to make any substantial expenditures on Transit related facilities with the uncertainties posed by the new Provincial Transit Authority.

The Provincial Transit Authority is an unknown quantity at this time and there is no indication when it will be in a position to make a decision on relocating the fuel island. There are various estimates of the time required as being anywhere from two to five years.

The B.C. Hydro plans for a new fuel facility would have cost in excess of \$300,000.00, which would be far superior to that which was demolished and also to the old service station being used at the present time. The City has agreed to pay B.C. Hydro the depreciated value of the facility under the South By-pass Agreement. The cost of replacing the pump island cannot be determined until the new Transit Authority decides the size of facility they require or even whether this is the location for such a facility.

If the City delays the decision on acquisition, the cost of acquiring could be considerably greater as the offer by B.C. Hydro is considered to be less than market value, possibly as a result of the subject clauses. In addition, if the property is not acquired prior to March 31, 1980, the City will not be in a position to request reimbursement from the 1.5 million dollar fund allotted by the Federal Government which is mentioned earlier in this report.

In view of the foregoing, the Supervisor of Properties recommends that the .346 acre portion of Lot 1, D.L. 2037, be purchased for the sum of \$150,718.00 on the foregoing basis."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Cancellation of Sale - Proceeds to apply to second sale - 2 lots located north side of William Street between Cassiar and Skeena Streets

The Supervisor of Properties reports as follows:

"On March 7, 1978, City Council approved the sale of two lots described as Lots 18 and 19, except north 2.5 feet of each lot, Block 7, S.E.¼ Section THSL, Plan 2588. The gross sale price for each lot was \$32,900. As the offers to purchase were placed through a real estate company, the City paid commission in the amount of \$2,645.00, netting the City \$31,577. for each lot.

The purchaser has paid the initial 25% payment plus proportionate taxes, administration fees and Land Registry fees in order to register the Agreements-for-Sale. The second installment payment for each lot, plus interest for the period March 8th to September 6th at the rate of 11% became due on September 7th, 1978. As no payments were received, the purchaser was contacted and he advised he is unable to meet the payments for two lots. He has subsequently submitted a proposal whereby he wishes to cancel the purchase of Lot 19, and apply the money paid on that lot against the purchase of Lot 18.

cont'd....

MANAGER'S REPORT, SEPTEMBER 29, 1978 . . . . . (PROPERTIES: A9 - 5)

Clause No. 5 cont'd:

After forfeiting to the City the 5% deposit of \$1,645.00 and reimbursing the commission paid by the City to the real estate agent of \$1,322.50 the amount remaining which could be applied against the purchase of Lot 18 is \$5,606.06, calculated as follows:

25% Payment - Principal	\$8,225.00
Proportionate 1978 Taxes	326.36
Land Registry Fees	<u>37.90</u>
	\$8,589.26
Less: Land Registry fees paid to register agreement	13.20
: Land Registry fees to be paid to release agreement	2.50
: Commission paid by City	1,322.50
: Forfeit 5% - deposit	<u>1,645.00</u>
	<u>\$2,983.20</u>
Proceeds to be applied against Lot 18:	\$5,606.06

The purchaser has advised he would then pay out Lot 18 in full.

As the purchaser has advised he cannot financially handle the purchase of two lots, the Supervisor of Properties

Recommends that the sale of Lot 19, exc. N. 2.5', Block 7, S.E. ¼ THSL, be cancelled and that the net proceeds of \$5,606.06 as set out above be applied towards the purchase of Lot 18."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Lease 4497 Belmont Avenue

The Supervisor of Properties reports as follows:

"The City of Vancouver leases on a month-to-month arrangement, a small store and living quarters at 4497 Belmont Avenue, (Lease Account #7578) Lot H, Block 130, D.L. 540', to Kung Hoo Chow. The building is zoned C-1 and has been in the area for many years and has become an identifiable part of the community.

In addition to the store and living quarters there are also two suites which are rented out under separate agreements. The rentals for the entire building were reviewed recently and were increased to \$497.00 per month. The building is presently in the process of being upgraded.

A request has now been received from Mr. Chow for a three year lease, rather than the current month-to-month agreement. Recommended that the City of

cont'd....

Clause No. 6 cont'd:

Vancouver enter into a lease arrangement with Mr. Chow of 4497 Belmont Avenue for a period of three years at a rental of \$160.00 per month with a rental review every year; the terms and conditions to be to the satisfaction of the Supervisor of Properties and Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

7. Sale and Lease of City-owned Property

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board, tenders were called for the sale of the properties under item A following and under Council authority tenders were called for the lease of the property described under item B. Tenders were opened in public at 9:30 am Monday September 25, 1978.

The Supervisor of Properties recommends that the following offers to purchase and lease, being in each case the highest offer received and representative of current market values, be accepted and approved under the terms and conditions set down by Council.

- A. Lots 30 and 31, NE¼ D.L. 339, Plan 17100 and Lot 93, NE¼ D.L. 339, Plan 17187 - east side Kirkland Street between 46th and 47th Avenues (RS-1)

<u>NAME</u>	<u>SIZE</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
William A. Rite	Lots 30 & 31 33' x 107.5'±	\$34,000.00 each	City Terms at 11%	Public Utility Easement required over the east five feet of each lot.
William A. Rite	Lot 93 44.8' x 107.5'	\$41,050.00	City Terms at 11%	Public Utility Easement required over the east five feet.

- B. Lot 26 except the south 109', Block 130, D.L. 540 and 229 (now known as Lot D, Block 130, D.L. 540, Plan 17355) South side Hadden Avenue between Sasamat and Trimble Street. (RS-1)

<u>NAME</u>	<u>SIZE</u>	<u>PURCHASE PRICE</u>	<u>TERMS</u>	<u>CONDITIONS</u>
Ramon Angelo Orlando	65' x 109/127'	\$75,200.00	City Terms at 11%	60-year prepaid lease as set out in offer to lease and specifications."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

DISTRIBUTED TUESDAY

CITY MANAGER'S REPORT

October 3rd, 1978

TO: Vancouver City Council  
SUBJECT: Transport of Dangerous Goods Through the City  
CLASSIFICATION: INFORMATION

The City Manager reports as follows:

As a result of the recent chlorine leakage incident on September 25th which was reported briefly at the Council meeting on September 26th, the Mayor requested that a Task Force of Fire and Police, working with the Emergency Program Director, and with representatives of transportation and chemical industries, draft regulations dealing with the transportation of dangerous goods on City streets. Attached for Council's information is Appendix "A" which details the chlorine leakage incident.

In accordance with the Mayor's instructions, the Task Force has, through a series of meetings, developed in conjunction with the principle companies, interim guidelines for the transport of chlorine within the City of Vancouver. These interim guidelines are attached as Appendix "B".

Your officials had been meeting on the matter of emergency planning prior to the chlorine spill incident and through the Task Force will continue to meet and develop possible by-law changes and procedural agreements with industry, for the transport of dangerous goods on City streets. Your officials will also consider the newly proposed Federal Act - Transportation of Dangerous Goods Act - which has recently received first reading.

It is anticipated that the report detailing these proposed changes will come forward to Council within the next month.

The City Manager submits the foregoing report for Council's INFORMATION

FOR COUNCIL ACTION SEE PAGE(S) 165.....

PART REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL  
ON  
PLANNING AND DEVELOPMENT  
&  
TRANSPORTATION

OCTOBER 3, 1978

A meeting of the Standing Committees of Council on Planning and Development & Transportation was held in the No. 1 Committee Room, Third Floor, City Hall, on Tuesday, October 3, 1978 at approximately 9:30 a.m.

PRESENT : Alderman Harcourt, Chairman  
Alderman Bellamy  
Alderman Brown  
Alderman Ford  
Alderman Rankin

ABSENT : Alderman Gibson  
Alderman Kennedy  
Alderman Puil

CLERK TO THE  
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Block 35 - Development of City-owned Property at the  
Northeast Corner of Dunsmuir and Richards Street

The Committees considered a report of the City Manager dated September 29, 1978 (copy circulated) in which the Director of Planning outlines the results of further examination by the Consultant and Civic staff of the use of the City lane, Lot 18 and the sidewalk on Richards Street and provides background information on development options and costs for the proposed urban open space development together with information on appointment of an Architect.

On September 12, 1978 Council referred recommendations on the park concept back to the City Manager for further consideration and report on proposed development costs.

One of Council's concerns was the Consultant Architect's proposal to incorporate the lane with the open space development for integration with the senior citizens' development at 444 Dunsmuir Street.

The Consultant Architect, while taking into consideration the concerns of the City Engineer and the objectives of the Director of Planning, and after further discussions with Civic staff, believes it possible to adjust the Concept proposals to enable access and visual integration to occur between the open space development and the Senior Citizens' Centre while not closing the lane to traffic nor interfering with utility corridors. The Director of Planning considers that this issue can be satisfactorily resolved at the detailed design stage.

The Consultant Architect, after discussions with Engineering and Planning Department staff believes that the open space edge at Richards Street can be adjusted to deal with urban design as well as Engineering concerns.

cont'd....





Part Report to Council  
 Standing Committees of Council  
 on Planning and Development  
 & Transportation  
 October 3, 1978

(I-4)

Clause No. 1 cont'd:

Present for the discussion were:

Mr. B. Freschi )  
 Mr. J. Sproule ) Consulting Architects

Mr. R. Foxhall )  
 Mr. A. Pawlovich ) B.C. Hydro

Mr. S. Cripps ) Park Board

Mr. Freschi with the aid of a model and slides, presented the design concept of the urban park to the Committees. To overcome some of the Council's previous concerns with respect to pedestrian scale and amenities, the slide presentation included several slides taken with a modelscope enabling the Committees to gain an insight to the park concept from the ground level indicating the nature of the arcaded area.

A lengthy discussion followed on the various options. When asked if option (iv) were chosen, could the proposed park concept be developed at a later stage, Mr. Freschi indicated it would not be possible as there would be no integration with the Hydro structure underneath.

A member of the Committee indicated that selection of an option would be a key decision. If the City wants to develop Downtown Vancouver, money spent on this park concept could give an incentive to owners to upgrade the area.

With respect to timing, Mr. Foxhall advised that by this time next year, B.C. Hydro has to be in a position of considering contracts and start of construction by the end of 1979. By spring, 1982 the project would have to be completed.

Mr. K. Dobell, Acting City Manager, advised that a dollar figure should be set and the design would have to accommodate it.

A suggested figure was \$900,000 to be taken from the 1979, 1980, 1981 Supplementary Capital Budgets. Mr. E. Crickmore, Central Area Planning, advised that an amount of money would be required in 1979 for purchase of trees, etc. This was re-iterated by Mr. Cripps of the Park Board.

Mr. P. Leckie, Director of Finance, noted for the Committees' information that \$900,000 in 1978 dollars would really be approximately \$1,300,000 over the three year period, allowing for inflation.

Mr. Crickmore enquired if the architect was to allow for future roof. The Committees were advised that if option (ii) were chosen the concept could be completed at a later date, with all the components as proposed by the architect consultant.

The Committees

RECOMMENDED,

1. THAT the question of the use of the lane, and Richards Street sidewalk be resolved at the detailed design stage given that the lane will not be closed to traffic, there will not be interference with the utility corridor, and Richards Street will not be narrowed.

cont'd ....



Part Report to Council  
Standing Committees of Council  
on Planning and Development  
& Transportation  
October 3, 1978

(I-5)

Clause No. 1 cont'd:

- B. THAT option (ii), the proposed concept, with a maximum initial development expenditure of \$900,000 in 1978 dollars, including all fees, staged over a number of years, be approved.
- C. THAT the Director of Civic Buildings report to City Council as soon as possible on the appointment of an Architect, together with the proposed fee structure, source of funding etc.

The meeting adjourned at approximately 11:50 a.m.

\* \* \*

FOR COUNCIL ACTION SEE PAGE(S) 172