

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 27, 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.

'IN CAMERA' MEETING

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

ADOPTION OF MINUTES

MOVED by Ald. Bellamy,
SECONDED by Ald. Harcourt,
THAT the Minutes of the Regular Council meeting (with the exception of the 'In Camera' portion) of June 20, 1978, be adopted.

- CARRIED UNANIMOUSLY

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The Council recessed and reconvened at 2:20 p.m., following the Special Council meeting (Public Hearing).

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COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
SECONDED by Ald. Gerard,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

- 1. D.P.A. - 2677 East Broadway
Solarium Addition to Senior
Citizens Apartment

Council on June 13, 1978, heard representations from Mr. V.H. Delgatty, Architect and Rev. Allon Hornby, applicant, on the Director of Planning's refusal of a development permit application to construct a 1,047 sq. ft. solarium addition to the existing senior citizens apartment at 2677 East Broadway. It was then moved by Alderman Harcourt:

"THAT the Floor Space Ratio attached to the present CD-1 By-law for this property be amended from the present maximum of 1.22 to a maximum of 1.24, and the Director of Planning be requested to issue development permit application #79828 to the Broadway Manor Senior Citizens apartment at 2677 East Broadway."

cont'd....

UNFINISHED BUSINESS (cont'd)

D.P.A. - 2677 East Broadway
Solarium Addition to Senior
Citizens Apartment (cont'd)

Alderman Rankin then moved the following deferral motion which was carried:

"THAT the above motion be deferred and the Director of Planning re-canvass those neighbours who had objected to the proposed development to determine their present views on this proposed development for report back to Council in two weeks. In the meantime, the Director of Planning be requested to process development permit application #79828."

In a memorandum dated June 27, 1978, the Director of Planning advised that a petition signed by 11 neighbouring property owners objecting to the proposed addition was received by his Department. The petitioners are objecting to the proposed addition because of view and sunlight obstruction to their properties and the traffic and parking problems in the area.

MOVED by Ald. Harcourt,

THAT the Floor Space Ratio attached to the present CD-1 By-law for this property be amended from the present maximum of 1.22 to a maximum of 1.24, and the Director of Planning be requested to issue development permit application #79828 to the Broadway Manor Senior Citizens apartment at 2677 East Broadway.

- CARRIED

(Alderman Brown opposed)

COMMUNICATIONS OR PETITIONS

1. Street Name Changes
in Champlain Heights

In a letter dated June 18, 1978, the Vice President of the Killarney Champlain Citizens for Action Association, requested to appear before Council to speak to the Manager's report dated April 14, 1978, on 'Street Name Changes - Champlain Heights'. Council on April 18, 1978, approved the City Manager's report on this topic.

MOVED by Ald. Rankin,

THAT the delegation request from the Killarney Champlain Citizens for Action Association be granted.

- CARRIED UNANIMOUSLY

2. D.P.A. - 1180 West 15th Avenue
Personal Care Home

Mr. W.A. Street, Street & Company, in a letter dated June 22, 1978, requested an opportunity to address Council later this day when the report of the Standing Committee on Planning and Development dated June 15, 1978, on 'Personal Care Homes - Guidelines', was before Council for consideration.

MOVED by Ald. Rankin,

THAT the delegation request from Mr. Street to appear later this day be granted.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS (cont'd)3. Administration Dispute at
Vancouver General Hospital

In a letter dated June 26, 1978, the Executive Director of the Registered Nurses' Association of B.C., requested an opportunity to address Council on the current dispute between the administration and the nurses at Vancouver General Hospital.

MOVED by Ald. Rankin,

THAT the foregoing delegation request from the Registered Nurses' Association of B.C. be granted.

- LOST

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

4. Brock House -
Heritage Designation

The Chairman of the Vancouver Heritage Advisory Committee in a letter dated June 26, 1978, advised that the Committee on June 26, 1978, agreed to recommend to Council that Brock House, 3875 Point Grey Road, be designated a Heritage building. The Chairman advised that the Park Board has agreed to the designation and will not seek compensation because of designation.

MOVED by Ald. Brown,

THAT the heritage designation of Brock House be deferred to the regular Council meeting on July 11, 1978, for determination.

- CARRIED UNANIMOUSLY

5. B.C. Urban Transit Authority Act

The Hon. Hugh A. Curtis, Minister of Municipal Affairs and Housing, in a letter dated June 20, 1978, indicated he wishes to proceed as expeditiously as possible towards the implementation of the B.C. Urban Transit Authority Act. He requested Council to submit recommendations for appointment of Regional Transit Commissioners. He also requested Council submit any comments or advice it may have on the financing formula for the new Transit Authority.

The Mayor agreed to circulate a memo to Council requesting nominations for appointment of Regional Transit Commissioners. He also anticipates the whole matter of the Urban Transit Authority will be before Council in the near future.

MOVED by Ald. Gibson,

THAT the letter from the Hon. Hugh A. Curtis, be received.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTSA. MANAGER'S GENERAL REPORT
JUNE 23, 1978Works & Utility Matters
(June 23, 1978)

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

- Cl. 1: Closure of Portion of Lane South of
Broadway East of Highbury
- Cl. 2: Hastings Street Viaduct

Clauses 1 and 2

MOVED by Ald. Puil,
THAT the recommendations of the City Manager contained in
Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

Harbours & Parks Matters
(June 23, 1978)Termination of Central Park
Agreement and Assignment of
Lease (Clause 1)

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(June 23, 1978)

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

- Cl. 1: D.P.A. - 3183-85 Point Grey Road
- Cl. 2: Riley Park N.I.P. - Main Street Beautification
and Tree Planting

Clause 1

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

- CARRIED UNANIMOUSLY

Clause 2

When considering this Clause, Council noted a letter dated June 12, 1978, from the Main Street Merchants' Association urging City Council to approve the N.I.P. proposal for the Main Street Beautification Program.

MOVED by Ald. Ford,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

cont'd....

CITY MANAGER'S REPORTS (cont'd)Building & Planning Matters
(June 23, 1978) (cont'd)Riley Park N.I.P. - Main Street
Beautification and Tree Planting
(cont'd)

MOVED by Ald. Kennedy in amendment,
THAT the following be added to recommendation B:

"on the understanding that the street work be to
normal City standards".

- LOST

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

Licenses & Claims Matters
(June 23, 1978)Rory's Towing Ltd. & Westburn
Services Ltd. - Licenses (Clause 1)

Mr. R. Washtock of Rory's Towing Ltd., addressed Council
and stated the reasons for the problems his company has
encountered is by-law complexity.

During discussion, reference was made to the fact that
Autow Towing Company has also been found to have committed a
number of infractions against the By-law. The Mayor requested
the City Manager to report on the situation related to Autow.

MOVED by Ald. Harcourt,
THAT this Clause be referred to the Standing Committee on
Community Services for consideration and recommendation to
Council.

- CARRIED

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

C. Convention Centre Proposal

When considering a report of the City Manager dated June 20,
1978, on this matter, Council noted a number of letters from
various organizations supporting the concept of a convention
centre at Pier B-C. Council also noted a report dated June 15,
1978, from the Vancouver City Planning Commission on current
proposals for trade/exhibition/convention centres.

The Director of Finance and the City Engineer indicated
that they are in favour of the convention centre proposal but
do not favour the present financing proposal.

During discussion, it was suggested that Council consider
an allocation of up to \$5 million towards capital costs of the
project. However, a motion to this effect was withdrawn.

MOVED by Ald. Harcourt,

THAT the City express its appreciation to the Provincial
Government for the initiative it has taken regarding a convention/
trade centre, and that the Province be invited to establish a Task
Force jointly with the City to pursue the convention centre
investment decision in the manner set out in this report, with the
Federal Government and the business community being invited to
participate in the Task Force. The Task Force to include
consideration of the following:

- (a) structure and responsibility for management and
operation of the convention/trade centre.

cont'd....

CITY MANAGER'S REPORTS (cont'd)Convention Centre Proposal
(cont'd)

- (b) responsibility for operating deficits.
- (c) determination of capital costs and sources and allocation thereof.
- (d) definition of and limitation on the City's financial responsibility.
- (e) basis for obtaining air-space lease from the National Harbours Board.
- (f) other facilities that may be considered supportive or necessary to the successful operation of the trade/convention centre.
- (g) budgetary needs.
- (h) participation by Marathon Realty.

The Task Force would report before the end of September, 1978.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT Council inform the Provincial Government that it cannot accept the present proposal for a convention/trade centre to be run by the City within the suggested funding formula.

- LOST

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

MOVED by Ald. Marzari,

THAT the City carry out a cost benefit analysis on the proposed convention/trade centre at Pier B-C.

(Deferred)

MOVED by Ald. Harcourt,

THAT the above motion of Alderman Marzari be deferred pending report back from the City Manager on what this would entail.

- CARRIED UNANIMOUSLY

MOVED by Ald. Brown,

THAT the composition of the Task Force and the Steering Committee, to which the Task Force would report, be submitted to the next meeting of Council.

- CARRIED UNANIMOUSLY

CIVIC RECOGNITION - Mr. Alan Best and
Mr. William Livingstone

At this point in the proceedings, Civic Merit Awards were presented to Mr. Alan Best, former Curator of the Stanley Park Zoo and to Mr. William Livingstone, former Deputy Superintendent of Parks, Vancouver Park Board.

Mayor Volrich paid tribute to Messrs. Best's and Livingstone's service to the citizens of the City and presented them with Civic Merit Medals and a copy of the formal inscription in the Civic Merit Award Book.

The recipients responded in appreciation.

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The Council recessed at approximately 4:05 p.m. and following an 'In Camera' meeting in the Mayor's Office, reconvened in open session in the Council Chamber at approximately 5:00 p.m., with the same members present.

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DELEGATIONS

1. Rezoning Applications -
5660 and 5670 Yew Street

In a City Manager's report dated June 14, 1978, the Director of Planning reported that rezoning applications have been received as follows:

- (a) From Mr. R.A.W. Elliot and Mr. L.G.F. Cooper, Accountants, to renovate an existing residential home for their personal use to carry on a private practice of chartered accountancy in the Kerrisdale area (5660 Yew Street)
- (b) Mr. W.S. Munroe and Mr. P.C. Crawford, Barristers and Solicitors, to construct solely for their own personal use a professional building to carry on their own private practice of law in the Kerrisdale area (5670 Yew Street).

The Director of Planning recommended that these applications not be approved as he cannot support the introduction of commercial uses across a lane into a residential community when evidence exists to indicate that presently zoned C-2 Commercial properties in the Kerrisdale community are not presently utilized and could be redeveloped to provide suitable space.

Mr. W.S. Munroe addressed Council on behalf of the applicants and requested that these rezoning applications be forwarded to a Public Hearing.

MOVED by Ald. Puil,

THAT the rezoning applications be referred direct to a Public Hearing.

- CARRIED

(Alderman Rankin opposed)

DELEGATIONS (cont'd)

2. D.P.A. - 3655 West 10th Avenue
Gordon Import Autos Limited

In a Manager's report dated June 20, 1978, the Director of Planning reported for information and clarification, the history of the application by Mr. I.R. Gordon of Gordon Import Autos Limited, to use an adjoining site to the present car sales business for off-street parking purposes. In his report, the Director of Planning commented on certain statements made by Mr. Gordon relating to his application.

Mr. Gordon addressed Council and read from his letter dated June 15, 1978, requesting approval of his development permit application. According to Mr. Gordon, the reason given for refusal of his application was that objections were received by the Planning Department from neighbouring property owners, in response to a questionnaire mailed to them by the Planning Department. Mr. Gordon advised that he has spoken to all the property owners in the 3600 Block West 10th Avenue and only one of them was not in favour of the proposal.

MOVED by Ald. Harcourt,

THAT the Director of Planning be requested to give favourable consideration to approval of the development permit application from Gordon Import Autos Limited to use an adjoining site to the present car sales business for off-street parking purposes.

- CARRIED

(Alderman Brown opposed)

3. Lease of Nat Bailey Stadium

Before Council was a report of the City Manager dated June 22, 1978, in which the Director of Legal Services and Superintendent of Parks reported on the terms of the proposed lease between the City of Vancouver and the Vancouver Canadians Professional Baseball Ltd., including a brief review of developments to date in connection with the negotiations. The report summarized 13 provisions which are contained in the recent revision of the lease.

Submitted this day was a revised section of the report dealing with Items 4 to 10 of the lease. The report concluded with the following recommendations:

"THAT the lease include the following provisions:

Re, Item 3:

That the option to renew for a further five years shall be subject to re-negotiating the rent, rather than all the terms of the lease.

Re, Item 9:

That certain improvements remain the property of the Baseball Club and can be removed by them. (These would not be repaid by the City out of rental revenue.) Any such improvements have to be:

- (a) listed in a schedule at the time lease is signed;
- (b) have to be over and above the \$200,000 worth of improvements promised by Mr. Ornest and additional to the basic requirements of a stadium.

cont'd....

DELEGATIONS (cont'd)

Lease of Nat Bailey Stadium
(cont'd)

Re, Item 13:

That the parking arrangements and fees, if any, be to the satisfaction of the City Engineer and the Superintendent of Parks; and that the cost of improving and/or extending the parking lot, if and when required, shall be shared on a basis to be negotiated."

Mr. Ralph Long addressed Council on behalf of his client, Mr. Ornest and Vancouver Canadian Professional Baseball Limited. He stated that the lease conditions as amended this day are satisfactory to his client. Mr. Long also made a submission on the matter of parking and the 50¢ parking fee charged by the baseball club for admission to the parking lot at the Stadium.

Mr. Larry Beasley, Riley Park Area Planner, stated the Planning Site Office has had some complaints about baseball patrons parking in front of residences.

Mr. D. Rudberg, Assistant City Engineer - Traffic, said the Engineering Department is continuing to survey the parking situation in the area. Some earlier statistics based on 1,000 to 1,200 attendance, showed approximately 66% of the cars parking in the lot and about 100 cars parking in the area. The Engineering Department recently opened up Midlothian to on-street parking and this could affect the parking situation at the Stadium.

Mr. Lefeaux, Superintendent of Parks, stated the Park Board has not had any complaints related to on-street parking in the area.

MOVED by Ald. Harcourt,

THAT the lease include the following provisions:

Item 3.

The option to renew for a further five years shall be subject to renegotiating the rent, rather than all the terms of the lease:

Item 9.

Certain improvements remain the property of the Baseball Club and can be removed by them. (These would not be repaid by the City out of rental revenue.) Any such improvements have to be:

- (a) listed in a schedule at the time lease is signed;
- (b) have to be over and above the \$200,000 worth of improvements promised by Mr. Ornest and additional to the basic requirements of a stadium.

- CARRIED UNANIMOUSLY

cont'd.....

DELEGATIONS (cont'd)

Lease of Nat Bailey Stadium
(cont'd)

MOVED by Ald. Harcourt,
THAT the parking arrangements and fees, if any, be to the satisfaction of the City Engineer and the Superintendent of Parks.

- CARRIED

(Aldermen Ford, Marzari and Rankin opposed)

MOVED by Ald. Harcourt,
THAT the cost of improving and/or extending the parking lot, if and when required, shall be shared on a basis to be negotiated.

- CARRIED

(Alderman Gerard opposed)

4. Rezoning Application -
2675-2685 Mackenzie Street

The Director of Planning, in a City Manager's report dated June 20, 1978, reported on a rezoning application by Mr. Gery Liosis to have both Lots A and B (2675 and 2685 Mackenzie Street) rezoned to RT-2 since adjoining properties, being similar in size to his, contain four three storey houses and are known as duplexes or revenue houses. In his report, the Director of Planning stated he cannot support the proposed rezoning which, if approved, would allow the outright development of a two-family dwelling on each of the two lots comprising the site and would not be consistent with the intent and general development within the RS-1 One Family Dwelling District on surrounding lands. He therefore recommended that the application be not approved.

Mr. Liosis addressed Council and urged that Council approve his rezoning application.

MOVED by Ald. Harcourt,
THAT the recommendation of the Director of Planning contained in the City Manager's report dated June 20, 1978, be approved, and therefore, this rezoning application be not approved.

- CARRIED UNANIMOUSLY

5. Impact of Fire and Building
By-laws on Existing Buildings

Council on June 13, 1978, agreed to hear representation from Mr. H.D. Wilson on behalf of the Apartment Tenant Owners' Association on impact of Fire and Building By-laws on existing buildings.

It was noted that a report dated June 15, 1978, from the Joint Standing Committees on Community Services and Planning & Development on this topic will be before Council later this day.

Mr. Wilson addressed Council and referred to his previously circulated brief dated June 23, 1978. He contended that owner occupied suites should be considered as private dwelling houses and that owner occupied apartment buildings should be exempt from provisions of the Fire By-law No. 2193 and Amendment No. 5012, to a reasonable degree.

Mr. Wilson was advised that one of the recommendations which would be before Council later this day is that the composition of the existing Building Board of Appeal be expanded by the addition of a consumer representative in order to include representation familiar with the social implications of Fire By-law enforcement.

DELEGATIONS (cont'd)

Impact of Fire & Building By-laws
on Existing Buildings (cont'd)

It was suggested to Mr. Wilson that his organization could make representation to the Building Board of Appeal when a consumer representative has been added.

MOVED by Ald. Harcourt,
THAT the representation from Mr. Wilson on behalf of the Apartment Tenant Owners' Association, be received.

- CARRIED UNANIMOUSLY

6. D.P.A. - 1180 West 15th Avenue
Personal Care Home

Earlier this day Council had agreed to hear representations from Mr. W.A. Street when a clause in the report of the Standing Committee on Planning and Development dated June 15, 1978, on 'Personal Care Homes - Guidelines' is before it.

Due to the lateness of the hour, the Mayor enquired of the delegation if he wished the matter deferred to the next meeting of Council. Mr. Street replied in the affirmative.

MOVED by Ald. Harcourt,
THAT consideration of this clause in the report of the Standing Committee on Planning and Development dated June 15, 1978, and representation from Mr. W.A. Street, be deferred to 2:00 p.m., July 11, 1978.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(June 23, 1978)

Purchase of Gas Chromatograph for
City Analyst's Division & Overtime
for City Analyst's Laboratory
(Clause 3)

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

- CARRIED

(Aldermen Brown and Puil opposed)

STANDING COMMITTEE REPORTS

II. Report of Standing Committee
on Community Services,
June 15, 1978

Noise from Soft Rock Cafe,
1921 West 4th Avenue (Clause 7)

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

- CARRIED

(Alderman Kennedy opposed)

(Aldermen Gerard and Harcourt opposed to recommendation B(ii))

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

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AMEND BY-LAW NO. 4444,
BEING A BY-LAW TO PROVIDE FOR THE
ANNUAL INDEMNITY OF THE MAYOR AND
THE ALLOWANCE PAYABLE TO THE DEPUTY
MAYOR WHILE HOLDING OFFICE

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

- CARRIED

(Alderman Rankin opposed)

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

There being no amendments, it was

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

- CARRIED

(Alderman Rankin opposed)

2. BY-LAW TO AMEND BY-LAW NO. 4445,
BEING A BY-LAW TO FIX THE AMOUNT
TO BE PAID ANNUALLY TO THE
ALDERMEN OF THE CITY

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

- CARRIED

(Aldermen Brown, Ford and Rankin opposed)

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

There being no amendments, it was

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

- CARRIED

(Aldermen Brown, Ford and Rankin opposed)

Regular Council, June 27, 1978 13

The Council recessed at approximately 6:30 p.m. to reconvene at 7:45 p.m.

The Council reconvened at 7:45 p.m., with Mayor Volrich in the Chair and the following members present:

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

ABSENT: Alderman Puil

CLERK TO THE COUNCIL: R. Henry

COMMITTEE OF THE WHOLE

MOVED by Ald. Gibson,
SECONDED by Ald. Bellamy,
THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (cont'd)

Fire & Traffic Matters
(June 23, 1978)

Cassiar/Cambridge Loop
(Clause 1)

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Finance Matters
(June 23, 1978)

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

- Cl. 1: Orpheum Booking - Vancouver Chamber Choir
- Cl. 2: Schedule of Rental Rates - Queen Elizabeth Theatre, Playhouse & The Orpheum, September 1, 1978, to August 31, 1979
- Cl. 3: (a) Purchase of Gas Chromatograph for City's Analyst's Division
(b) Overtime for City Analyst's Laboratory

Clause 1

Council was advised that it was the unanimous recommendation of the Civic Theatres Board that Council approve a grant equal to rental of The Orpheum by the Vancouver Chamber Choir on March 9, 1979.

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this Clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED
MAJORITY

cont'd....

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CITY MANAGER'S REPORTS (cont'd)

Finance Matters
(June 23, 1978) (cont'd)

Clause 2

MOVED by Ald. Brown,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 3

For Council action on this Clause, see page 11.

Property Matters
(June 23, 1978)

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

- Cl. 1: Acquisition of Right-of-Way for Drainage of
Burns Bog Landfill, Delta
- Cl. 2: Transfer of 2 City Lots from Land Purchase
Fund to Property Endowment Fund

Clauses 1 and 2

MOVED by Ald. Kennedy,
THAT the recommendations of the City Manager contained
in Clauses 1 and 2 be approved.

- CARRIED UNANIMOUSLY

B. Public Investments in
the City of Vancouver

MOVED by Ald. Rankin,
THAT this report of the City Manager dated June 19, 1978,
be received for information.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

I. Joint Report of Standing Committees
on Community Services & Planning
and Development, June 15, 1978

Impact of Fire and Building
By-laws on Existing Buildings
(Clause 1)

MOVED by Ald. Rankin,
THAT recommendations A to J and K(ii) of the Committee
contained in this Clause be approved and recommendation L be
amended and then approved as follows:

- "L. THAT, when the National Fire Code is adopted, staff
be instructed to prepare a report to Council on a
suitable 'grandfather' clause, with an appropriate
time limit, indicating that persons who have recently
upgraded to present standards do not need to upgrade
for minor changes arising out of the adoption of the
National Fire Code.";

FURTHER THAT recommendation K(i) of the Committee be
deferred.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)II. Report of Standing Committee
on Community Services,
June 15, 1978

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

- Cl. 1: Request for Purchase of Surplus City Furniture & Equipment - Mt. Pleasant Community Workshop and Re-employment Centre
- Cl. 2: Liquor Permit Application - 2676 West Broadway
- Cl. 3: Liquor Permit Application - 3875 Point Grey Road
- Cl. 4: Extension of Hours - Fraser Arms 'Pub'
- Cl. 5: Petition from Residents of 3200 East 16th and 17th Avenues re Noise from 3270 East 16th Avenue
- Cl. 6: Condition of Property - 5178-5188 Moss Street and 5239-5255 Fairmont Street
- Cl. 7: Noise from Soft Rock Cafe, 1921 West 4th Avenue
- Cl. 8: Lifeguarding in Vancouver
- Cl. 9: Condition of Family and Juvenile Courts, 2625 Yale Street

Clauses 1, 2, 3, 4, 5,
6, 8 and 9

MOVED by Ald. Rankin,

THAT Clause 1 be received for information and the recommendations of the Committee contained in Clauses 2, 3, 4, 5, 6, 8 and 9 be approved.

- CARRIED UNANIMOUSLY

Clause 7

For Council action on this Clause, see page 11.

III. Report of Standing Committee
on Planning and Development,
June 15, 1978

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

- Cl. 1: Monthly Status Report on Rezoning Applications
- Cl. 2: Personal Care Homes - Guidelines
- Cl. 3: Chinese Cultural Centre

Clause 1

MOVED by Ald. Harcourt,

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

- CARRIED UNANIMOUSLY

Clause 2

For Council action on this Clause, see page 11.

Clause 3

During consideration of this Clause, Council noted a letter dated June 26, 1978, from Boughton and Company, Solicitors for the Chinese Canadian Activity Centre Society requesting that Council consider leasing the Chinese Cultural Centre property to the Society for construction of a community centre.

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
June 15, 1978 (cont'd)

Chinese Cultural Centre
(Clause 3) (cont'd)

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

FURTHER THAT the letter from Boughton and Company dated
June 26, 1978, be received.

- CARRIED

(Alderman Kennedy opposed)

IV. Report of Standing Committee
on Finance & Administration,
June 15, 1978

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

- Cl. 1: Federal Employment Program Canada Works -
(Phase III)
- Cl. 2: Funding Costs of Street Closures and Street
Signing - Tall Ships Visit
- Cl. 3: N.I.P. Additional Funding - 1978 Supplementary
Capital Budget

Clause 1

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Clause 2

During consideration of this clause, Council noted a report
from the City Manager dated June 20, 1978, in which the City
Engineer submitted a breakdown of the estimated costs for street
signing, closure and additional services during the Tall Ships
visit to Vancouver. In the report, the City Manager recommended
that the City Engineer be authorized to undertake the work to a
maximum of \$7,500.00. He also continued to recommend that the
Nautical Events Committee be asked to provide the funds. Failing
that, he recommended that it be charged to Contingency Reserve.

MOVED by Ald. Brown,
THAT the City Engineer be authorized to undertake street
signing, closure and additional services related to the Tall
Ships visit to Vancouver to a maximum of \$7,500.00;

FURTHER THAT the Nautical Events Committee be requested to
consider providing funds for these costs from its budget.

- CARRIED

(Aldermen Bellamy and Kennedy opposed)

MOVED by Ald. Gerard,
THAT, should the Nautical Events Committee be unable to
provide the necessary funds to cover services provided by the
City Engineer, that the needed funds be allocated from Contingency
Reserve.

- LOST (tie vote)

(Aldermen Brown, Harcourt, Marzari, Rankin and the
Mayor opposed)

cont'd....

STANDING COMMITTEE REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
June 15, 1978 (cont'd)

N.I.P. Additional Funding - 1978
Supplementary Capital Budget (Clause 3)

During consideration of this Clause, Council noted a brief dated June 21, 1978, from the Mt. Pleasant N.I.P. Committee strongly opposing the City shifting monies from one N.I.P. program to another until all work in a particular program is completed. This N.I.P. Committee also strongly opposed 100% subsidy of local improvement projects for the Kiwassa area. The Committee recommends a 25% subsidy, the same as Mt. Pleasant because a large number of people in Mt. Pleasant are senior citizens also.

Also before Council was a submission from the Kiwassa N.I.P. Committee providing additional information and requesting an immediate allocation of \$36,625.00 in N.I.P. funds and also requesting 100% subsidy on local improvement projects.

MOVED by Ald. Brown,
THAT recommendations A to I of the Committee contained in this Clause be approved.

(Amended)

MOVED by Ald. Marzari in amendment,
THAT recommendations C and I be deferred pending further discussion with the Kiwassa N.I.P. Committee.

- CARRIED

(Aldermen Brown, Gerard, Gibson and Kennedy opposed)

AMENDED
SEE PAGE 467

V. Joint Report of Standing Committees
on Finance and Administration and
Planning and Development,
June 22, 1978

Granville Street - Nelson to
Bridge - Sharing Consultant
Costs (Clause 1)

MOVED by Ald. Brown,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

VI. Report of Standing Committee
on Community Services,
June 22, 1978

Extension of Hours - Kingston
Hotel Pub and Others (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee contained in this Clause be approved after adding the following pubs to the list:

Drake Hotel, 606 Powell - operating hours extended to 1:00 a.m.
American Hotel, 928 Main)
St. Regis Hotel, 602 Dunsmuir) - operating hours extended to
midnight.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (cont'd)

VII. Report of Standing Committee
on Community Services,
June 22, 1978

Grant Request - Summer Sports
Programs 1978 (Clause 1)

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

- CARRIED BY THE
REQUIRED MAJORITY

(Alderman Brown opposed)

G.V.R.D. Matters

There were no comments with respect to G.V.R.D. matters
insofar as the Regional District meeting for June 28, 1978,
is concerned.

COMMITTEE OF THE WHOLE

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

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcour ,
SECONDED by Ald. Rankin,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

3. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (S/W Corner East 29th
Avenue and Prince Albert Street)

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

- CARRIED UNANIMOUSLY

(Alderman Marzari and the Mayor were excused from
voting on this By-law)

BY-LAWS (cont'd)

- 4. BY-LAW TO AMEND BY-LAW NO. 4810,
BEING THE SIGN BY-LAW (S/W Corner
East 29th Avenue and Prince Albert)

MOVED by Ald. Ford,
 SECONDED by Ald. Gerard,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

- CARRIED UNANIMOUSLY

(Alderman Marzari and the Mayor were excused from voting on this By-law)

- 5. BY-LAW TO AMEND BY-LAW NO. 3575,
BEING THE ZONING AND DEVELOPMENT
BY-LAW (N/W Corner 14th Avenue &
Nootka Street)

MOVED by Ald. Bellamy,
 SECONDED by Ald. Rankin,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

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

- CARRIED UNANIMOUSLY

(Aldermen Gibson, Kennedy and the Mayor were excused from voting on this By-law)

- 6. BY-LAW TO AMEND BY-LAW NO. 4810,
BEING THE SIGN BY-LAW (N/W Corner
14th Avenue & Nootka Street)

MOVED by Ald. Bellamy,
 SECONDED by Ald. Rankin,
 THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

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

There being no amendments, it was

BY-LAWS (cont'd)

BY-LAW TO AMEND BY-LAW NO. 4810,
BEING THE SIGN BY-LAW (N/W Corner
14th Avenue & Nootka Street) (cont'd)

MOVED by Ald. Bellamy,
SECONDED by Ald. Rankin,

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

- CARRIED UNANIMOUSLY

(Aldermen Gibson, Kennedy and the Mayor were excused from voting on this By-law)

7. BY-LAW TO DIVERT TO OTHER PURPOSES CERTAIN PROCEEDS OF BY-LAWS NUMBERED 4468 AND 5030

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,

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

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

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

There being no amendments, it was

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,

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

- CARRIED UNANIMOUSLY
AND BY THE REQUIRED MAJORITY

MOTIONS

A. Allocation of Land for Lane Purposes (Lot 9, W½ of Lot 10, Subdivision "D", Block 156, D.L. 264A, Plans 616 & 1771)

MOVED by Ald. Gibson,
SECONDED by Ald. Puil,

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

South 10 feet of each of:

- First: Lot 9
- Secondly: The West ½ of Lot 10
- Both of: Subdivision "D"
- Block 156
- District Lot 264A
- Plans 616 and 1771;

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

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

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

B. Allocation of Land for Lane Purposes
(N10' of Lot 16, Subdivision "D",
Block 156, D.L. 264A, Plans 616 & 1771)

MOVED by Ald. Gibson,
SECONDLID by Ald. Puil,

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

North 10 feet of Lot 16, Subdivision "D", Block 156,
District Lot 264A, Plans 616 and 1771;

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

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

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Harcourt -
Sale of Barbequed Pork

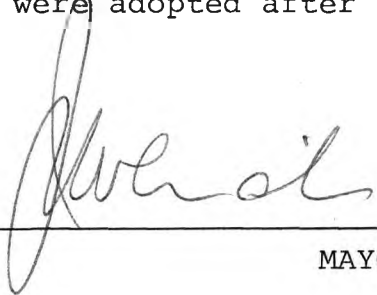
referred to a statement in
the press that the Medical
Health Officer is prosecuting
vendors of barbequed pork
under the Provincial Health
Act and requested a report
on this matter.

The Mayor directed a report
on this matter to the next
meeting of Council if possible.

The Council adjourned at approximately 8:40 p.m.

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The foregoing are Minutes of the Regular Council
Meeting of June 27, 1978, which were adopted after
amendment on July 11, 1978.



MAYOR



CITY CLERK

MANAGER'S REPORT

June 14, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Applications: (1) 5660 Yew Street; and
(2) 5670 Yew Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"Rezoning applications have been received from (1) Mr. R.A.W. Elliot and Mr. L.G.F. Cooper, Accountants and from (2) Mr. W.S. Munroe and Mr. P.C. Crawford, Barristers and Solicitors, to amend Zoning and Development By-Law No. 3575 whereby two properties at (1) 5660 Yew Street and (2) 5670 Yew Street (lots 3 and 4 respectively, of Lot 1 of Lot 6, Block 17, D.L. 526, Plan 3564) would be rezoned from RM-3 Multiple Dwelling District to CD-1 Comprehensive Development District for the purpose of:

- (1) 'renovating an existing residential home for their personal use to carry on a private practice of chartered accountancy in the Kerrisdale area (5660 Yew Street);' and
- (2) 'constructing solely for their own personal use a professional building to carry on their own private practice of law in the Kerrisdale area (5670 Yew Street).'

Site Description

The two sites are located on the east side of Yew Street, between West 40th and West 41st Avenues. Both sites have a frontage along Yew Street of 33 feet (10.058 m) and a depth of 120 feet (36.576 m) to a 16 foot (4.877 m) north/south lane to the east. The southerly site (5670 Yew Street) is also flanked on its southern boundary by a 20 foot (6.096 m) east/west lane which services the properties along the north side of 41st Avenue and the south side of 40th Avenue. Both sites are zoned RM-3 Multiple Dwelling District and each has a site area of 3,960 square feet (367.896 m²). (See the attached Appendix A plan).

The southerly site, 5670 Yew Street, is developed with a one-storey plus basement one family dwelling. The northerly site, 5660 Yew Street, is developed with a one and a half-storey plus basement one family dwelling. A visual exterior inspection indicates that both dwellings appear to be in fair condition and occupied.

Lands to the east, north and west of the two sites are zoned RM-3 Multiple Dwelling District and are generally developed with apartment buildings ranging in height from three to twelve storeys. The property immediately adjacent to the north of 5660 Yew Street is developed with a three storey, plus basement, apartment building which was built in 1955, and contains 13 suites. Immediately to the east across the north/south lane there is an older two-storey plus basement apartment building, containing six units. Across Yew Street to the west is another 33 foot wide (10.058 m) property, (5669 Yew Street) developed with a one storey plus basement single family dwelling which appears to be in good condition. The property to the north of this existing single family dwelling is developed with a 2 storey plus basement apartment building containing 9 suites.

The lands to the south of the site are zoned C-2 Commercial District and form part of the Kerrisdale suburban commercial district which extends between Larch Street to the west and Maple Street to the east, on both sides of 41st Avenue. The C-2 zone also extends north along West Boulevard to the north side of West 37th Avenue and to the south generally on both East and West Boulevards to West 49th Avenue.

Background

Consideration has been given in the past to similar rezoning applications for the property at 5669 Yew Street, which is the single family dwelling across Yew Street from the two sites presently under consideration. The most recent application was submitted in February 1972, by Frank Anderson, Architect, on behalf of the

Cont'd . . .

owner, William S. Munro, one of the present applicants. The request was to rezone the property from RM-3 Multiple Dwelling District to C-2 Commercial District for the purpose of constructing "a three storey office building".

The Director of Planning, in his report dated July 18, 1973, recommended that the application be not approved as:

"extension of an isolated C-2 Commercial site into the apartment area and construction of a commercial building is considered unsuitable and incompatible with the adjacent apartment development."

At the request of the applicant, Council deferred consideration of the rezoning application. The applicant subsequently failed to re-activate the application and the file was closed in September 1974.

Proposed Development

For the property at 5660 Yew Street, the applicants of the proposed rezoning to CD-1 Comprehensive Development District, Messrs. Elliot and Cooper, submitted plans of the existing building which were stamped "Received, City Planning Department, February 28, 1978". In a letter which accompanied the rezoning application, the applicants state that they proposed to renovate the existing single family dwelling "to provide a professional office for a chartered accountancy practice. We propose to renovate the interior and exterior with such exterior renovation to conform to the residential nature of the area".

For the property at 5670 Yew Street, the applicants of the proposed rezoning to CD-1 Comprehensive Development District, Messrs. Munro and Crawford, submitted plans which were stamped "Received, City Planning Department, February 13, 1978". These drawings indicate a proposed office building, one storey plus basement in height with partial cellar mechanical and storage facilities, which the applicants propose solely for the use of their own law firm. The plans indicate four lawyers' offices, an estates' office and seven secretarial/receptionist stations. Twelve employees could therefore be readily accommodated. The figures supplied by the applicant indicate a gross floor area of 3,126 square feet (290.415 m²), a floor space ratio of 0.76 and a site coverage of 42%. Five off-street parking spaces are also proposed. No off-street loading space is indicated. A front yard setback of three feet (0.914 m) is shown.

Public Input

In an effort to show community support for these rezoning applications, the applicants have undertaken several actions:

1. The Planning Department has received from the applicants letters of support for the two applications with a total of 293 signatures from both residents and business people who live in the area or frequently make use of the Kerrisdale commercial area. The vast majority of these signatures were on form letters of the three types shown in Appendix B1. A map plotting the addresses from which these letters have been received is attached as Appendix B2. Letters of support were also received from the Amherst Lions Club, the Kerrisdale and District Commercial Association, and the Kerrisdale Homeowners' Association.
2. The applicants, on their own initiative, have posted a rezoning application sign on the southerly site, 5670 Yew Street, in order to inform those interested of the proposed rezoning.
3. The applicants sponsored a public meeting on May 3, 1978, to which the public, members of Council and Planning Department staff were invited to attend. Alderman Puil and approximately 50 other individuals attended this meeting. Those present voiced strong support for the proposed rezonings and the provision of ground oriented services within the "heart" of the Kerrisdale commercial district (generally along West 41st Avenue between West Boulevard and Vine Street). Alderman Puil explained several of the considerations which he would have to deal with as a member of Council faced with making a decision on the applications, one such concern being the likelihood of further applications to extend commercial uses into the residential area, should the two current rezonings be approved.

One of the owners of the apartment building to the north at 5616 Yew Street has indicated his opposition to this "spot rezoning". However, if it is to be approved, he believes the area bounded by West 40th Avenue, Yew Street and the two City-owned lanes should be rezoned for commercial purposes.

CITY ENGINEER

The Engineering Department, in a memorandum dated June 12, 1978, stated the following:

"The East 4 feet of Lots 3 and 4 of Lot 1 of Lot 6, Block 17, D.L. 526 are required for lane purposes and must be dedicated as such."

Analysis

In reviewing a rezoning application to change residentially zoned land to a zoning which permits commercial development, consideration must be given to the appropriateness of the present development on the site, alternate uses which may be considered under the existing zoning, the amount and location of commercially zoned lands in the vicinity, and the possible implications such a zoning change would have with regard to the surrounding community.

The single family dwellings presently developed on these sites are not uncommon to the area and are permitted as an outright use under the RM-3 Multiple Dwelling District Schedule (subject to the same regulations as required in the RS-1 One-Family Dwelling District Schedule). Development of RM-3 lands with new one- or two-family dwellings is not very common given a variety of factors including the relatively limited extent of RM-3 zoned lands in the Kerrisdale area and pressure for consolidation of remaining single lots to permit apartment development. In many instances single family dwellings remain on sites with limited potential for future consolidation due to existing apartment development on adjacent land. Many one-family dwellings remain in multiple density residential zones as a consequence of being "locked-in", however, this is not the case with the two sites in question. Where single family dwellings do presently exist on RM-3 zoned lands, retention of these units may be considered desirable in order to maintain a diverse form of development.

The two sites in question have a combined site area of 7,920 square feet (735.792 m²) which is in excess of the site area requirement for development of a new apartment building, boarding or rooming house. The two sites in question could therefore be redeveloped with new one or two family dwellings or an apartment building. With the various bonusing provisions in addition to the 1.00 floor space ratio granted outright, it is conceivable that an apartment development with a total floor space ratio of 1.20 could be achieved under the current RM-3 zoning provided all off-street parking spaces were located within the outermost walls of a building or underground. This floor space ratio would permit a maximum of 9,504 square feet of floor area to be developed on the site, providing sufficient area for several apartment units. Such a development would be consistent with the character of the surrounding residential community. As an alternative, the two sites could be consolidated with the property adjoining to the north and redeveloped with apartment units as a single parcel.

Vacant, ground level, commercial space is presently available in two locations along West Boulevard between West 44th and 47th Avenues. A closed gasoline service station also exists on the northwest corner of West Boulevard and West 37th Avenue. The recent redevelopment of C-2 properties in the 5500 Block West Boulevard (the CMHC office/retail building), a new three storey office development being completed in the 5900 Block West Boulevard across from the community centre and a retail office development in the 5400 Block West Boulevard indicate a recent trend towards upgrading existing C-2 Commercial lands in the Kerrisdale community. This new development will likely strengthen the commercial character of West Boulevard and provide additional retail and office space, although it should be noted that an older and apparently sound apartment building was demolished to permit the new commercial development in the 5900 Block West Boulevard.

An examination of current development on lands in the Kerrisdale community presently zoned C-2 Commercial District indicates that many of the properties are underutilized with regard to the zoning provisions or largely developed with residential uses, (particularly along East and West Boulevards).

Consideration should be given to investigating further the appropriateness of rezoning from C-2 Commercial to RM-3A Multiple Dwelling District those lands presently along East and West Boulevards which are developed with apartments. Further study is also required to determine the future of commercial boundaries and the relationship to both the surrounding residential lands and the C.P.R. rail line which may be used for rapid transit in the near future. Development of this rail right-of-way as a rapid transit corridor could significantly alter

traffic and pedestrian flows in the Kerrisdale community and require a significant adjustment in current zoning and land uses. The Director of Planning believes these issues/problems, needs and development pressures (such as expansion of commercial zoning) should be addressed through an Area Planning Study. However, because of current budget reductions, area planning studies underway or committed, and those communities felt to be of a higher priority for such a study, this cannot be recommended.

It should be noted that during times of peak vehicular flow, the 5600 Block Yew Street is highly congested by traffic attempting to enter and leave West 41st Avenue and the drug store parking lot located on the northwest corner of West 41st Avenue and Yew Street. Extension of commercial uses to the north along Yew Street would represent a further extension of traffic and congestion into the residential area of the community, more than likely resulting in greater use of West 40th Avenue and Yew Street by vehicular traffic.

The proposed development at 5670 Yew Street with a proposed 3 foot (0.914 m) front yard is not consistent nor compatible with other residential development in the vicinity nor particularly with the 27 foot (8.230 m) front yard provided for the development on the adjoining site to the north (5660 Yew Street) which the applicants propose to retain and convert to office use.

The applicants' desire to provide accessible office space at ground level is understandable as is their desire to locate in the "heart" of the present Kerrisdale business community. The introduction of commercial uses across a lane (which assists in reducing commercial/residential incompatibilities) into a residential community cannot be supported when evidence exists to indicate that presently zoned C-2 Commercial properties in the Kerrisdale community are not presently utilized and could be redeveloped to provide suitable space. New developments which will provide additional office space are also presently under construction on lands currently zoned for such use. Approval of the applications, should it be granted, would also likely be followed by submission of rezoning applications from residential property owners in the vicinity wishing to have their lands rezoned for commercial use.

Recommendation: The Director of Planning recommends the following:

That these applications be not approved."

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

FOR COUNCIL ACTION SEE PAGE(S) 376

DEL. 235

MANAGER'S REPORT

June 20, 1978

TO: Vancouver City Council

SUBJECT: Gordon Import Autos Limited
3695 West 10th Avenue

CLASSIFICATION: INFORMATION

The Director of Planning reports as follows:

"A letter dated June 1, 1978 was submitted by Mr. I. R. Gordon of Gordon Import Autos Limited (copy attached) regarding his proposal to use an adjoining site to the present car sales business for off-street parking purposes. Some of the statements made in Mr. Gordon's letter need clarification.

The site is located on the north side of West 10th Avenue, adjacent to the existing Gordon Brothers Auto dealership. The site is presently occupied by a one family dwelling.

Mr. Gordon, on September 14, 1977, filed an application to rezone the subject lot from RS-1 to C-2 Commercial District to permit use of the site in conjunction with the automobile dealership. City Council, on March 14, 1978, adopted the recommendation of the City Manager, contained in his report dated March 10, 1978, to NOT approve this rezoning application.

In the report to Council on the rezoning application, the Director of Planning noted that he was not prepared to recommend approval of the extension of the car dealership into the adjacent single family neighbourhood under a rezoning application or as a conditional use for parking under the existing RS-1 one family dwelling district.

Subsequently, Development Permit Application No. 80463 was filed on March 20, 1978 requesting the use of the site for a public parking site to be used in conjunction with the existing auto dealership on the adjoining site to the west, located in a C-2 District.

During the processing of the Development Permit Application neighbouring property owners were notified. Two letters of objection were received from adjacent neighbouring property owners objecting to the proposed development. Subsequently, after receiving advice from the Development Permit Staff Committee, the Director of Planning on May 8, 1978, refused the Development Permit Application for the following reason:

'It is an unsuitable form of development at this location, as it extends commercial development into the residential district, with particular regard to the objections received from neighbouring property owners.'

Subsequently, Mr. Gordon appealed the decision of the Director of Planning to the Board of Variance.

The Board of Variance heard the appeal on May 31, 1978. After hearing from Mr. Gordon and the representative of the Director of Planning, the Board refused the appeal and upheld the decision of the Director of Planning. The Board was informed of the history of this situation, including the rezoning application and Council's resolution, the Development Permit Application and the decision of the Director of Planning."

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

Del. 3

MANAGER'S REPORT

June 22, 1978

TO: Vancouver City Council
 SUBJECT: Lease of Nat Bailey Stadium
 CLASSIFICATION: RECOMMENDATION

The Director of Legal Services and the Superintendent of Parks report as follows:

"The following is a summary of the terms of the proposed lease between City of Vancouver and Vancouver Canadians Professional Baseball Ltd., together with a brief review of developments in connection with negotiations to date.

Following Council's decisions on the recommendations attached, the Director of Legal Services will be able to finalize and sign the lease. Only items asterisked are in contention.

BACKGROUND

City Council, on January 10, 1978, passed the following motion:

"That \$350,000 be allocated out of the 1978 supplemental capital budget with \$191,000 of this amount being expended from the Park Board allocation, and that the City Engineer report to the Transportation Committee on the matter of parking arrangements;

"Further that a contract with Mr. Ornest be drawn up to the satisfaction of the Director of Legal Services and that any option to renew the lease be subject to renegotiating terms of the lease."

On February 21, Council passed the following motion:

"That the agreement between the City and Mr. Harry Ornest relating to the use of Capilano Stadium for professional baseball include provision for parking arrangements satisfactory to the City Engineer and Superintendent of Parks and Recreation."

On May 2, 1978, Council passed the following motion relating to the lease:

"That the lease contain a clause to place the responsibility of funding of parking expansion at Nat Bailey Stadium on the Lessee.

"That the lease contain a clause that no parking fee be charged in order to discourage parking on adjacent residential streets.

"That the lease contain a clause requiring the Baseball Club to provide attendants to oversee the parking lot operation.

Cont'd . . .

"That the lease not require provision of additional bleachers and only permit additional seating if parking access arrangements are satisfactory to the Superintendent of Parks and City Engineer.

"That the lease contain a clause providing for improvements to bring the existing parking lot up to City By-law standards to include asphalt surfacing, marking, and drainage; such improvements to be implemented at the City's option."

At its meeting February 14, Council passed the following motion:

"That a contract satisfactory to the Director of Legal Services be entered into with the ball club to be incorporated by Harry Ornest to install new field lighting to the City's requirements at cost, of which the City's share will not exceed \$350,000 including the City's expenses, and to include any cancellation charges arising from recommendation (i) as a charge to the ball club.

"FURTHER THAT the City make no progress payments to the baseball club until the contract for field lighting at Capilano Stadium has been completed to the satisfaction of the City Engineer, at which time the City will pay the ball club an amount not exceeding \$350,000 for this work."

A draft of the proposed lease was prepared and submitted to the Club on February 1. Since then, negotiations have been progressing slowly. The most recent revision of the lease prepared in consultation with the City Manager, the Park Superintendent, the Baseball Club and the City Engineer contains provisions which can be summarized as follows:

1. Term: April 1, 1978 to December 31, 1982.
2. Rent: The annual rent shall be a sum equal to 10% of the gross value of all paid admissions to professional baseball games, plus 10% of gross revenue received by others using the Stadium, not including revenue from concessions, or the sum of \$15,000 per year, whichever is higher. The rent will, however, be forgiven annually if the covenants under the lease are complied with up to the amount paid by the Club for renovations plus the value of some renovations which were installed at less than market value. These values have yet to be agreed upon.
- *3. Option to renew: The Club will have the option to renew for an additional five years on the same covenants and conditions, provided that there may be no provision for forgiveness of rent and the

rent shall be mutually agreed upon between the Lessor and the Lessee subject to arbitration.

This is not in compliance with the Council resolution of January 10, which stated as follows:

"Further that a contract with Mr. Ornest be drawn to the satisfaction of the Director of Legal Services and that an option to renew the lease be subject to renegotiating terms of the lease."

The Club is not prepared to accept an option which could require renegotiation of all its terms, and they wish the rent forgiveness to continue during the second five years.

4. Use: The Stadium shall be used only for the playing of Pacific Coast League Baseball or other professional baseball and amateur baseball, and providing such services as parking, food and beverage concessions, sales of souvenirs, programs and merchandise, and for no other purpose except those purposes which the Superintendent may consent to in writing.
5. Improvements to Stadium: The Club agrees to carry out (and has substantially carried out) repairs and replacements to the Stadium, including installation of the field lighting system.
6. Home games: The Club will play all home games in the Stadium, which will be the headquarters of the team, except if directed to play elsewhere by the League or because of weather conditions.
7. Sub-lease: The Lessee will be permitted to sub-lease the Stadium or any part thereof for periods of less than one week for uses permitted in the lease and to grant the right to supply food or services.
8. Repairs, signs, etc.: No repairs, renovations, improvements or structures are to be carried out in excess of \$1,000 without the consent of the Superintendent, and no signs will be permitted on the exterior of the Stadium or fence, nor will the Stadium be painted or redecorated without consent of the Park Superintendent.
- * 9. Ownership of improvements: All improvements installed by the Club shall become the property of the City, except certain improvements which will be listed separately in a Schedule and which will not be included in determining the forgiveness of rent. The Lessee will not agree that all the improvements installed by it will become the property of the City, and in particular it is concerned about its chattels, furniture and equipment including concession equipment, and may wish to remove some or all of the fold-back seats and replace them with seating similar to the non-fold-back seating now in the Stadium; but with the proviso that the Superintendent of Parks be satisfied that the remaining improvements are sufficient for the basic operation of the Stadium and are of value exceeding \$200,000.
10. Amateur baseball and other uses: The Lessee will permit the Stadium to be used for amateur baseball for out-of-pocket costs during the baseball season and if the Club does not grant the consent for such use, the applicant for use may appeal to the Park Superintendent.

11. Repairs - City responsibility: The City will agree to take care of structural repairs to all buildings and damage caused to the buildings and to the property of the Lessee by the negligence of the City or wilful act by it, its agents or servants.
12. Off-season use: The City will have the use of the premises except for an office and other facilities required by the Lessee for storage of its equipment during the off-season, which will be from September 30 (unless there are games required for play-off) until March 31. During this period, the City will be responsible for the Stadium and may permit its use by other organizations such as soccer clubs. The Club will, however, retain control of the concessions.
- * 13. Parking: The Lessee will not be permitted to charge for parking and it will, upon 90 days' notice in writing, improve the parking lot to City standards and if required, expand the size of the parking at the Lessee's cost. When the team is playing a game in the Stadium, the Club will provide sufficient parking attendants to assist in directing the parking of vehicles to the satisfaction of the Superintendent.

The Lessee objects to the above parking provisions but will agree to a provision that a fee may be charged as approved by the City Engineer and the Park Superintendent, and that the cost of improving the parking lot, amounting to about \$100,000, shall be negotiated with paving, curbing, and landscaping.

Since the Lease agreement is a lengthy document, a copy has been filed with the City Clerk for reference.

FIELD LIGHTING CONTRACT

The field lighting system has been installed to the satisfaction of the City Engineer, with only a few minor items to be completed. Receipts have been supplied for payments of \$201,162.11 which your officials have agreed to pay upon verification. The total cost of the lighting including an 800 A panel and transformer and all consultants' charges will be approximately \$318,000 plus cancellation charges to the City of \$7,849.50 for lighting poles previously ordered by the City at the request of the Club.

The above totals, together with a 10% charge for overhead and management, are expected to exceed the maximum of \$350,000 payable by the City. The balance will be borne by the Baseball Club.

The Director of Legal Services and the Superintendent of Parks recommend:

That the lease include the following provisions:

Re, Item 3:

That the option to renew for a further five years shall be subject to renegotiating the rent, rather than all the terms of the lease.

Re, Item 9:

That certain improvements remain the property of the Baseball Club and can be removed by them. (These would not be repaid by the City out of rental revenue.) Any such improvements have to be:

- a) listed in a schedule at the time lease is signed;
- b) have to be over and above the \$200,000 worth of improvements promised by Mr. Ornest and additional to the basic requirements of a stadium.

Re, Item 13:

That the parking arrangements and fees, if any, be to the satisfaction of the City Engineer and the Superintendent of Parks; and that the cost of improving and/or extending the parking lot, if and when required, shall be shared on a basis to be negotiated. "

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Legal Services and Superintendent of Parks be approved.

FOR COUNCIL ACTION SEE PAGE(S) 377-379

MANAGER'S REPORT

June 20, 1978

TO: Vancouver City Council

SUBJECT: Rezoning Application - 2675-2685 Mackenzie Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been received from Mr. Gery Liosis requesting an amendment to Zoning and Development By-Law No. 3575 whereby the properties at 2675 and 2685 Mackenzie Street (Lots A and B, Amd. Block 68, D.L. 540, Plan 5470) be rezoned from RS-1 One-Family Dwelling District to RT-2 Two-Family Dwelling District for the purpose of:

'to have both Lots A and B rezoned to RT-2 since adjoining properties, being similar in size to my own, contain four three storey houses and are known as duplexes or revenue houses.'

Site Description

The site is located on the northwest corner of Mackenzie Street and West 11th Avenue. The rectangular site consists of two lots each having a frontage of 61' (18.593 m) along Mackenzie Street and a depth of 99' (30.175 m) giving a total site area of 12,078 square feet (1 180.612 m²). (See Appendix A).

The site is zoned RS-1 One-Family Dwelling District and is developed with a one storey plus basement one-family dwelling which appears to be in fair condition on the corner lot (Lot B) and a two storey single family dwelling appearing to be in good condition on the adjacent lot (Lot A) which abuts a 20' lane.

The lands surrounding the site are zoned RS-1 One-Family Dwelling District and are generally developed with one-family dwellings ranging in height from one storey plus basement to two storeys plus basement.

In the immediate vicinity of the site, on lands zoned RS-1 One-Family Dwelling District, there are a number of older single family dwellings with additional dwelling units which exist either under Council's Hardship Policy or Council's moratorium to withhold enforcement action on secondary suites in the RS-1 areas. Some dwelling units have also been allowed through successful appeal to the Board of Variance. The location and specifics of several sites so developed are shown on Appendix B.

Background

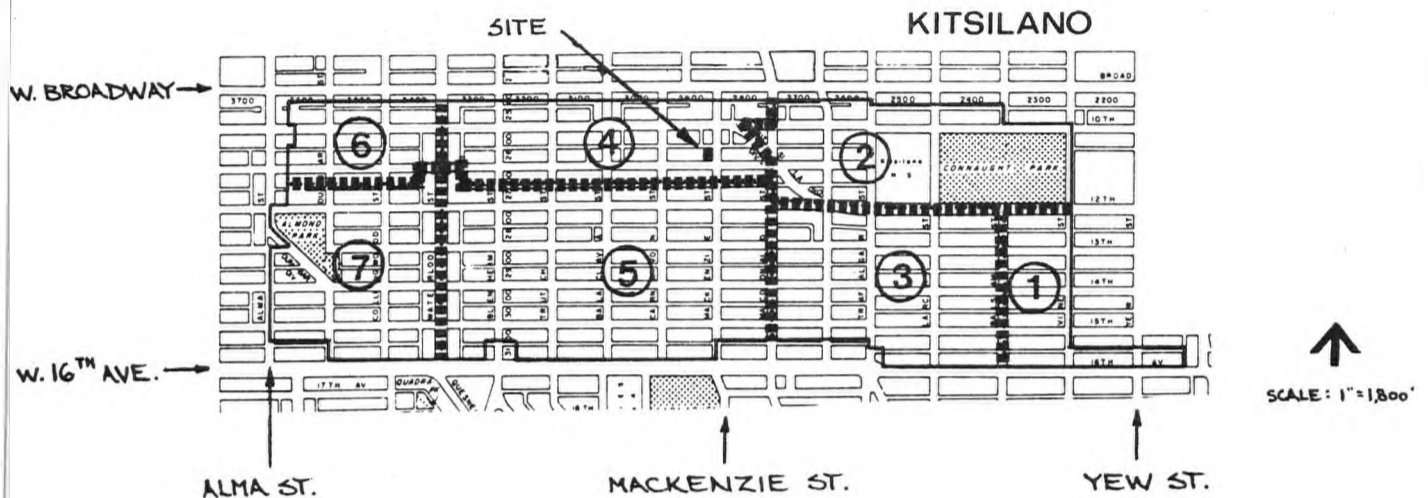
In 1925 Building Permits were issued for the construction of one-family dwellings on each of the two lots comprising the site. In January 1970 a Development Permit was issued for the property at 2675 Mackenzie Street to raise the existing one-family dwelling to provide a basement with the condition that the development on this property was to be used and occupied as a one-family dwelling only. In November 1972 notice was given by the City Building Inspector to remove one dwelling unit located in the basement of 2675 Mackenzie Street. The premises have subsequently been occupied as a one-family dwelling, although the basic structure of the building remains that of a duplex, with separate exterior access to each floor.

The applicant has in the past submitted alternate subdivision proposals, attempting to create three lots from the present two. The most recent application to resubdivide was submitted on March 9, 1978 and this application was refused on April 3, 1978 due to the inability to provide satisfactory lane access to the proposed lots and also an inability to meet the minimum lot area requirement of 3,000 square feet (under Sections 25 and 38 of the Subdivision Control By-Law No. 3334).

In September 1956 Council refused a rezoning application for the property adjoining the site on the west (2925 West 11th Avenue) the rezoning from RS-1 to RT-2 not being supported since "such rezoning would establish an isolated two-family site in a one-family district".

Analysis

In 1975, plebiscites on secondary suites were held in sub-areas of the RS-1 Districts of Kitsilano, Cedar Cottage and Grandview-Woodlands. In the Kitsilano area, there were seven sub-areas selected on the "basis of physical potential for secondary suites and considered to be logical zones for suites". Boundaries were determined through a review of existing street and building patterns within the community. The areas in Kitsilano were identified as follows:



City Council recommended that if 60 percent or more of those owner-occupier voters in each sub-area approved the plebiscite, consideration could be given to rezoning the sub-area from RS-1 to a zoning district schedule permitting secondary suites as a conditional use. Only one of the seven Kitsilano sub-areas, Area 2, gave the necessary 60% approval (in fact 72%). The sub-area within which the site under consideration falls, Area 4, did not approve the plebiscite, with only 44% of the voters in favour. Subsequent to the results of this plebiscite, the RS-1A One-Family Dwelling District was introduced to an area in Cedar Cottage, and sub-area 2 of Kitsilano on March 15, 1977.

It is evident that property owners in the area surrounding the site were not in general support of allowing secondary suites. There are, however, several properties in the vicinity of the site that are developed with additional suites, some of which remain under Council's December 1974 resolution that:

"The Director of Permits and Licenses be instructed to temporarily withhold enforcement action on the illegal suites in the RS-1 areas with respect to which Development Permits will expire on December 31st, 1974."

While the issue of illegal suites has yet to be resolved, the Director of Planning cannot support the proposed rezoning which, if approved, would allow the outright development of a two-family dwelling on each of the two lots comprising the site.

There is also provision under the RT-2 Two-Family Dwelling District, for consideration of Development Permit Applications proposing conditional uses such as townhouses and apartments. The site area of the combined properties, 12,078 square feet (1 180 612 m²) is greater than the minimum 7,200 square feet (688.902 m²) required for a townhouse development, and the minimum 10,000 square feet (929.030 m²) required for an apartment. The rezoning and potential redevelopment under the RT-2 District Schedule would not be consistent with the intent and general development within the RS-1 One-Family Dwelling District on surrounding lands. Approval of the proposed rezoning would create an isolated and unjustifiable RT-2 zone within the surrounding RS-1 One-Family Dwelling District. Sufficient lands presently exist within the City which are zoned to permit the development of two-family dwellings.

Recommendation: The Director of Planning recommends that the application be not approved. "

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

FOR COUNCIL ACTION SEE PAGE(S) 379

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATION

1. Closure of Portion of the Lane South of Broadway East of Highbury Street, Adjacent to Lot 7, Block 182, District Lot 176, Plan 4581

The City Engineer reports as follows:

"The lane south of Broadway east of Highbury Street does not extend through to Alma Street. It dead-ends approximately 40 feet west of Alma Street. The lane is 20 feet wide throughout most of its length but is 30 feet wide at its easterly end. The owner of Lots 7 and 8, Block 182, District Lot 176, is prepared to dedicate the required 10-foot strip of Lot 8 for lane but has requested that the 5-foot strip of lane abutting Lot 7 be added to Lot 7 to permit him to build his new building straight along the lane without jogging to fit the irregular property line. The 5-foot strip of lane is no longer required.

Therefore, I recommend that the portion of lane shown hatched on plan marginally numbered LF8665 be closed, stopped up and conveyed to the abutting owner subject to the following conditions:

- (a) The applicant to dedicate for lane the south 10 feet of Lot 8, except the east 7 feet, now road, Block 182, District Lot 176, Plan 4581.
- (b) The closed lane to be subdivided with the abutting lands.
- (c) The applicant to provide and register the required subdivision plan."

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

2. Hastings Street Viaduct

The City Engineer reports as follows:

"In accordance with Council authorization of March 8, 1977, design has now been finalized on the replacement of Hastings Street Viaduct. To carry out replacement work, it will be necessary to encroach on property owned by Gair Investments Ltd. and cause some temporary relocation of their lumber storage facilities. Gair Investments Ltd. have confirmed that they will carry out the necessary work to accommodate the viaduct replacement at a total cost to the City of \$10 289.00. The City Engineer and Supervisor of Properties consider this sum reasonable for the amount of work involved.

Funds are available for claims and property adjustments and are included in the 1978 Basic Streets Capital Budget submission for this and similar purposes.

I recommend that:

- (a) the Director of Legal Services be instructed to draw up an agreement between the City and Gair Investments Ltd.,
- (b) the agreement be satisfactory to the City Engineer, Supervisor of Properties and Director of Legal Services,
- (c) the Director of Legal Services be authorized to execute the agreement on behalf of the City,
- (d) the amount of \$10 289 for claims and property adjustments be approved in advance of the 1978 Basic Streets Capital Budget. "

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

* * * *

HARBOURS & PARKS MATTERSRECOMMENDATION1. Termination of Central Park Agreement
and Assignment of Lease

This Report is submitted at the request of the Superintendent of the Board of Parks and Recreation on behalf of the Park Board.

A ninety-nine year lease was granted to the Municipality of Burnaby from the Province of British Columbia in 1921 for the operation of the 219-acre area known as Central Park for public park purposes. In September of 1959, the Province re-issued the lease jointly to the City of Vancouver and the Corporation of the District of Burnaby for the remaining sixty-one years of the lease.

On March 1, 1960, Vancouver and Burnaby entered into an agreement for operation of the Central Park Committee and arrangements for the sharing of the development and operation, maintenance expenditures for Central Park during the term of the joint lease. The intent of the Vancouver Park Board at that time was to develop jointly a zoo in Central Park with Burnaby and to give leadership with respect to other park developments for the Park. The objective of developing a zoo was subsequently dropped and the major developments in the Park, such as Swangard Stadium, a large open air swimming pool, pitch and putt golf course, the large tennis court installation and other developments have now been completed. The Central Park Committee submitted the following recommendations, among others, to the Burnaby Parks and Recreation Committee and to the Vancouver Park Board for approval.

1. That there be a phasing out program insofar as Vancouver's financial contribution to the development and operation of Central Park with the first step being that the capital development costs for the fiscal year 1976 be borne in total by Burnaby.

2. That the operating agreement for Central Park be reviewed with the intent that Burnaby will assume total responsibility for the costs of operating Central Park in 1978.

The Vancouver Park Board, at its meeting of April 3, 1978, approved termination of the agreement and assignment of the City of Vancouver's interest in the lease to the Corporation of the District of Burnaby, provided that the inhabitants of the City of Vancouver shall have the right to use the premises to the same extent as inhabitants of the Corporation of the District of Burnaby for so long as the premises are leased by the Provincial Government to Burnaby.

MANAGER'S REPORT, JUNE 23, 1978 (HARBOURS: A3-2)

Clause #1 continued:

The Director of Legal Services recommends that an agreement be executed between the City of Vancouver and the Corporation of the District of Burnaby and the Province of British Columbia, terminating the March 1, 1960 agreement and assigning the City's interest under the 1959 lease to the Corporation of the District of Burnaby, subject to the provision that the inhabitants of Vancouver shall have the right to use the demised premises to the same extent as the inhabitants of Burnaby for so long as the demised premises are leased by the Provincial Government to Burnaby.

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

FOR COUNCIL ACTION SEE PAGE(S) 313

BUILDING AND PLANNING MATTERS

INFORMATION:

- 1. 3183-85 Point Grey Road
Development Permit Application No. 80858

The Director of Planning reports as follows:

"Development Permit Application No. 80858 was filed on May 1, 1978 by Mr. John Keith-King, for Mr. John Bell, to alter and add to the existing duplex in this RS-2 District.

This Development Permit Application is being referred to Council for information in accordance with Council's resolution of May 24, 1977, which states all Development Permit Applications in the designated priority areas of the north side of Point Grey Road are to be brought to the attention of Council.

The drawings submitted with the application indicate the removal of a portion of the existing roof (resulting in a reduction of the existing floor area by 90 sq. ft.) to provide a second storey roof deck, the enclosing of the existing roofed-over areas at the rear of the building, the construction of a 160 sq. ft. cantilevered sundeck (10' x 12'/20') on the main floor at the rear of the building, and the removal of the existing wood steps in the required sideyards.

The proposed development is non-conforming to the regulations of the Zoning and Development By-law with respect to required yards and floor space ratio. However, the proposed alterations actually decrease the existing floor area, provide a 4.3' westerly sideyard and increase the easterly sideyard from .5' to 2.5' (required sideyards being 3.3').

The Director of Planning is prepared to approve the Development Permit Application in accordance with the submitted application, such plans and information forming a part thereof, thereby permitting the removal of a portion of the existing roof (resulting in a reduction of the existing floor area by 90 sq. ft.) to provide a second storey roof deck, the enclosing of the existing roofed-over areas at the rear of the building, the construction of a 160 sq. ft. cantilevered sundeck (10' x 12'/20') on the main floor at the rear of the building, and the removal of the existing wood steps in the required sideyards."

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

RECOMMENDATION:

- 2. Riley Park N.I.P. Appropriation of Funds: Main Street Beautification and Tree Planting

The Director of Planning and City Engineer report as follows:

" INTRODUCTION

On 26 July, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included allocations of \$170,000.00 for "Beautification to the Main Street Local Retailing District" and \$190,000.00 as a "Streets Improvement Fund". The purpose of this report is to recommend the appropriation of a portion of these funds for upgrading the Main Street environment.

MAIN STREET IN RILEY PARK - CURRENT SITUATION AND PROBLEMS:

Clause 2 Cont'd

Main Street bisects the Riley Park residential area with commercial premises between 16th Avenue and 33rd Avenue. Research during the N.I.P. Planning Stage indicated that Main Street serves the following major functions:

- a) a local, pedestrian-oriented retailing district focussed between King Edward - 29th Avenues;
- b) a general commercial area all along the street serving City-wide consumers;
- c) a socially important local gathering and meeting place, especially within the local retailing area; and
- d) an access route into the Downtown for private vehicles and transit.

The research also indicated that Main Street both as a local shopping area and meeting place has been in a process of decline over the past several years. Local services are being lost (for example the recent closing of the only major supermarket) and the sense of neighbourliness that was caused by shopping locally is decreasing.

To deal with this, the Citizens' Planning Committee concluded that a broad strategy of improvement was required including the following actions:

- a) physical beautification, especially of the pedestrian-oriented parts of the street;
- b) organization of merchants for collective actions to stimulate business in partnership with residents and commercial landlords;
- c) zoning and parking studies to assure a firm basis upon which to rebuild the vitality of the district;
- d) programming to provide small merchants with business counselling and group education about current marketing methods, advertising techniques, management practices, consumer trends, etc.

A strong Main Street Merchants' Association is now formed and is working on collective improvement activities. A start on education and counselling has been made by a recently initiated Small Business Centre and the full impact of this service is expected to become increasingly apparent as the Centre's work proceeds. Zoning and parking studies have been approved by City Council and will be underway later this year. Street Beautification can be implemented through Council decision on the present report.

MAIN STREET BEAUTIFICATION - DESIGN

The beautification of Main Street was given high priority by the Citizens' Planning Committee and design began directly after City Council approval of the N.I.P. Concept Plan. To provide an efficient design process, a Design Team was organized with representation from the Citizens' Planning Committee, Main Street Merchants' Association, City Engineering Department and City Planning Department (Area Planner and Urban Design Group). The Design Team evolved a design in close consultation with all interested parties.

The Design Team established the following broad objectives for the beautification:

- a) to create an amenable sidewalk environment within the local retailing area where there are most pedestrians (including service provisions, safety, greenery, minimizing noise, etc.);
- b) to generally enhance the rest of the commercial area;
- c) to re-establish an environment that will accommodate social interaction;
- d) to create rest and seating opportunities especially for the elderly, young families and those waiting for buses; and
- e) to maintain existing street widths and patterns to avoid hindering the flow of traffic.

The final design scheme which has been endorsed by all involved parties includes the following components:

Clause 2 Cont'd

- a) sidewalk upgrading (interlocking pavers/concrete), trees/ landscaping, pedestrian lighting, benches, litter containers, drinking fountains, bike racks, banner clips and repainting of existing crosswalks between 24th and 29th Avenues on Main Street;
- b) creation of four small seating rest areas using existing boulevards adjacent to Main Street at 26th Avenue (east side), 28th Avenue (east and west sides) and 29th Avenue (west side);
- c) boulevard tree planting along Main Street between 16th - King Edward Avenues and between 29th - 33rd Avenues.

Detailed design drawings (dated June 2, 1978) are available for inspection at the City Planning Department and the design concept is summarized in the sketch attached as Appendix I. A detailed listing of improvements and costs is attached as Appendix II.

It is proposed that the majority of the proposed work be undertaken through public tender and the target date for beginning the work is set for mid-late August, 1978. The Engineering Department has agreed to schedule the construction so as to minimize disruption of local businesses and pedestrian/vehicular circulation as per normal Engineering practice.

PROJECT FUNDING

The total costs for local retail area beautification and tree planting along the rest of Main Street are estimated at \$305,860 . This estimate exceeds the original preliminary allocation of \$170,000.00 because the desired improvements proved to be more extensive than had been considered prior to the detailed design process. After cutting costs as far as possible without deleting basic elements of the design, the Citizens' Planning Committee advises that commitment of funds beyond the original allocation is appropriate because of the significance of the project for neighbourhood improvement. The following sources of N.I.P. funds are proposed:

A. Local Retail Area Beautification (estimated cost = \$253,220):

- a. Original N.I.P. allocation for Main Street Beautification. \$170,000.00
- b. Excess N.I.P. Administration funds:
 - At the completion of the Planning Stage, \$9,936.32 remained unexpended from the N.I.P. Planning Stage Administration appropriation.
 - With the change of funding source for R.R.A.P. Administration last year, \$41,352.47 became available from the N.I.P. Implementation Stage Administration appropriation for alternative N.I.P. project uses.
 - \$50,000.00 of the total \$51,288.79 excess administration funds are proposed to partially cover the higher costs of the current project. \$50,000.00
- c. N.I.P. Contingency allocation:
 - \$198,010.00 is earmarked in the N.I.P. Concept Plan to initiate additional projects and to cover higher than allocated costs for defined projects.
 - Use of \$33,220.00 from this Contingency allocation falls within the above parameters. \$33,220.00

Total required for local retail area beautification \$253,220.00

Clause 2 Cont'd

B. Tree Planting Outside Local Retail Area (estimated cost = \$52,640):

The N.I.P. Concept Plan allocated \$190,000.00 as a Streets Improvement Fund to provide for upgrading and enhancement of neighbourhood streets that are significant to the whole community, with specific deployment of these funds to be determined during the N.I.P. Implementation Stage. Use of \$52,640.00 of these funds for tree planting along Main Street outside the beautification area is proposed as this falls within the parameters for spending from the Streets Improvement Fund allocation.

C.M.H.C. and the Province of British Columbia have been advised of this proposed design and funding and concurs with the recommendation for funding of this project.

Maintenance - Non-Standard Treatment

The City Engineer advises that City Council, while considering the Engineering Department's budget, the Engineering Department Review and the report on Municipal Services, requested that they be advised of any instances where unusual maintenance costs would be incurred as a result of a non-standard project. This beautification will have higher maintenance costs attached to it due to the special nature of the improvements. As is usual with this type of project, the costs will be at a minimum during the first few years of its life and will subsequently result in higher maintenance costs.

As stated in the review of the City Engineering Department's activities and budgets "...Every city needs areas with local character and attractive features in order to be interesting and attractive as a whole. In providing such features, Council must recognize that this process tends towards higher servicing costs and, therefore, higher taxes. It is unreasonable to expect servicing costs to be reduced or held down while, at the same time, encouraging the provision of expensive non-standard treatment..."

CONSIDERATION

The City Engineer requests that City Council CONSIDER whether the non-standard portions of the project should proceed.

RECOMMENDATION

If Council approves proceeding with the project as presented, The Director of Planning and the City Engineer RECOMMEND:

- A. THAT City Council approve an expenditure not to exceed \$253,220.00, to be appropriated from the Riley Park N.I.P. Social & Recreation Facilities Budget Account #898/9412 (\$170,000.00), Riley Park N.I.P. Contingency Budget Account #898/9416 (\$33,220.00), and to be transferred from the Riley Park N.I.P. Administration Budget Accounts #877/7300's and #873/6960-67 (\$50,000.00) for beautification works to the Main St. Local Retail Area between 24th-29th Avenues, costs to be shared as follows:

C.M.H.C. (50% of total)	\$126,610.00
Province of B.C. (25% of total)	\$ 63,305.00
City of Vancouver (25% of total)	\$ 63,305.00

- B. THAT City Council approve an expenditure not to exceed \$52,640.00, to be appropriated from the Riley Park N.I.P. Services/Utilities Budget Account #898/9414 for installation of Street Trees and associated street work on Main Street between 16th - King Edward Avenues and 29th - 33rd Avenues, costs to be shared as follows:

C.M.H.C. (25% of total)	\$13,160.00
Province of B.C. (12½% of total)	\$ 6,580.00
City of Vancouver (62½% of total)	\$32,900.00"

The City Manager RECOMMENDS that the recommendations of the Director of Planning and City Engineer be approved.

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

- 1. Rory's Towing Ltd. & Westburn Services Ltd. - Licenses

On February 21, 1978, City Council amended the License By-Law and the Vehicle for Hire By-Law to regulate the impounding of vehicles on commercial parking lots. The new regulations came into effect on April 1, 1978, and require the owner of a commercial parking lot or his duly authorized agent to prepare and sign a Towaway Notice.

The Acting Director of Permits & Licenses reports as follows:

"On June 22, 1978, a complaint was received by the acting Chief Licensed Inspector from Mrs. Leong, a tourist from Springfield, Missouri, that her car had been towed away by Rory's Towing Ltd. from a metered parking lot at 655 Main Street between the hours of 8:30 p.m. and 9:30 p.m. Mrs. Leong had purchased a ticket from the meter and her son placed it in the rear window (the ticket merely said "Display This Side in Vehicle" - no mention of placing it on the dash board). Further, the ticket did not clearly indicate the date and time of purchase, however a check of serial numbers of tickets purchased on the morning of June 22, 1978, indicate the ticket was purchased June 21, 1978.

On checking the records in the office of Rory's Towing Ltd., it was found that no Towaway Notice had been issued by the owner or his agent to towaway Mrs. Leong's car. It should also be noted that the owner of this parking lot could not legally issue a Towaway Notice until after 3:00 a.m., June 22, 1978.

A review of the Towaway Notices and records available from Rory's Towing Ltd., indicate the following:

- 1. The invoices show a charge of \$30.00. The By-Law states they can only charge \$20.00. Mr. Washtock, of Rory's, advised that the fee is \$20.00 plus \$10.00 for storage of up to 48 hours. He was notified some time ago to complete his invoice showing a breakdown of the \$30.00 fee. He has failed to comply.
- 2. During the period from June 6 to June 21, Rory's has impounded 27 vehicles from a metered parking lot at 1131 Seymour Street (behind the Arts Club). Of the 27 Towaway Notices for these impoundments, only 5 had been signed and authorized by the owner of the property. A half owner of the property informed the Acting Chief License Inspector that only herself and her father could authorize impoundments from this lot. She could not identify the signature on the other 22 Towaway Notices used by Rory's to impound the 22 cars and collect \$30.00 each for their release.
- 3. Mr. Rory Washtock of Rory's Towing Ltd., has completed and signed Towaway Notices. Section 10A(6) of the License By-Law, states "No person may be authorized as an agent, who is an employee or agent of any person or company engaged in the business of automobile towing, or who is a principle therein." Mr. Washtock claims he is the owner of the parking lot but he has been informed previously that he cannot issue and sign his own Towaway Notices. Also there is no business licenses for this parking lot.

cont'd....

Clause No. 1 cont'd

4. A review of sixty-two (62) Towaway Notices issued in June indicate that:
- 26 fail to have the name of the person who issued the notice printed on the form. Most of the signatures are not legible and it is impossible to determine who issued the notice.
 - 29 of the Notices were not properly completed by the driver.
 - 2 were issued by Rory Washtock.
 - 2 were issued by W. Barry, owner of Rory's Towing Ltd.
 - 3 do not show the location of the parking lot from where the impounded vehicle was towed.
5. There were several invoices for impoundments which had no corresponding Towaway Notices.

Last month a tow truck from Rory's Towing Ltd. was checked while the driver was in the process of impounding a vehicle from a parking lot at 8th Avenue and Yukon Street. The signs on this lot had not been approved and the Towaway Notice produced by the driver had not been signed by the owner or his agent. The vehicle was dropped and when confronted with this infraction, Mr. Washtock said the driver was told not to tow from this lot.

Section 22A of the Vehicle for Hire By-Law requires any cab (which includes tow trucks) to pass inspection under the Motor Vehicle Act and if it fails to pass inspection, the license shall be suspended until the vehicle does pass inspection. A check of Rory's tow trucks reveals that three of the vehicles do not have a valid inspection sticker. Also, at least one of the tow trucks does not have the company name printed on both doors as required under Section 35A(9) of the By-Law.

Rory's Towing Ltd. owned by W.E. Barry, has a business license to carry on a towing business and has one vehicle for hire license plate in the company name. Mr. Washtock is the principal of Westburn Services Ltd. which has 3 Vehicles for Hire license plates but operates under the name of Rory's Towing.

In view of the history of the operator of these companies, I recommend that they be requested to appear before Council to explain their actions on these matters and show cause as to why their licenses should not be suspended."

The City Manager RECOMMENDS that the recommendation of the Acting Director of Permits & Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 374

FIRE AND TRAFFIC MATTERS

RECOMMENDATION

1. Cassiar/Cambridge Loop

The City Engineer reports as follows:

"BACKGROUND

Cassiar Street between the end of the freeway and the Second Narrows Bridge has been a continuing traffic problem for a number of years because the street is not adequate to deal with the extremely high volume of traffic (of which almost 50% is not Vancouver oriented) in this corridor. The true solution to this problem is to provide a direct connection between these two provincial facilities, ideally in a tunnel. However, it has been necessary to find short-term remedial measures to alleviate the extreme congestion, the non-local use of local streets, and high accident situation in the area. Two such measures are the recent alteration to the signal arrangement at Cassiar and Hastings, paid for by the Province (cost \$60 000) and the proposed Cassiar/Cambridge Loop.

The Loop provides access for southbound Second Narrows Bridge traffic to Cambridge Street eastbound and would relieve traffic problems on Cassiar Street caused by vehicles turning left only local streets. It would also minimize noise, accidents and the through-traffic component on local streets east of Cassiar Street.

On September 13, 1977, City Council approved the following series of recommendations of the Standing Committee on Transportation concerning the proposed Loop from Cassiar Street to Cambridge Street:

- "A. THAT the PNE/City lease relative to land situated on the easterly portion of Block 6 required for a left-turn Loop be revised so that the land for the Loop reverts to City control.
- B. THAT the City make the necessary land available to the Provincial Government (but retain the land in the City ownership) for construction of the left-turn Loop.
- C. THAT acquisition of remaining properties on Blocks 24 and 42 be left to the PNE to pursue as in the past.
- D. THAT contingent upon the City Engineer negotiating with the Provincial Government a cost-sharing agreement satisfactory to the Council on the expenditures, the following recommendations also be approved:
 - i. The City pave the parking lot north of Wall Street at an estimated cost of \$65 000;
 - ii. The City assist the PNE in construction costs of the parking lot eventually to be provided on Blocks 13, 24 and 31 when the land becomes available for this purpose. Estimated costs for this work are \$165 000 (1977 Dollars)."

The Council has budgeted in 1978 Supplementary Capital \$100 000, as the City's contribution to this project.

CURRENT SITUATION

Following Council's approval of the above Recommendations, negotiations have been conducted with staff of the Ministry of Highways and Public Works to arrive at a suitable cost-sharing arrangement. Based on these negotiations, the response (attached) from the Honourable Alex V. Fraser, Minister of Highways and Public Works, offers proposals, as listed below. The Ministry would:

- 1. Construct the Loop at its own cost and provide access to the centre of the Loop for parking.
- 2. Pave the parking lot north of Wall Street at an estimated cost of \$65 000.

Clause No. 1 Continued

- "3. Pay to the City the sum of \$85 000 for right-of-way required for the Loop subject to the City's agreement to convey title to the Province pursuant to the Highways Act.

With respect to assisting the PNE in construction costs of the parking lot adjacent to Cassiar Street between Oxford Street and Pandora Street (Blocks 13, 24 and 31), the Ministry does not feel this is a practical arrangement in view of the uncertainty of the program and its future cost. It is not possible for the Ministry to commit funds for periods other than the current fiscal year. However, the Ministry would commit \$85 000 for the Cambridge Loop right-of-way, which is 50% of the cost of developing the parking lots adjacent to Cassiar Street.

CONCLUSIONS

Although the proposals of the Ministry of Highways are not in exact agreement with Council's recommendation, they still present a very favourable settlement to the City. The most significant difference between Council's recommendation of September 13, 1977 and the Minister's proposals is that rather than the City retain control of the land occupied by the Loop, it would be registered as provincial highway, with a payment of \$85 000. This \$85 000 payment from the Province could be set aside to offset the City's share in constructing the future parking lot adjacent to Cassiar Street.

The PNE has reviewed this matter several times and have previously agreed to the proposal.

Director of Finance comments:

The \$85 000 payment from the Province should be added to the \$100 000 provided in the 1978 Supplementary Capital Budget to cover the City's obligation towards construction of the PNE parking lot to be eventually provided on Blocks 13, 24 and 31.

RECOMMENDATIONS

The City Engineer recommends that:

- A. The terms relating to construction of the Cassiar/Cambridge Loop, as suggested in the letter of May 17, 1978 from the Honourable Alex V. Fraser, Minister of Highways and Public Works, be agreed to, and that the Minister be thanked for his concern and positive approach to alleviating the traffic problems in this corridor.
- B. The City again express its wish to obtain a true solution to traffic problems in this corridor by means of a direct connection between the Second Narrows Bridge and the Burnaby Freeway, preferably in tunnel.
- C. The City Engineer and Director of Legal Services be directed to prepare the necessary agreement with the PNE concerning the use of land, presently leased by the PNE, for highway purposes.
- D. The \$85 000 to be received from the Province be set aside in Capital Reserve to offset the City's share (\$165 000) of future parking lot improvements along Cassiar Street."

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

FOR COUNCIL ACTION SEE PAGE(S) 382

FINANCE MATTERS

RECOMMENDATION:

1. Orpheum Booking - Vancouver Chamber Choir

The Civic Theatres Manager reports as follows:

"I have been requested to report on the circumstances concerning a booking of The Orpheum by the Vancouver Chamber Choir as outlined in their attached letter dated June 6, 1978.

A clerical error occurred because the regular booking clerk was on vacation and a temporary clerk took a booking call from the Vancouver Symphony Society and entered it incorrectly in the booking register. I later booked that date to the Vancouver Chamber Choir who committed themselves in various ways before they had confirmed the dates at The Orpheum.

It is my opinion that favourable consideration should be given to the Choir's request to have free rental of The Orpheum on March 9th, 1979 as compensation for the income loss experienced previously. The Vancouver Chamber Choir is building an audience for their concerts and, if encouraged, could become annual renters of The Orpheum on a regular basis to the mutual advantage of the Choir and the City.

The City Manager RECOMMENDS that Council agree to a grant equal to rental of The Orpheum by the Vancouver Chamber Choir on March 9th, 1979.

2. Schedule of Rental Rates - The Queen Elizabeth Theatre
The Queen Elizabeth Playhouse & The Orpheum
September 1, 1978 to August 31, 1979

The Manager of Civic Theatres reports as follows:

"Submitted herewith for approval is the revised Schedule of Rental Rates for The Queen Elizabeth Theatre, The Queen Elizabeth Playhouse and The Orpheum to have effect from September 1, 1978 to August 31, 1979.

The attached schedule sets out the new rates which represents an increase of approximately 5% in both Class I and Class II rates.

On certain occasions use of the stage for on-stage rehearsals is requested for the preparation of touring events, where the event is rehearsed here, but presented elsewhere. As these uses are very occasional, it is recommended that the rates charged be those set out in Clause 2 and that the clause be amended by the addition of the following:

On-stage rehearsals for events not taking place in the Civic Theatres shall be charged at the rates set out in Clauses 2 and/or 3 of this schedule."

The Manager of Civic Theatres recommends ratification of the revised Schedule of Rental Rates circulated to members of City Council to have effect from September 1, 1978 to August 31, 1979.

The Vancouver Civic Theatres Board approved the new schedule at its meeting on February 3, 1978.

MANAGER'S REPORT, JUNE 23, 1978 (FINANCE: A7-2)

Clause #2 continued:

The City Manager RECOMMENDS adoption of the Theatres' Manager's report, and comments for Council's information that a review of the financial position of the theatres will be forwarded within the next few months.

- 3, (a) Purchase of Gas Chromatograph for City Analyst's Division
- (b) Overtime for City Analyst's Laboratory

The Medical Health Officer reports as follows:

"Gas Chromatograph

During budget discussions for the 1977 budget, the purchase of an additional Gas Chromatograph for the Analyst Department was deleted for future consideration. At that time the City Analyst was in the process of redistributing Provincial Case Work at the request of the Attorney-General's Department as a result of the establishment of an RCMP Crime Laboratory. The distribution of cases has been reviewed over the period of the operation of the RCMP Laboratory and we now find that the need for an additional Gas Chromatograph is greater than ever, although for different reasons.

On October 28, 1977 we submitted a City Manager's Report for consideration of Council. The City Manager advised that we include our request for a new Gas Chromatograph in the 1978 Annual Operating Budget.

On March 8, 1978 the Budget Review Committee did not accept our request for the new Gas Chromatograph. We submitted an appeal to the Standing Committee on Finance and Administration but this also was not approved.

The following points will indicate the need for this piece of equipment:

1. Prior to 1974 the Gas Chromatograph was not used for any toxicology. In 1974 the average use was once per case for blood alcohol, which continued until about 1976. It is now used at least three times per case - once for blood alcohol and twice for toxicology tests.
2. The shift of methods to Gas Chromatography uses, as well as other equipment similar to it, is indicative of the kind of tests, rather than the volume of tests, being completed for toxicology today.
3. The Laboratory presently has two Gas Chromatographs, one purchased in 1966 and the other in 1975. It is important to retain both machines. For less complicated tests the older Gas Chromatograph is still a valuable piece of equipment and can be used for Police and other emergency area cases. However, the time to condition the machine in preparation for use is an expensive use of staff time, etc. The conditioning of the machine is slow when a change of method in mid-case is required.

The Hewlett-Packard Dual Flame Ionization Detector Chromatograph is absolutely essential in order to be able to do the number of blood alcohol determinations required for coroner's work. We must have one instrument set aside exclusively for this purpose to free the one purchased two years ago for the other toxicological

Clause #3 continued:

analyses - that is drugs. With increasing toxicological methodology going to gas chromatographic methods and increased personnel using these instruments, it is important to have a separate instrument for alcohols.

Purchase of Gas Chromatograph

The cost of leasing a suitable gas chromatograph over a 3-year period is \$16,360.00. However, we do not support any lease arrangement as this will be too costly to the City.

Approximately 40 per cent. of the cost of capital equipment is recovered over a period of five years from the case rate, charged to the Attorney-General.

The Ministry of the Attorney-General, in its letter dated May 24, 1978 (copy attached) has strongly supported our request for a new Gas Chromatograph.

In order to accomplish the above purchase, the amount of money needed will be \$14,227.00. This includes the cost of a new Gas Chromatograph and ancillary equipment, plus installation costs. The Comptroller of Budgets and Research advises that, if approved, source of funding will be Contingency Reserve.

Staff Overtime - Analyst's Laboratory

We have had a heavy backlog in the City Analyst's Laboratory and are under considerable pressure from the Attorney-General's Department to reduce this backlog to no more than two weeks' work. To accomplish this task our staff has worked substantial overtime and our \$5,295.00 overtime account has been over-expended by \$2,393.95 as of May 22, 1978. The City Analyst estimates that a minimum of \$15,000.00 in overtime will be required in 1978 to enable us to keep our backlog from becoming greater.

In considering this matter the City Analyst has noted several factors for Council's information:

1. In evaluating the workload of the City Analytical Laboratory it is difficult to use the number of cases as an index; the need to identify many different drug combinations has made cases more difficult.
2. The purchase of a Gas Chromatograph will lessen the need for overtime, perhaps saving as much as \$4,000.00 to \$5,000.00 per year. This saving would only affect 1979 overtime, as it is unlikely that the equipment would be available for much of 1978.
3. Our recoveries from the Provincial Government and other municipalities should be increased for 1979 to reflect this higher cost per case.

The Comptroller of Budgets & Research has advised that, if this report is approved, source of funding to pay the additional amount of \$9,705.00 overtime in 1978 will be Contingency Reserve.

Recommendations

The Medical Health Officer recommends:

- (a) That a new Gas Chromatograph with ancillary equipment be purchased at a total cost of \$14,227.00, funds to be made available from Contingency Reserve.

MANAGER'S REPORT, JUNE 23, 1978 (FINANCE: A7-4)

Clause #3 continued:

- (b) That an additional amount of \$9,705.00 be provided from Contingency Reserve to pay overtime to staff in the City Analyst's Laboratory during 1978."

The City Manager notes that the slow service has been a concern for some months, and was explained to Finance Committee at budget time when the gas chromatograph was being considered.

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

FOR COUNCIL ACTION SEE PAGE(S) 380, 382
 & 383

PROPERTY MATTERS

RECOMMENDATION

1. Acquisition of Right-of-Way for Drainage Purposes
Burns Bog Landfill, Delta

The Supervisor of Properties reports as follows:

"At the request of the City Engineer, negotiations were entered into with Western Peat Moss Ltd., the owners of Parcel D (Expl. Plan 2515) except Parcel 1 (Ref. Plan 8648) D.L. 437, in the Municipality of Delta, to acquire a Right-of-Way for drainage purposes over the South 15 meters of their property. This privately-owned property lies immediately to the north of the City's Burns Bog Landfill site. The Right-of-Way is required to construct a leachate collection system for the landfill as required under the terms of the operating permit issued by the Pollution Control Branch. A storm water ditch and a service road are to be constructed within this Right-of-Way and a leachate ditch is to be constructed on the City's property.

Following negotiations, the owners have agreed to grant the requested easement on the following terms:

- (a) the right-of-way to be for construction of an open ditch and maintenance road and no other purposes,
- (b) no debris or rubbish of any kind to be buried within the right-of-way area,
- (c) the City to agree to surrender the right-of-way when it is deemed to be no longer of substantial benefit by the City Engineer,
- (d) prior to surrender of the right-of-way, the City to fill in the open ditch, if so required by the Grantor,
- (e) the City to indemnify and save the owners harmless against any claims, etc., resulting from the City's use of the right-of-way,
- (f) payment of \$50.00 for granting of the right-of-way.

The City Engineer concurs with the acquisition of this Right-of-Way on the foregoing basis.

The appropriate Right-of-Way agreement has been prepared by the Director of Legal Services and this agreement has been executed by the owners.

It is Recommended that the acquisition of the Right-of-Way over the South 15 meters of Parcel "D", (Explanatory Plan 2515) except Parcel 1 (Reference Plan 8648) D.L. 437, Group 2, New Westminster District on the foregoing basis, be approved and the Director of Legal Services be authorized to execute the agreement on behalf of the City."

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

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MANAGER'S REPORT, JUNE 23, 1978 (PROPERTIES: A9 - 2)

2. Transfer of two City lots from the Land Purchase Fund to the Property Endowment Fund

The Supervisor of Properties reports as follows:

"Two City owned lots situated on the South Side of 28th Avenue between Nanaimo and Gladstone and legally described as Lots A & B, Block B and 10, D.L. 393, Plan 10063 were acquired by tax sale between 1920 and 1938. When the Property Endowment Fund Board was created in 1975, the majority of the City lots acquired by tax sale were transferred to the Board's jurisdiction for the acquisition costs. However, as the foregoing two lots served as temporary drainage for Brock Park, they were not included in the transfer but were placed in the Land Purchase Fund.

The development of Brock Park has reduced the drainage problem and by relocating the catch basin on Lots A & B permitting the flow of water directly into the sewer system the problem can be completely resolved. This would free the lots from the 'drainage' reserve and allow them to be filled to an acceptable grade ready for market once the fill has settled sufficiently.

The Property Endowment Fund Board when considering this matter recommended that the two lots be transferred to the Property Endowment Fund at the acquisition costs and that the Supervisor of Properties arrange for the relocation of the catch basin chargeable to the Property Endowment Fund account.

Recommended that Lots A & B, Block B and 10, D.L. 393, Plan 10063 be transferred to the Property Endowment Fund at the acquisition costs of \$409.00 and that the Supervisor of Properties arrange for the relocation of the catch basin with the costs chargeable to the Property Endowment Fund General Account #5927/9820."

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

FOR COUNCIL ACTION SEE PAGE(S) 383

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MANAGER'S REPORT

June 19, 1978

TO: Vancouver City Council

SUBJECT: Public Investments in the City of Vancouver

CLASSIFICATION: Information

The Director of Planning reports as follows:

Introduction

Over the past several weeks, Council has received proposals for several major public projects within the City of Vancouver. Some of these are requesting City financial support; others require only City approval; some may proceed without a City sanction. All will require the investment of public money, derived at least partially from taxpayers residing in the City of Vancouver.

To help Council place the various recent proposals into a context, the Planning Department has prepared a relatively comprehensive list of the various public investment proposals and programs which have arisen over the past few years. This list is attached as Appendix A. The list is organized by level of government, including categories for co-operative projects involving two or more levels. Within governmental categories, projects are further divided into substantive groupings, based on headings in Understanding Vancouver. The list contains projects which have been proposed, which are in various stages of planning or design, or which are under construction; it does not contain recently completed projects or programs, which could constitute quite a list in themselves. Also, listed projects have been limited to those estimated to cost \$½ Million or more.

Cautions in Interpreting the List

The list of public investments has been compiled from a variety of potentially inconsistent sources. As we thought it desirable to bring the list to Council's attention at the same time it considered the Convention Centre proposal, there has not been sufficient time to check out these inconsistencies and resolve any conflicts. We have also not been able to adequately research the current status of some earlier proposals, particularly those which were submissions to the 1976-80 Capital Program. We are not certain that some of these earlier desires still have advocates. In addition, there are probably some undetected redundancies and double-countings due to the non-specificity of some capital budget submissions (e.g. the same project may be included under both Parks Board and Neighbourhood Improvement Program budgets). And the implementation of one project may preclude the building of others (for example, one of the several Harbour Park proposals or one of the many Stadium or Convention Centre Plans). Senior government spending plans are probably underestimated due to the desire of both governments to maintain confidentiality or secrecy about their more speculative projects.

Cost estimates in many cases are very gross, and several proposals have not yet proceeded to the costing stage. The Planning Department has attempted to supply its own very rough estimates whenever costs were not available. These, of course, should be treated with extreme caution, as for that matter should most of the other estimates as well. No account has been taken of the tendency for the cost of public investments to inflate greatly between initial proposal and final completion. Also, given the uncertainty attached to most of the cost estimates, there has been no attempt to systematically standardize them in constant dollars based on any one year. Since some of the proposals originated as early as 1974 and others are not expected to be completed until the mid-1980's, this could be a source of substantial variation. In addition, some of the projects are costed on the basis of multi-year programs, while others list only the cost for a single year even though a single program may continue in the future. With many programs we did not feel confident in assuming continuation.

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These substantial cautions aside, we do believe that the list in its present form does constitute a relatively complete "shopping list" of public investments in the City of Vancouver. We also believe it provides sufficiently accurate information to derive a very rough "order of magnitude" estimate of the cost involved. With this information, Council should be better able to evaluate current public investment proposals against the overall level of capital spending and against other identified priorities.

Magnitude of Public Investment Spending

The list identifies current and recent public investment proposals and pending projects in the City of Vancouver which in total are valued over \$1½ Billion. Interestingly, both the Federal and Provincial Governments propose to invest more within the City of Vancouver than the City itself. The Province's proposed investments, in fact, are nearly double those of the City Government. Broken down by the various levels and combinations of levels of government, very approximate estimates of the total capital costs are as follows:

Federal:	\$250 Million
Provincial:	\$450 Million
City:	\$240 Million
School Board & Community College:	\$ 30 Million
Joint Federal- Provincial:	\$ 8 Million
Joint Federal- City:	\$ 50 Million
Joint Federal- Provincial:	\$ 7 Million
Joint Federal- City-Provincial:	\$220 Million
Joint G.V.R.D.- Provincial (hospitals):	\$160 Million
Joint Provincial- G.V.R.D. - City (transit):	\$3-400 Million

The City's Public Investment Dilemma

The list would seem to well document the excess of public investment wants over public resources and willingness to pay. A substantial proportion of the City initiated proposals, for example, are submissions to the 1976-80 Capital Program which either did not make it through the entire Council review process or were turned down by voters in the Five Year Plan plebiscite. Council will recall that only engineering works and public safety (fire hall) expenditures were approved in the last plebiscite. The senior levels of government are able to make larger capital investments in the City without direct voter approval, but it is not always clear that these are consistent with community desires and priorities.

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The dilemma is heightened by growing perceptions of a need for more economy in local government and a reduction of the tax burden. Also worrisome are increasing uncertainties about the future health of the Canadian and world economies. These make long-term public indebtedness appear riskier than in previous years.

These negative perceptions are contrasted against very real, positive desires to use public investment as an important development tool of the City. Major capital projects could play a very significant role in ameliorating presently perceived problems (for example, affordable housing, traffic congestion, and water pollution) and in making the City a more exciting and livable place (for example, downtown parks, sports stadia, museums, and galleries). There is also a perceived desire to use public investment as a major component of and a stimulus to the celebration of the City Centennial. Significantly, this celebration could occur through the completion of major single projects, such as the False Creek Stadium and Exposition Complex, which would result in highly visible, exciting, and lasting monuments to the City's progress; or the celebration might occur through more subtle but nonetheless profound changes, such as the provision of affordable housing or the clean-up of public waters.

Unfortunately, the choice at the moment is largely outside the community's control. Most investments are Federal and Provincial, and even City capital expenditures do not always arise from a clear identification of community desires and priorities, but are instead reactions to some external change or proposal. Council may, therefore, wish to consider the establishment of some process by which it can clearly identify its public investment objectives against other public needs and wants and through which it can communicate its priorities to senior levels of government.

The Centennial could be even more significant if we could celebrate the City's growing ability at self-government, self-aware community planning, and purposeful public investment. And it would be a significant achievement, indeed, if after 100 years of the City's history, we could note that the three levels of government were planning and sharing their public investments in a co-ordinated, mutually reinforcing way.

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

FOR COUNCIL ACTION SEE PAGE(S) 383

C

MANAGER'S REPORTDATE June 20, 1978

TO: Vancouver City Council

SUBJECT: Convention Centre Proposal

CLASSIFICATION: RECOMMENDATION

The Director of Planning, Director of Finance, and City Engineer report as follows:

"1. Purpose

On May 29, 1978, the Honourable Grace McCarthy, Provincial Secretary and Travel Industry Minister, announced that the Province was prepared to fund 40% of the capital cost of a trade and convention centre, providing the City arrange for additional funding. The proposal has been forwarded to Council for consideration and review.

The purpose of this report is to provide Council with a summary and examination of the information that is available on this subject. No attempt has been made to examine the validity of the data produced by the proponents of the scheme and no evaluation has been done on the marketability of the proposal. However, an earlier report from the Director of Planning (Appendix A), examined both and raised a number of doubts and questions. These still stand. This report raises some additional questions about the suggested responsibility for constructing and operating a convention centre complex.

2. History

The feasibility of developing a convention centre has been reviewed on a number of occasions.

In 1954 and 1967 Council considered reports of the Technical Planning Board dealing with the feasibility of convention facilities in the downtown.

In mid-1975 research conducted for the B.C. Department of Travel Industry raised the subject of conventions (Survey and Study of the Current Marketing Situation of the B.C. Travel Industry: Recreation Travel, Tours, Conventions by F. Rex Werts, Ltd.). After reviewing this study, the City indicated it would not approve a major convention centre complex unless it would be clearly shown to benefit the City economy and City taxpayers. In August 1975, Council gave support to the idea of a provincially-funded independent study of the potential for a convention centre in Vancouver. In May 1976, such a study was completed for the Department of Travel Industry (A Feasibility Study for a Vancouver Convention Centre/Exhibit Hall Complex by F. Rex Werts, Ltd. and the Sussex Group).

In August 1976, the Study was circulated at a special meeting of the Standing Committee of Council on Finance and Administration. The Committee sent no recommendation to Council but suggested that a critical analysis of the Study should be carried out by the City and "noted that the senior governments and merchants would directly benefit financially from such a complex and the total cost should be shared between them." Some members of the Committee felt that potential costs and benefits of the proposed centre had been examined too generally and with too little objectivity.

In May 1977, Council considered a Manager's Report on the Werts/Sussex Study and approved recommendations that no decision be made on a convention centre/exhibit hall proposal on the basis of the information and analysis supplied to date; that further study by the City not be undertaken until a firmer, more detailed proposal is submitted; and that Council seek discussion among the concerned parties about the need for a convention facility, and about the type of facility which would meet the region's needs and goals and which would complement existing facilities.

3. Current ProposalFacilities

The Ministry of Travel Industry has proposed that a convention centre/exhibit hall, international trade offices and new cruise ship facilities be developed on Pier B.C. Although no firm concept or design has been proposed, it has been estimated that the convention centre/exhibit hall portion of the facilities will cost between \$20-25 million. (N.H.B. documents place the cost of the entire project \$42,000,000; the actual costs will depend on the design of the complex.) Appendix B provides some information on what components might be included a complex and also provides a possible breakdown of capital costs.

At this stage in the evolution of the concept, a variety of both public and possibly private organizations could be involved in the actual development and operation of the proposed various facilities. While the City's involvement in the complex could extend into various components, it has been suggested by the Minister that the City only be involved in the financing and operation of the convention centre/exhibit hall. Dr. Shrum and others have alluded to the possibility of the City also participating in a trade-oriented office building or other commercial facilities, the revenues from these being used to subsidize operating losses from the convention centre. However, the principal proposal before Council deals with the City's participation in the convention centre only and therefore this report deals with only the convention centre portion of one possible Pier B-C complex.

Construction Costs/Funding

The capital cost of the project has been estimated to be between \$20-25 million. However, until a final design has been determined, it is impossible to accurately estimate the costs. In fact, it has been suggested that a futuristic design, such as was portrayed in the Ministry of Travel Industry's brochure, could increase the costs to between \$50 million and \$100 million. Experience in other cities would suggest that the estimate is a possible but minimum amount for a facility of this type. (Most of this experience has been in the U.S. where construction costs are generally lower than in Vancouver. This cost estimate assumes that Pier B-C is structurally sound and will not require rebuilding to support a large structure. It also minimizes the possibility that the project may fall victim to substantial cost over-runs.) See also Appendix C.

The construction cost estimates exclude the costs of the site. The proposal to use Pier B-C assumes that the N.H.B. will rent the site for \$1/annum. This assumption appears to run counter to what we understand to be N.H.B. intentions to continue to receive income for the use of the pier roughly equal to economic rent. (The N.H.B. currently receives \$325,000 for all uses on the pier and would require an economic return on any investment they might make.)

The cost estimates also assume that Marathon Realty will provide the required ramps and access ways to the site. It is estimated that this will cost Marathon approximately \$1.3 million and would only be completed as a part of a major development project.

The Provincial Government has stated that it will provide 40% of the capital costs (apparently subject to an upper limit of \$10 million) if the Federal Government will also provide 40%. Based upon the current capital cost estimate of \$25 million, this would require the City to provide the balance of approximately \$5 million. To date, the Federal Government has not agreed to their portion, nor has any level of government stated what their position would be should the capital costs rise above \$25 million. It should be noted that the City of Winnipeg saw its capital contribution for its convention centre rise from \$7.5 million to \$15.5 million when costs increased from \$15 million to \$23 million.

Operating Economics/Operating Responsibility

Some information is available on the question of operating revenues and expenditures. The 1976 Werts/Sussex report estimated annual revenues to be \$714,000 and expenses to be \$1,185,000 for an annual operating deficit of approximately \$500,000. In addition to this deficit, there would be costs for property taxes (approximately \$600,000), business taxes, ground rent payable to the N.H.B. and debt repayment (approximately \$500,000 to \$600,000 on the proposed City contribution). Estimates prepared for the N.H.B. suggest that the convention centre could break even (if it did not have to pay property taxes, business taxes, ground rent or repay its debt). These estimates placed operating revenues at \$1,210,000 and expenses at \$1,190,000 for a net revenue of \$20,000. This study also indicated that, if the revenue from the parking lot was included, the centre could produce an annual surplus (before taxes, rents, debt repayment for either the convention centre or the parking structure) of approximately \$500,000. We have not been able to evaluate the validity of these estimates though the earlier report by the Director of Planning raises some questions about the Werts/Sussex assumptions. Additional information is contained in Appendix D.

It is an extremely difficult task to determine what the actual size of the required subsidy will be. Experience with other convention centres would suggest that there will be a deficit and that it could be higher than \$1 million/year (see Appendix D). For Council's information, as it may be somewhat comparable, the 1977 Civic Theatres operating deficit was approximately \$400,000. (This is in spite of a very high usage rate and does not include the costs of major repairs, renovations and replacements for the Civic Theatre, nor does it include taxes or amortization of capital investment).

It appears that the intent of the current proposal is that the City would operate the convention centre/exhibit hall complex. There is little detail available on the operation or the possibility of Federal and Provincial sharing in any operating deficits. Similarly, it is not known how the issues of ground rent, property taxes, business taxes or debt repayment are to be handled. In general, however, it appears that the City will be expected to accept the risks and responsibilities associated with the operation of the centre.

4. Tourism and Conventions

To place the convention centre proposal in an economic perspective, tourism is B.C.'s third largest industry (after forestry and mining) with an estimated value in 1977 of \$1.3 billion. (B.C. residents account for over 40% of this spending). The value of tourism in the Lower Mainland (from Powell River to Hope) in 1977 is estimated to be between \$440 and \$650 million.

Conventions held in Greater Vancouver in 1977 are estimated to have produced \$35.3 million in spending or about 6% of tourist spending in the Lower Mainland. The following table provides some information on conventions over the past few years.

<u>Year</u>	<u>Number of Conventions</u>	<u>Total Number of Delegates</u>	<u>Estimated Spending</u>
1968	148	65,000	\$10,100,000
1975	253	118,000	29,000,000
1976	272	138,000	33,800,000
1977	227	128,000	35,300,000
1978 (projected)	295	151,000	41,600,000

In 1978, 63 non-Canadian conventions will bring an estimated 49,900 delegates to Greater Vancouver, or about 33% of the convention delegates this year. (In 1968 non-Canadian conventions accounted for about 12% of total convention delegates meeting here.)

There is a view that some of the larger conventions are outgrowing Vancouver's existing convention facilities. Material supplied by the Greater Vancouver Convention and Visitors Bureau supporting this conclusion is attached as Appendix E. It should be noted that conventions account for a small portion of total tourist spending, but it has been contended that conventions lead to significant increases in tourist activity.

The total number of delegates and estimated spending revenue have shown fairly steady growth using existing convention facilities (mainly the hotels).

5. Public Investment Decisions Criteria

The criteria against which a public investment decision of this type should be evaluated and which have been used in this report are:

- a. The City should be satisfied that a convention centre/exhibit hall complex is a cost effective means of increasing tourist spending in Greater Vancouver.

It would appear that the proponents of the convention centre proposal are recommending the investment of a significant amount of public funds in order to attain their goal of increasing the number of tourists and tourist dollars in B.C. However, before such an investment decision is made, it would be worthwhile to evaluate this expenditure of public funds against others which may be more cost effective in achieving the same goal. In other words, it should be determined whether a convention centre, which attracts large groups of people, is a more effective method of increasing the number of tourists than would be, for example, a major marketing campaign that attracted a large number of small groups for whom a centre would not be necessary.

- b. The direct and indirect benefits of the project should exceed the direct and indirect costs and the incidence of overall costs and benefits should be closely related.

The convention centre/exhibit hall complex will produce a number of social, cultural, environmental, economic and fiscal costs and benefits of interest and concern to the public, the business community, the City, the Province, and the Federal governments. On the primary level, there are those costs and benefits that are tied directly to the centre. On a secondary level, there are those costs and benefits that result because of the development of the centre but are not directly linked to its operation. As a public investment decision, overall (both primary and secondary) benefits should exceed overall costs.

In addition to the requirement that overall benefits exceed overall costs, in a jointly sponsored project there should be a balance between the proportion of benefits that one group enjoys and the proportion of costs that that group pays.

6. Analysis Against the Criteria

a. Cost-Effectiveness of Convention Centre Investment

City staff did not have access to any studies which dealt with the efficiency of an investment in a convention centre. It is strongly suggested that an investigation be undertaken, if it has not already been done, to determine whether or not a convention centre is a more effective way to increase the number of tourists to Vancouver and British Columbia than other less costly alternatives. Such an investigation might examine the capacities of existing facilities to handle a greater number of smaller groups, review the potential for success of a campaign designed to attract an increased number of "small" conventions, and finally, should compare the costs and the effects of various methods of increasing the size of the tourist industry. Some of these alternatives might have greater amenity for local residents in addition to stimulating additional tourist dollars. (Such as the proposals for the P.N.E. or the Rhone & Iredale proposal for a complex on the northshore of False Creek.)

b. Benefits and Costs

There will be a variety of primary and secondary benefits and costs that will accrue to a number of organizations as a result of the convention centre complex. These are briefly outlined in the Table 1. It should be noted that many of the non-quantifiable effects or results can be viewed as either costs or benefits depending on one's values. This is particularly significant for those results expected to accrue to the City.

TABLE 1
BENEFITS AND COSTS

	Business Community	Province	Federal Government	City
Primary Benefits	* Delegate Spending \$19 million/annum	*increased taxes Sales \$181,650/ann. Hotel 316,000/ann. Per.Inc. 234,000/ann. Corp.Inc. 278,000/ann. Liquor Profits 231,000/ann. \$1,240,650/ann.	*Increased taxes Excise 350,000/ann. Per.Inc. 743,000/ann. Corp.Inc. 1,257,000/ann. <hr/> \$2,305,000/ann.	* Improved Downtown Vitality * Pier B-C redeveloped, stimulus to redevelop waterfront
Primary Costs		*\$10 million Cap.	*\$10 million Cap.	*\$5 million Cap * All operating losses * Servicing costs * Policing costs * Traffic congestion
Secondary Benefits	* Multiplier Spending \$40 million/ann.	*Increased Taxes Sales \$500,000/ann. Per. Inc. 525,000/ann. Corp.Inc. 600,000/ann. \$1,625,000/ann.	* Increased taxes Excise 700,000/ann. Per.Inc. 1,600,000/ann. Corp. Inc. 1,700,000/ann. \$4,000,000/ann.	* Stimulate Marathon's development * Increase tax revenues
		*Improved employment, trade, balance of payments	*Improved employment, trade, balance of payments	
Secondary Costs	*Possible diversion of business away from existing hotel and restaurant facilities	*Increased demand on B.C. tourist facilities, potentially affecting enjoyment by B.C. residents		* Compensation to Marathon, * possible dispersal of downtown activity, * additional servicing cost & requirements

(i) Financial Impact

The additional tourist spending that could result from a convention centre complex could provide an important stimulus to the economies of Vancouver and British Columbia. Direct delegate spending could improve conditions in the current soft hotel market (estimated that 80% of expenditures are in hotel/restaurant/beverage sector). Delegate related 'halo' tourist expenditures could provide an additional boost to the tourist industry. (The "halo" effect refers to the tendency of some convention delegates to extend the convention visit into a vacation in the area in which the convention is held.)

In addition, the so-called "multiplier" effect of these expenditures could increase their economic impact. The Werts/Sussex report estimates that the convention centre would cause primary and secondary benefits to the business community in the form of an additional \$59 million in expenditures in the B.C. economy.

These estimates of the expected value of the additional convention delegates are based on two contentious assumptions: (1) that the convention centre will attract new conventions and not merely capture conventions presently handled by existing City facilities; and (2) that every dollar of delegate spending will generate two dollars additional indirect spending through the "multiplier effect". Some regional economists feel that analysis of this type should only consider direct spending. A more conservative analysis using this criterion might reduce the estimated value of \$59 million by as much as half.

The business community, the City, the Province and the Federal governments could all benefit from this additional spending. The Province could receive additional hotel, personal and corporate income and sales taxes. The Werts/Sussex report estimated these primary and secondary benefits to be approximately \$3 million per annum. Similarly, the Federal government, via excise and income taxes, could receive approximately \$6.3 million in additional revenues. It should be recognized that the City, while enjoying the satisfaction of knowing its businesses were in an improved position, could receive little or no direct financial benefits, since it has no ability to tax income or revenues. The City may experience a secondary benefit in the form of an increase in property and business tax revenues in the event that Marathon or other developers undertake projects as a result of the convention centre. However, experience in other cities does not confirm that a significant amount of new development will occur. It should also be recognized that the City would incur costs to provide services to any new development that does take place, and may incur a reduction in environmental amenity as well.

In addition to the above taxation benefits, the Federal and Provincial governments could enjoy the benefits of increased employment (i.e., lower costs of income support programs) and trade and an improved balance of payments. While the City seeks to encourage increases in employment and trade, these are clearly responsibilities of the senior levels of government and improvements in these sectors are largely benefits to senior governments.

Comparing the distribution of primary and secondary financial benefits, it would appear that the City is being expected to take on a substantially disproportionate amount of the primary and secondary costs (especially in terms of capital and operating costs).

ii. Environmental Impact

In examining the information available, the principal primary and secondary environmental benefits to the City of the proposed convention centre seem to relate to its potential impact on the Central Waterfront and this part of the downtown core. Further information on the potential impact of a convention centre is attached as Appendix F. In general, the proposed facilities could:

- a) stimulate early redevelopment of Pier B-C and the waterfront leading to the general upgrading of the Central Waterfront area, and possibly improved public access.
- b) stimulate new developments in this part of the downtown core, noting, however, one could question whether the proposal actually stimulates additional new developments or merely shifts it from other parts of the downtown.

Major environmental concerns about the proposal appear to be as follows:

- a) The location for the size and scale of the proposed facility could cause accessibility problems in this area as it exists today. However, provided significant improvements are made to the street and transit systems, these can be resolved.
- b) The proposed location is removed from the existing activity nodes in the Downtown. However, with continued growth in the Region, and provided appropriate linkages between this area and the existing activity nodes are established, this proposal could provide reinforcement and growth to the Downtown area.
- c) There is an off-chance that the proposal could stimulate additional office development in contravention of the City's nominal support of the Livable Region Program. This would be particularly the case if the development included a trade-oriented office building. That building needs to be evaluated within the context of an existing high downtown office vacancy rate.
- d) Depending on the design, the center and associated private development could result in a massive structure which would be inappropriate for the physical scale intended for the waterfront. Furthermore, such a structure could reduce the existing street-end views (particularly at Howe Street)

iii. Engineering Impact

The following is a summary of the City Engineer's comments on the convention centre proposal. The full text is attached as Appendix G.

The proposal to locate the Trade/Convention Centre on the Vancouver Waterfront is consistent with the City policy of encouraging development in such a way that patrons are close to facilities and traffic is minimized. It is also consistent with the Downtown Transportation Plan and the waterfront "draft" plan.

- a) The downtown waterfront is a good location for the Convention Centre from a transportation point of view, because of its high accessibility including access to all modes of transit and pedestrian access to hotels. The following elements should be part of the transportation plan for the Centre:
 - (i) completion of Cordova Extension to Burrard, and the waterfront service road;
 - (ii) extension of core streets to serve the Centre;
 - (iii) provision of new transit services, and right-of-way for a downtown circulation system;
 - (iv) balanced parking supply;
 - (v) good pedestrian access and development of complementary facilities nearby.

We will need to carry out an access study when more details are known about the proposal.

- b) A very preliminary estimate of the cost of the immediate access facilities would be \$3-4 million, to be negotiated between the Convention Centre and Marathon Realty. This cost does not include use of NHB's waterfront road.

- c) Access may be altered by Marathon Realty's request to modify the design of the Cordova Extension - this may also affect City development policies and capital fund requirements. These issues will have to be resolved before the Convention Centre can proceed.
- d) The existing utility systems (sewers, water, hydro, telephone, etc.) would need to be extended to serve the development and the costs would be part of the capital cost of the development. Furthermore, improvements to utility systems on an area-wide basis may be required and this may accelerate the expenditure of City capital funds.

7. Conclusions

In general, the analysis of the available information indicates quite clearly that the principal benefits accrue to the senior levels of government. Because of this distribution of benefits, it is suggested that costs should be similarly distributed and that the City should not be expected to make a major financial contribution to the construction and operation of the centre. In addition, there are still too many environmental unknowns that need to be resolved before we can determine that the centre has overall benefits exceeding overall costs. There are still a number of doubts about the benefit/cost ratio owing to questionable assumptions in the economic analysis (identified in the previous Planning Department report). As a substantial portion of the costs will be borne by City residents as federal and provincial taxpayers, these doubts should be resolved no matter which level(s) of government actually constructs and operates the centre.

However, it appears that a convention centre complex possesses the potential to provide benefits to a wide variety of organizations. Because of this potential, the concept should be pursued via a Federal, Provincial, Municipal, and Business Task Force. The Task Force should review:

- a) the cost-effectiveness of this investment decision
- b) the primary and secondary costs and benefits including the environmental impact of the centre.
- c) the specific distribution of primary and secondary benefits and costs.

8. Recommendations

After reviewing what information was available, the Director of Planning, Director of Finance, and City Engineer recommend:

- A. That the City express its appreciation to the Provincial Government for the initiative it has taken regarding a convention/trade centre, and that the Province be invited to establish a Task Force jointly with the City to pursue the convention centre investment decision in the manner set out in this report, with the Federal Government and the business community being invited to participate in the Task Force. The Task Force would report before the end of September, 1978.
- B. That Council inform the Provincial Government that it cannot accept the present proposal for a convention/trade center to be run by the City within the suggested funding formula."

The City Manager RECOMMENDS approval of the above recommendations.

FOR COUNCIL ACTION: SEE PAGE(S) 374^e375

VANCOUVER CITY PLANNING COMMISSION

June 15, 1978.

REPORT TO: His Worship the Mayor and
Members of City Council

SUBJECT: Current Proposals for Trade Centre/Convention Centre

INTRODUCTION

This brief report is a response to an indication at a special Council Meeting in February last that the Council would like to have comments from the Vancouver City Planning Commission in connection with current proposals for trade/exhibition/convention centre.

Members of the Commission have studied some of the PNE proposals and have received a presentation from Mr. Randle Iredale, in connection with the proposals for the North side of False Creek but have, to date, only received the general public information about proposals for Pier B.C. The following comments, therefore, must inevitably be general in character but they are submitted in the hope that they will be useful.

1. The PNE

As far back as January last, members of the Commission raised questions about the need for a review of the PNE functions and also for discussion of sites. This did not mean that the Commission essentially thought that major buildings should be re-located, but that before any great expenditures should be made in time, money and effort, there should be some general consensus on the above. Members do not feel that this has yet been reached but they are pleased to be represented on a liaison committee recently formed.

While the question of a stadium and other traditional facilities of the PNE are under consideration, members of the Commission do not feel that the present PNE site could be considered for a complex of structures involving meeting spaces and special exhibits because of the distance from the downtown.

2. North Side of False Creek

The presentation prepared by Rhone and Iredale has a number of attractive features. The stadium in False Creek seems to be feasible and the tie-in with structures representing various Pacific Rim countries would be attractive. False Creek could also be considered as a possible location for a convention centre/exhibit hall complex. Although it does not have a central downtown location usually considered necessary, it does offer possibilities for good transit linkages. The most attractive aspect of the Rhone and Iredale proposals was the possibility of creating some unified public and private developments on a scale that would take advantage of a special site.

3. Pier B.C.

The use of Pier B.C. as a convention centre/trade centre is in some ways very attractive. Most convention centres tend to be built in a conventional manner within the CBD of the community concerned. The Pier B.C. site could be dramatically different but, at the same time, if the site were to be taken advantage of there would be a need for a dramatically different structure. It has the same disadvantages as the False Creek site in that it is some walking distance removed from the hotel/theatre/shopping core. However, with a foreground of mountain and water and an exciting design, that combination might

possibly outweigh the disadvantages of the distance from the core providing that proper linkages are made with the core of the city. Such linkages might call for specialized transit, the development of the so-called "funky railway" that has been talked about.

One further point about the Pier B.C. location is that the passenger terminal facilities greatly need up-dating. As a matter of fact, they are a disgrace whether the Pier B.C. convention centre goes ahead or not. We would hope that something is done about these facilities, but the improvement could be combined in an imaginative way with a complex on that site should it prove economically feasible to combine the two.

One final point is that while we have a dramatic physical site in Burrard Inlet, we have an undistinguished waterfront. The real landmarks lie further into the city. Development of Pier B.C. could give the waterfront a much needed and exciting landmark.

4. Some General Considerations

- (a) Multi-purpose structure: All three schemes have talked about multi-purpose structures as being necessary for viability. It would appear, to be logical, therefore, that the City could not support multi-purpose structures in three separate locations and any decision for investment of City money will require very careful consideration. Strong economic support for any one of the proposals appears to be singularly lacking, at least as far as the general public is concerned. The only thing that does come through clearly is that if the City was to be involved in any one of the proposals it would be necessary for millions of dollars to be invested in a capital investment with an unspecified ongoing responsibility for operating costs.

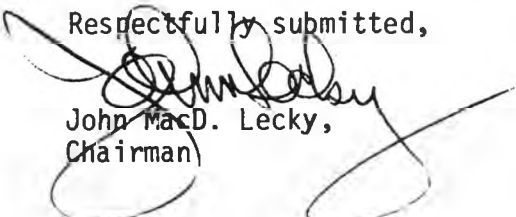
The Commission, therefore, respectfully urges that in spite of the attractiveness of aspects of each proposal, that no commitment be made before there is a solid study of the financial involvement that will be necessary.

- (b) Development considerations: If a feasibility study should prove that no one proposal or combination has financial merit, then we would respectfully suggest that the stadium be considered as a separate issue and that attention be paid to the design and function aspects of a multi-purpose structure that would be able to house trade exhibits and somewhat specialized conferences. We do not ourselves believe that there is a great deal of future for the very large convention structure, but that given a good location together with an outstanding design, it would be possible for the City to have a unique feature which could attract the more moderately-sized conventions that require special electric support systems. The combination of these features could prove attractive to professional bodies, not merely in North America but on a world-wide basis.

5. Concluding Remarks

We welcome the fact that there are various stimulating proposals being put forward. We see this as an indication of viability. However, we would caution against premature commitments. We feel that there are too many unanswered questions at the present time. The whole question of private investment in this kind of use has not been properly investigated. The facility chosen should be multi-purpose in nature and integrated with the GVRD proposals for light rapid transit. The whole question of whether or not the City should risk, for this type of development, long term financial commitments and annual operating deficits of considerable magnitude against the property tax base should be examined as a separate issue.

Respectfully submitted,


John MacD. Lecky,
Chairman

FOR COUNCIL ACTION SEE PAGE(S) 374-375

I

REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES
AND PLANNING & DEVELOPMENT

JUNE 15, 1978

A joint meeting of the Standing Committees of Council on Community Services and Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 15, 1978 at approximately 10:30 a.m.

PRESENT : Alderman Rankin, Chairman
Alderman Bellamy
Alderman Brown
Alderman Ford
Alderman Harcourt
Alderman Kennedy
Alderman Marzari
Alderman Puil

ABSENT : Mayor Volrich
Alderman Gerard
Alderman Gibson

CLERK TO THE
COMMITTEE : M.L. Cross

RECOMMENDATION:

1. Impact of Fire and Building By-laws on Existing Buildings

The Committee considered a report of the City Manager dated May 2, 1978, (copy circulated) forwarding the following reports:

- a. Loss of Low Rental Housing Through Fire & Lodging House By-law Enforcement dated January 25, 1978 (Director of Social Planning).
- b. Impact of the Fire By-law Upgrading Program in the City dated January 31, 1978 (Fire Chief).
- c. Effects of the Building By-law to Existing (Non-Conforming) Buildings dated February 23, 1978 (Director of Permits and Licenses).

(Copies of the above reports are on file in the City Clerk's office.)

In his report the City Manager advises that over the past several months, some members of the public and some aldermen have expressed concern about the impact of the Fire By-law upgrading program, and the requirements imposed by the Building By-law during change of use or renovation of existing buildings. These concerns have been along the following lines:

- a. The Fire By-law, in applying current standards to existing buildings, forces very expensive alterations which are not justified by the degree of hazard involved.

cont'd.....

Clause #1 continued:

- b. The Building By-law, in requiring an entire building be upgraded and earthquake protection be provided in order to carry out an addition or renovation, makes such additions or renovations uneconomic.
- c. The expense of upgrading results in:
 - i. rental accommodation being taken off the market
 - ii. additional cost to low income renters.
- d. The physical work required may destroy the character and desirable interior architectural features of older buildings, and may make use of heritage buildings impractical.
- e. The Fire and Building By-laws together have a crippling effect on the City's desire for preservation and proper utilization of suitable older buildings.

The purpose of the present set of reports being forwarded to Committee is to explore in more detail the criticisms made of the By-laws, to review the proposals for change which have been made from time to time, and to present recommendations and items for consideration related to proposals for changes. Comments on these reports have been obtained from interested parties and revisions have been made.

The Director of Social Planning reported on the loss of low rental housing through enforcement of the Fire By-law, indicating a loss of some 2,300 units in the Downtown and West End during the period 1974-1976 (approximately 1,300 due to the Lodging House By-law, 300 due to owner action, and about 700 due to Fire By-law enforcement.) While there has been an overall increase in rental units 1973-1977, many units in the conversion category which provide low rental housing had been taken out of the market.

The Director of Social Planning suggests that the proposed Fire By-law appeal process should employ a broadened appeal board, by inclusion of a Board representative familiar with the social implications of by-law enforcement, and an explicit delegation by Council of discretionary powers to the Board.

The report of the Fire Chief reviews the history of the Fire By-law upgrading program, reviews the applicable legislation and examines the impact of the program, both in terms of cost to owners and tenants and benefits in reduced fire deaths and damage. The report notes that the present Fire By-law, which is effectively a separate standard for existing buildings, provides several major relaxations from the National Building Code/National Fire Code standards. The report notes that an appeal process is envisaged, and legislative authority has been requested for it.

In assessing the impacts of the by-law, the Fire Chief notes that there have been significant reductions in fire deaths over 4 - 5 years, and that sprinkler systems have extinguished some 69 fires in high hazard situations. This is achieved at an average cost of \$6 per unit per month, and 60% of that cost is for fire alarms and exit and emergency lights.

The Fire Chief indicates a high degree of satisfaction with the present by-law and its enforcement, given the addition of an appeal process. However, he intends to adopt the National Fire Code when it is adopted by the Province, with suitable local amendments, and this has now been added to the report in response to comments on the draft.

Clause #1 continued:

The Director of Permits & Licenses has presented a review of the application of the City Building By-law (based on the National Building Code) and the Fire By-law to non-conforming buildings. He notes that the requirements of the Building By-law are already relaxed significantly by the Building Inspector, on a routine basis for renovations. For larger projects, the Building Board of Appeal may relax the by-law, and the Board has developed a standard set of relaxations which are applied regularly.

The report also reviews the earthquake provisions of the by-law, noting they are considered to be minimum for this high risk area. The majority of appeals involved buildings which were already adequate from a seismic viewpoint, given the relaxations provided by the Board. An analysis showed the proportion of total cost attributable to these requirements ranged from .5% to 11%, averaging about 6½%.

The report notes that a large degree of the flexibility envisaged in the National Fire Code is already built into the City Fire By-law, and more flexibility will be possible when the Appeal Board can consider appeals from the Fire By-law. The Director of Permits & Licenses is of the opinion that the present make-up of the Appeal Board is appropriate, but concurs with the Director of Social Planning's suggestion to add the Manager of the B.C. Housing Management Commission to the Board of Appeal.

The City Manager believes there are four issues arising out of the concerns and responses outlined in these reports. These are:

- a. the degree of economic impact of By-law enforcement on existing buildings.
- b. consequent loss in variety of older buildings and low cost housing.

The information available does not show a major problem. The legitimate concern about impact on conversion dwellings is partially alleviated by the low priority attached to these in the program and the cost data relative to upgrading City conversions.

- c. the need for further relaxations and/or separate by-law for older buildings.

The reports of the Fire Chief and Director of Permits & Licenses suggest that significant relaxations from new building standards are commonly made and unique situations can be dealt with through the appeal process. The Director of Permits & Licenses' recommendation to adopt the Building Board of Appeal's standards in the By-law will effectively create a separate building by-law for existing buildings.

The Building Board of Appeal has been in operation only a limited time, and has to a degree, been evolving its role with experience. Some of the concerns expressed by potential applicants suggest the Board pays less attention to social and economic matters than would be desirable, though specific decisions suggest this is not the case. Council could choose to modify the Board's terms of reference to make its full role explicit. The proposed addition to the Appeal Board will be consistent with broader terms of reference.

- d. the use of an appeal board for Fire By-law issues.

All departments believe an appeal process is appropriate.

Clause #1 continued:

As a result of comments on the draft reports which had been circulated to interested parties, changes have been made in the report, both in intent and for clarification.

Major revisions were the deletion of the recommendation which related to setting up an interim Fire By-law enforcement program, revision of the recommendation to note an intent to adopt the National Fire Code when the Province does, and rewording to reflect concerns re heritage buildings and buildings in heritage areas.

Several groups, including the Building Board of Appeal and the Heritage Advisory Committee, as well as outside parties, commented on the addition to the Board of people representing special interest groups. Your officials feel that while one additional person representing a non-technical viewpoint has merit, further additions would be unproductive.

One of the recommendations noted that Article 2.1.1.2 of the National Fire Code should be incorporated into the existing City Fire By-law to allow the necessary discretion needed to enforce Fire By-law compliance in a more flexible manner. Article 2.1.1.2 reads as follows:

"Deviations from requirements shall be permitted where specific permission to do so is given elsewhere in this Part and provided the authority having jurisdiction is satisfied that the building as constructed provides an acceptable degree of life safety or where necessary alternative measures are taken to provide such safety."

Delegations were heard as follows:

Mr. B. Eriksen, Downtown Eastside Residents Association

-if Board of Appeal is expanded, a representative from the Coroner's office should be added.

-recommendation related to setting up an interim Fire By-law enforcement program should be re-instated.

Mr. G.P. Lockhart, President, Building Owners & Managers Association

-brief filed requesting that

- a. The National Fire Code of Canada be adopted without local amendment as the Fire By-law of Vancouver.
- b. That one Appeal Board be created to adjudicate the Building By-law and the Fire By-law and that this Board should consist of representatives currently serving on the Building Board of Appeal together with a Professional Engineer (Electrical) and the Manager of the B.C. Housing Commission.

Mr. N. MacKenzie, Vancouver Heritage Advisory Committee

-noted that the Vancouver Heritage Advisory Committee is hiring a Heritage expediter and recommended that this person be added to the Building Board of Appeal.

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Report to Council
 Standing Committees of Council
 on Community Services and
 Planning & Development

(I-5)

Clause #1 continued:

Mr. F.G. Gordham, President, Apartment Tenant Owners Association

- filed brief noting that the \$6 per month per suite figure mentioned is unrealistic - in many self-owned buildings this is only a fraction of the actual total cost which could be incurred by each apartment owner, thus causing a financial burden for the approximately 50% of apartment owners on fixed incomes.
- structural changes are of some concern and should be carefully planned so as not to cause difficulty with moving of furniture and appliances, stretchers, etc.
- the Association suggested that the City of Vancouver make available long-term, low-interest loans in the event that high-cost upgrading is enforced, so that some financial relief is provided for those on low and fixed incomes.

Mr. J. Ellis, on behalf of the Gastown Historic Area Planning Committee

- Committee is totally in favour of upgrading Heritage buildings or buildings in heritage areas to life safety standard.
- the Committee feels that 'heritage' is not spelled out enough in the recommendations.
- would like a member of the Vancouver Heritage Advisory Committee to be included on appeal board.

Mr. J. Pollock, Chairman, The Townsite Committee

- association represents property owners in the Gastown Historic Area.
- they suggest that sheathing not be required for large wood beams - gyproc and metal would ruin the value of heritage buildings.
- seismic loading and fire safety requirements should be re-examined with respect to heritage buildings.

(Mr. Hebert, Acting Director of Permits and Licenses advised that on several occasions, some wood beams have been accepted without sheathing.)

Mr. F. Cottman, for Committee of Tenants at 1101 Nicola Street

- brief filed
- the National Fire Code should be adopted as soon as the Provincial Government adopts same.
- if Article 2.1.1.2 is adopted, it should be made clear that there will be a rational relaxation of the rigid enforcement on existing buildings of provisions intended to apply to new construction.
- the appeal board should have consumer representation.
- do not agree with guidelines for non-conforming buildings so that all communities have uniform base standards. The proposed guidelines could provide a cover for an attempt to re-introduce a further rigidity of enforcement against existing buildings contrary to the philosophy of the National Fire Code requiring each case to be dealt with on its merits.

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Report to Council
 Standing Committees of Council
 on Community Services and
 Planning & Development

(I-6)

Clause #1 continued:

Mr. J.L. Hayes, Executive Director, Rental Housing Council
 of B.C.

-brief filed

-Adding Article 2.1.1.2 of National Fire Code to the By-law is premature and will be confusing and in conflict with the intention to adopt the whole Code.

-The specific "Design Guidelines" referred to should be clearly identified and circulated for proper assessment.

-We recommend this whole matter be held in abeyance until the Provincial Government releases its decision to adopt the National Fire Code - then this, coupled with the Appeal Board will allow fire orders to be re-examined.

Mr. D.S. Harris, Solicitor for Canadian National

-brief filed noting that some measures which have been ordered or are likely to be ordered with respect to the Hotel Vancouver upgrading are inappropriate.

-support the recommendations of the City Manager, agreeing that the Appeal Board should include non-technical people.

Mr. J. Kirwen, Building Board of Appeal

-opposed to the addition of the Manager of the B.C. Housing Management Commission to the Board.

-members are appointed by Council because of their expertise in National Building Code and Building By-law requirements. The City Building Inspector and the Chief Fire Warden, who have specific knowledge of the two documents attend the meetings. The Board would welcome the input of other people - however, they should have voice but no vote.

-with respect to the recommendation on economic, social and heritage impact, the words "when possible" should be deleted as the Board feels it is mindful of heritage aspects.

Mr. P. Furlong, Davis & Company, Counsel for B.C. Hotels Association

-brief filed noting that it would be considered unfair to pass a by-law of general application requiring the owners of any building to conform absolutely from time to time to totally new standards in construction based on an updated theory as to optimum standards of construction, especially when the former standards might still be considered reasonably adequate. It is quite another matter for such standards to be imposed on new construction or alterations or additions to existing premises.

-The Association endorses the introduction into the existing Fire By-law a discretion to exercise flexibility in enforcing Fire By-law compliance and is content to have that discretion exercised by the Building Board of Appeal.

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Report to Council
 Standing Committees of Council
 on Community Services and
 Planning & Development

(I-7)

Clause #1 continued:

- When future changes to the Fire By-law are considered, section 43 of Fire By-law should be retained so that appropriate exemptions from new standards can be made applicable to buildings which were ordered to be corrected under the former by-laws and which were so corrected.
- It would be reasonable to grant an exemption to those which have recently been upgraded. Any changes in standards and requirements should be phased in over a reasonable period of time for existing buildings or those already under construction so that owners would be given a reasonable time within which compliance with any new provision should be required.

(The Fire Chief advised that people who have complied with the Fire By-law should be exempt from the new requirements. There should be some notification to them indicating this.)

Mr. W. Schreck

- advised that there is a great deal of confusion among tenants; the opposition to the Fire By-law is based on misinformation.
- concerned that the recommendation relating to setting up an interim Fire By-law enforcement programme was deleted.
- enquired as to how appeals would be handled.

(The Fire Chief advised that the same priority system would be used - extreme hazard areas first.)

Baycrest Apartments Limited

- no representative was present but a brief was filed recommending that the National Fire Code and the National Building Code be adopted in their entirety and that enforcement of the Fire By-law be delayed until said codes have been adopted.
- The Fire By-law requirements are costly and should be relaxed where no extreme fire hazards exist.
- Alternative measures should be considered to ensure fire safety in older buildings based on proper economic conditions, and upgrading should be in relation to what the owners can afford.

* * * *

(Copies of all briefs are on file in the City Clerk's office.)

With respect to the expansion of the Building Board of Appeal, Mr. Hebert reiterated that people with expertise in other fields are asked for their advice. The Agendas of the Board will be sent to the Vancouver Heritage Advisory Committee and a representative can attend the meetings.

The Committees felt that the Board should be expanded by the addition of a consumer representative.

The question of apartment owners on fixed income was discussed. It was suggested that the buildings should be reinspected under the new by-law requirements. When accurate cost figures are known, the application of Residential Rehabilitation Assistance Program funds should be investigated.

cont'd.....

Clause #1 continued:

The Committees felt that there should be a "grandfather" clause indicating that the people who have already complied with the upgrading requirement do not have to go the the Building Board of Appeal or comply with the new requirements. A suitable time limit should be imposed.

It was suggested that the City Manager's recommendation with respect to the Appeal Board's terms of reference should be reworded.

The Committees

RECOMMENDED

- A. THAT Article 2.1.1.2 of the National Fire Code be incorporated into the existing City Fire By-law No. 5012 to allow the necessary discretion needed to enforce Fire By-law compliance in a more flexible manner taking into consideration factors such as building type, size, age, degree of adaptability and the economics of acceptable alternatives.
- B. THAT discretion to exercise the flexibility recommended in A above, as well as the authority to decide what is an "acceptable life standard", be delegated by City Council to the Building Board of Appeal which is to become responsible for Fire By-law appeals also.
- C. THAT Council request that as part of the Vancouver City Charter amendment establishing the Fire By-law Appeal procedure which is likely to be considered with Spring 1978 session of the Provincial legislation, that the City be granted the authority to exercise the discretions recommended in B above.
- D. THAT the composition of the existing Building Board of Appeal be expanded by the addition of a consumer representative in order to include representation familiar with the social implications of Fire By-law enforcement.
- E. THAT the present Building Board of Appeal also have jurisdiction on Fire By-law upgrading matters when an appropriate Charter amendment is approved.
- F. THAT there be no major change in the content and administration of the City's Fire By-law, other than the adoption of an appeal procedure until the Province adopts National Fire Code.
- G. THAT since the Design Guidelines of the Building Board of Appeal provide for significant relaxation or alternative solutions in meeting Building By-law requirements for continued and/or increased use of existing non-conforming buildings, they be incorporated in new Building By-law.
- H. THAT the Associate Committee on the National Building Code be requested to draw, as a high priority, regulations or guidelines respecting the upgrading of existing non-conforming buildings so that all communities have uniform base standards for such situations.

cont'd.....

Report to Council
Standing Committees of Council
on Community Services and
Planning & Development

(I-9)

Clause #1 continued:

- I. THAT Council modify the present terms of reference for the Building Board of Appeal so that in all cases they may allow or refuse an application, or allow, vary or deny an appeal, but shall in each case take into account general safety and public welfare and give due consideration to economic, social and aesthetic concerns when determining the appropriate degree of protection necessary for the safety and welfare of the building occupants.
- J. THAT in addition to the request to the Associate Committee on the National Building Code, Council instruct the City Building Inspector to arrange a series of meetings with his counterparts and the Fire Prevention Officers in western cities to review problems in renovations of older buildings and provide recommendations to the Associate Committee.
- K. THAT staff be instructed to look into the economics of older buildings and report back on the
 - i. economic implications of the new standards.
 - ii. possibility of utilizing R.R.A.P. funding or other possible low income loans or grants.
- L. THAT staff be instructed to prepare a report to Council on a suitable "grandfather" clause, with an appropriate time limit, indicating that persons who have recently upgraded to present standards do not need to upgrade for minor changes arising out of the adoption of the National Fire Code.

The meeting adjourned at 12:10 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S) 383

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

JUNE 15, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 15, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford (Clauses 1 to 6, 8 & 9)
 Alderman Marzari (Clauses 2 to 7)

ABSENT: Alderman Gerard

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The Minutes of the Community Services Committee meeting of June 1, 1978, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on each item were unanimous.

INFORMATION

1. Request for Purchase of Surplus City Furniture and Equipment - Mt. Pleasant Community Workshop and Re-employment Centre

Under procedures and guidelines approved by City Council on April 23, 1974, the Committee has power to approve the sale of surplus City furniture and equipment to non-profit organizations for \$10.00 or 10% of auction value.

The Committee had before it for consideration a form (copy on file in the City Clerk's Office) containing a request from the Mount Pleasant Community Workshop and Re-employment Centre for surplus City furniture and equipment valued at \$391.00 which, under the City's policy, would be sold for \$41.05. Approval of the sale was recommended by the Director of Social Planning on the form before the Committee.

Following consideration, it was

RESOLVED

THAT the request of the Mount Pleasant Community Workshop and Re-employment Centre for surplus City furniture and equipment with an auction value of \$391.00 be approved and the equipment and furniture be sold to the organization for \$41.05.

Continued

RECOMMENDATION

2. Liquor Permit Application - 2676 West Broadway

The Committee had before it for consideration a Manager's report dated June 1, 1978, on the application of Mr. F. Boelen for Development Permit Application No. 80884 at 2676 West Broadway.

The report was submitted to the Committee by the City Manager for consideration and in the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to alter and use approximately 570 sq. ft. of the existing restaurant as a holding bar.

This development is situated on the south side of Broadway Avenue between Stephens and Trafalgar Streets.

The proposed holding bar development will provide an assembly area of approximately 570 sq. ft. (10% of the floor area of the restaurant). The existing seating capacity for the dining area is 222 and the proposed seating area for the holding bar is 35.

The Liquor Control and Licensing Act permits up to 25% of the total seating available in the dining area (maximum 50) as seating for a holding bar. In accordance with the Act, the applicant is permitted a maximum of 50 seats.

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning, at his meeting of May 23, 1978, approved this application with the following condition:

"The use of the holding bar is to be first dealt with by City Council through the Standing Committee on Community Services on report from the Director of Planning."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of new liquor outlets.'

Appearing before the Committee on this matter was a spokesman for the Director of Planning.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80884 to Mr. F. Boelen to alter and use approximately 570 sq. ft. of the existing restaurant at 2676 West Broadway as a holding bar.

3. Liquor Permit Application - 3875 Point Grey Road

The Committee had before it for consideration a Manager's report dated June 1, 1978, on the application of Mrs. Maureen Molaro for Development Permit Application No. 80742 at 3875 Point Grey Road.

The report was submitted to the Committee by the City Manager for consideration and in the report, the Director of Planning reported as follows:

'The above noted Development Permit Application has been filed to use a portion of the restaurant as holding bar. Brock House is presently being used to provide community facilities for senior citizens. The Director of Planning, after receiving advice from the Parks Board, approved the use of a portion of the main floor for restaurant, accessory to Brock House Local Area Activity Centre for Senior Citizens and Jericho Park.

The proposed holding bar will provide an assembly area of approximately 238 sq. ft. (20% of the dining area). The proposed seating capacity of the dining area is 60 seats and the seating capacity of the holding bar would be limited to 15 seats according to the Provincial Liquor Regulations (25% of the Dining Room seating area).

No complaints have been received from the Health Department. The Police Department have recommended favourable consideration.

The Director of Planning, at his meeting of May 23, 1978, approved this application with the following condition:

"1. Prior to the issuance of a development permit, this request for a new liquor outlet be first referred to City Council through the Standing Committee on Community Services for consideration and necessary action."

This application is therefore being referred to City Council through the Standing Committee on Community Services for consideration of the new liquor outlet. '

Appearing before the Committee on this matter was a spokesman for the Director of Planning.

Following discussion, it was

RECOMMENDED

THAT the Director of Planning be advised that Council has no objection to the issuance of Development Permit Application No. 80742 to Mrs. Maureen Molaro of the Brock House Society to use a portion of the restaurant at 3875 Point Grey Road as a holding bar.

Continued . . .

4. Extension of Hours - Fraser Arms "Pub"

The Committee had before it for consideration a Manager's report dated June 2, 1978, in which the Acting Director of Permits & Licenses reported as follows:

"A letter has been received from the law firm of Street & Company on behalf of the Fraser Arms Hotel Ltd., 1450 S.W. Marine Drive, requesting approval from City Council to keep their proposed Class "A" "Pub" open until 1:30 A.M., the same closing hour as their beer parlour.

This hotel wishes to receive Council's approval for the extension of hours prior to proceeding with their application for a "Pub" license from the Liquor Control and Licensing Branch. City Council's approval is required to keep the pub open beyond 11:00 P.M..

The Police Department was asked to comment on this request and the following report has been submitted by the Superintendent, Cmdg. Investigation Division:

'Please be advised that the officer in charge of District #4 has been contacted and has no objection to the request of the Fraser Arms Hotel to extend the closing hours for sale of liquor in their pub to 1:30 A.M. The District 4 Officer reports that this hotel has operated in a responsible manner in the past and the hotel staff maintains proper control over the patrons visiting their licensed premises.'

In view of the comments from the Police Department, who are responsible for patrolling liquor premises, I RECOMMEND the request from the Fraser Arms Hotel Ltd. be approved."

The City Manager recommended approval of the recommendation of the Acting Director of Permits & Licenses.

The Acting Director of Permits & Licenses appeared before the Committee on this matter, and following consideration, it was

RECOMMENDED

THAT the application of the Fraser Arms Hotel Limited to operate their proposed Class "A" "Pub" until 1:30 A.M. be approved.

5. Petition from Residents of 3200 East 16th and 17th Avenues

The Committee had before it for consideration a Manager's report dated May 29, 1978, which was submitted to the Committee by the City Manager for information.

The report read as follows:

"A Petition was received on May 15th, 1978 from residents regarding noise created by a Rock Music Group playing in a garage at 3270 East 16th Avenue.

The Medical Health Officer reports as follows:

'Inspections of the premises at 3270 East 16th were carried out and staff were unable to contact occupants.

Clause No. 5 Continued

'On May 18th, 1978 a written order to the occupants was left at the premises regarding the complaints received.

Mrs. Blanche Seligman, 3258 East 17th Avenue, was contacted on May 24, 1978 and she stated that there had been no reoccurrence of loud music since May 18, 1978, the date of the issuance of the Health Department order.

The Medical Health Officer submits this report for the INFORMATION of the Committee.' "

The Director of Environmental Health appeared before the Committee on this matter along with a woman who had signed the petition complaining of the noise.

The woman advised the Committee that the amplified music continues to be a problem, adding that there were high volumes of noise on the weekend prior to the Committee meeting.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 29, 1978, be received and the Medical Health Officer be requested to investigate further the complaints of noise created by a musical group playing in a garage at 3270 East 16th Avenue.

6. Condition of Property - Moss and Fairmont Streets

The Committee had before it for consideration a Manager's report dated May 29, 1978, in which the Acting Director of Permits & Licenses, in accordance with a request from the Community Services Committee, reported on the condition of properties at 5178-5188 Moss Street and 5239-5255 Fairmont Street.

In the Manager's report, which was submitted by the City Manager for the Committee's information, the Acting Director of Permits & Licenses reported as follows:

"Over the last ninety (90) days a considerable amount of work has been completed by the owners of the subject addresses as a result of our inspector's orders.

Repairs have been carried out to stairs, handrails, and chimneys on all the sites in question but some exterior work is still to be completed including painting and roofing. The time to complete the exterior painting, etc., has been extended by the Department until the summer during which period it is felt that weather will permit the completion of this work.

Regular rechecks are being carried out to ensure that progress continues in improving these sites."

A representative from the Permits & Licenses Department appeared before the Committee on this matter and advised the owner is continuing work to upgrade the condition of the subject properties.

Continued . . .

Clause No. 6 Continued

The Committee noted that the Permits & Licenses Department had advised it will continue to monitor this situation.

Following discussion, it was

RECOMMENDED

THAT the City Manager's report dated May 29, 1978 on the condition of properties at 5178-5188 Moss Street and 5239-5255 Fairmont Street be received.

7. Noise from Soft Rock Cafe, 1921 West 4th Avenue

The Committee had before it for consideration a Manager's report dated June 8, 1978 (copy circulated) in which the Acting Director of Permits & Licenses reported on a petition received from residents in the 1900 Block West 3rd Avenue concerning noise emanating from the Soft Rock Cafe, 1921 West 4th Avenue.

In the report, the Acting Director of Permits & Licenses advised that the operation of the Soft Rock Cafe meets existing City by-law requirements, including the Noise Control By-law, and he recommended that the operator of the restaurant be requested to complete the installation of mechanical air circulation equipment which will permit the windows to remain closed on the west side of the building, such work to be completed by June 30th, 1978, and that if this does not solve the noise problem, Council consider restricting the time during which musical entertainment may be provided.

The Committee heard from several residents of the area who complained that music and customers coming and going at the restaurant disturbs their sleep until as late as 5:00 A.M.; that they have suffered a loss of privacy and a loss of property value as a result of the operation of the Soft Rock Cafe.

The residents also complained that a rear fire exit and stairway is used consistently as a means of access and egress to the premises in contravention of City regulations. The residents further complained of rowdy behaviour, fights, noise from cars and motorcycles and what was termed as "clandestine meetings" outside the premises between individuals who appeared to be exchanging material which, it was alleged, could have been drugs.

The complainants suggested the Soft Rock Cafe is more of a cabaret than a restaurant and is incompatible with the apartment area.

The Acting Director of Permits & Licenses explained that as a restaurant with entertainment, the cafe is permitted to operate 24 hours per day and that if it were licensed as a cabaret, it would be required to close at 2:00 A.M.

The residents, noting that noise is within the City Noise Control By-law limits of 65 decibels, pointed out the maximum noise level permitted on residential property is 45 decibels and that perhaps the Noise Control By-law should be amended to reduce the maximum level of noise permitted at the restaurant.

Clause No. 7 Continued

The Director of Environmental Health advised the Committee that his department could set up noise measuring equipment in the complainants' apartments to obtain a graph showing the volumes and fluctuations of noise at various times.

The operator of the cafe, Mrs. Patricia Fiedler, also appeared before the Committee, pointing out that she is planning on sealing up the windows on the west side to install air conditioning and adding that the Soft Rock Cafe is one of the very few unlicensed establishments in the City which provides musical entertainment. She suggested that the complaints were exaggerated insinuations and part of a personal vendetta by one resident who is opposed to the restaurant.

During discussion, the Committee questioned whether 65 decibels is a reasonable limit for property which abuts a residential area, and the feeling was expressed that possibly the City should establish a closing time of 11:00 P.M. on weekdays and 1:00 A.M. on weekends for restaurants which provide entertainment.

The Committee advised Mrs. Fiedler that the fire escape door and stairway must be kept closed and used only in case of an emergency and that, in order not to disturb the residents, she should consider closing earlier.

Following discussion, it was

RECOMMENDED

- A. THAT Mrs. Patricia Fiedler be requested to complete the proposed alterations at the Soft Rock Cafe, 1921 West 4th Avenue, within thirty (30) days.
- B. THAT the Community Services Committee review the operation of the Soft Rock Cafe in thirty (30) days, at which time the City Manager be requested to report to the Committee on the following:
 - i) The use of the fire escape door and stairway at the rear of the Soft Rock Cafe;
 - ii) The allegations of drug use in the vicinity of the Soft Rock Cafe;
 - iii) Readings of the noise levels and frequencies emanating from the Soft Rock Cafe, including comment on the feasibility of reducing the maximum permitted noise level of 65 decibels contained in the current Noise Control By-law; and
 - iv) A proposed closing time of 11:00 P.M. on weekdays and 1:00 A.M. on weekends for restaurants which provide entertainment.

Continued

8. Lifeguarding in Vancouver

The Committee, on May 4, 1978, was in receipt of a brief which urged the provision of lifeguard service at Tower and Wreck Beaches, and the Committee deferred the matter pending clarification of jurisdiction over the area.

Before the Committee for consideration was a memorandum dated June 12, 1978, from the City Manager which stated in part:

"To assist the Committee, the Director of Legal Services has confirmed the information that the foreshore of Point Grey, which includes the locations in question, is under a 99 year lease from the Provincial Government. This lease was made in 1930. The rental is \$1.00 per year with a condition that the property be maintained as a public park.

For the purposes of the present discussion, it would appear that jurisdiction resides with the Parks Board. "

Mr. Frank Holden, who submitted the original brief and appeared before the Committee on May 4th, was advised that this matter was again before the Committee but did not appear this date.

Following discussion, it was

RECOMMENDED

THAT the City Manager's memorandum dated June 12, 1978, on lifeguarding in Vancouver, be received.

9. Condition of Family and Juvenile Courts, 2625 Yale Street

Mr. Patrick Graham of the Family Court Committee appeared before the Committee and provided a brief verbal report on renovations to meet City regulations at the Family and Juvenile Court Building, 2625 Yale Street, which the Attorney-General's office had indicated to the City earlier this year would be carried out.

Mr. Graham advised that Phase I of the upgrading has been completed, involving installation of ventilation fans for the holding cells, a toilet for detainees and a general clean-up, but that the second phase, involving improvements to meet City fire regulations, has not yet started and there appears to be some hesitation on the commencement of this work.

On the matter of a new Family and Juvenile Court Building, Mr. Graham advised that the 12th and Cambie site has been accepted by the Attorney-General's department, that money has been allocated for a feasibility study, but an architect has not yet been appointed.

Mr. Graham also pointed out there is no sandwich vending machine in the existing building at 2625 Yale Street.

Continued

Report to Council
Standing Committee of Council on Community Services
June 15, 1978

(II-9)

Clause No. 9 Continued

It was

RECOMMENDED

- A. THAT the Attorney-General's Department be urged to complete the renovations to the Family and Juvenile Court Building at 2625 Yale Street in accordance with the commitment given by the Attorney-General to the City on February 2nd, 1978.
- B. THAT representatives of the B.C. Building Corporation and the Attorney-General's Department be requested to appear before the Community Services Committee to provide a progress report on the construction of a new Family and Juvenile Court Building.
- C. THAT the City Manager investigate the lack of a sandwich vending machine at the Family and Juvenile Court Building at 2625 Yale Street.

The meeting adjourned at approximately 3:15 P.M.

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FOR COUNCIL ACTION SEE PAGE(S) 380 ~~384~~

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JUNE 15, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, June 15, 1978 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Kennedy
Alderman Puil

ABSENT : Alderman Gibson

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION1. Monthly Status Report on Rezoning Applications

The Committee considered the monthly status report on rezoning applications for the month of May, 1978 (on file in the City Clerk's office).

Mr. R. Scobie, Zoning Division, detailed for the Committee's information the status of each individual application.

RECOMMENDED

THAT the monthly status report of rezoning applications for May, 1978 be received.

2. Personal Care Homes - Guidelines

The Committee had before it correspondence addressed to the Chairman:

- (a) Memorandum from the Director of Planning dated May 30, 1978 (copy circulated)
- (b) A letter dated April 27, 1978, from Mr. A. Cranfield (copy circulated)
- (c) Previous letters concerning the use of the premises at 1180 West 15th Avenue and 1215 West 16th Avenue (on file in the City Clerk's office)

Mr. A. Floyd, Zoning Division, outlined the background of the Development Permit Applications for 1180 West 15th Avenue. On October 11, 1977 Bohemia Homes applied for a development permit to alter and use the building for a personal care home for 24 occupants. The Director of Planning approved the application on November 29, 1977 for a limited period of time expiring December 31, 1978 to use the building for 22 mentally disabled

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
June 15, 1978

(III-2)

Clause No. 2 continued:

persons, based on information received from the applicant and the Director of Social Planning and Development Permit Staff Committee recommendations. Mr. Floyd noted that the application made reference to an "institution of charitable or philanthropic character". Mr. Cranfield appealed the decision of the Director of Planning to the Board of Variance and the appeal was allowed. Part of the discussion at the Board of Variance was that the use was not correctly an institution of a charitable or philanthropic character.

The applicant filed another development permit application on June 20, 1978 for a personal care home which would be occupied by people recovering from mild emotional difficulties and handicaps. The Director of Planning received recommendations of approval from the Social Planning Department and Development Permit Staff Committee. On March 13, 1978 the application was approved for a personal care home for 18 occupants for a limited period of time. Mr. Cranfield appealed this decision and the appeal was allowed by the Board of Variance.

Mr. Floyd advised that the applicant has now applied for a development permit to alter and use the building at 1180 West 15th as a boarding home for a maximum of 24 occupants.

In answer to a question as to why an applicant can keep reapplying for a development permit for the same building time and again, Mr. Floyd advised that there is no time limit an applicant has to wait to reapply for a development permit.

Mr. A. Cranfield and Mrs. N. Bell appeared before the Committee and expressed concerns that there are already three "group" homes in their block for over 50 persons. Mr. Cranfield stated that there are no guidelines for the Planning Department to follow with respect to the concentration of personal care homes and other such group homes in any one particular area or with respect to the number of persons for each home.

Mr. Cranfield noted that the Social Planning Department had provided him with material relating to the development permit applications and had expressed concern that the Director of Planning would consider approval of another "group home" in the block. He stated that in the study on locational criteria for personal care homes the Director of Social Planning was thinking of one group home per block.

He requested that the Director of Planning be instructed not to issue the development permit for 1180 West 15th Avenue until guidelines have been considered and to get assurances from Mr. L. Sebek of Bohemia Homes that the boarding home will not be turned into a personal care home.

In response to Mr. Cranfield's comment with respect to the Director of Social Planning's proposed locational criteria for personal care homes Mr. R. Spaxman, Director of Planning, noted that in approving the development permits for the personal care homes he took under advisement the Director of Social Planning's recommendation that the permit be approved for a limited period

cont'd.....

Report to Council
 Standing Committee of Council
 on Planning and Development
 June 15, 1978

(III-3)

Clause No. 2 continued:

of time. By limiting the period of approval the operators would have an opportunity to work with the neighbours and try to overcome any concerns that they might have. After the time limit had expired the application would be reviewed and the neighbours would have a further opportunity to express their views regarding the operation of these facilities and their effect on the neighbourhood.

Mr. Spaxman noted that he has to deal with a development permit application once it is filed. Mr. Floyd noted that if after 30 days from the date of application there is no decision on a development permit application the applicant has the right to appeal a non-decision to the Board of Variance.

The Chairman noted that the Director of Social Planning in consultation with the Director of Planning will be reporting to the Committee in approximately one months time. Members of the Committee felt that there should be guidelines established to assist the Director of Planning when dealing with development permit applications for personal care homes and similar type group homes.

After a lengthy discussion, the Committee

RECOMMENDED

THAT the Director of Planning be instructed to place a hold on the development permit application for 1180 West 15th Avenue until after the locational guidelines for personal care homes are received and that the Committee be informed of future applications for personal care or similar type group homes.

3. Chinese Cultural Centre

The Committee considered a report of the City Manager dated June 14, 1978 (copy circulated) in which the Supervisor of Properties outlines recommendations approved by Council in July, 1976 with respect to City-owned lands being approved as a site for the proposed Chinese Cultural Centre. One of the recommendations was that a two-year option be given to the Chinese Cultural Centre. This time period has nearly elapsed and the Supervisor of Properties has recommended that the option be extended until July 26, 1979.

Dr. S. Wah Leung, Chairman, Chinese Cultural Centre, and Mr. J. Wai appeared before the Committee. Dr. Leung stated that good progress has been made on their fund raising and asked if there was any possibility that a lease could be drawn up and signed rather than the Chinese Cultural Centre requesting a year's extension. Mr. K. Dobell, City Manager's Office, advised that this would not be possible as negotiations with the Federal Government with respect to the East False Creek garden and park facilities have not been completed.

cont'd.....

Report to Council
Standing Committee of Council
on Planning and Development
June 15, 1978

(III-4)

Clause No. 2 continued:

The Committee,

RECOMMENDED

THAT the two year option given to the Chinese Cultural Centre be extended by one year, that is until July 26, 1979 on the following basis:

- (a) That land under the building, only, be leased for 60 years,
- (b) That portion of the land used for cultural activities be leased at \$1.00 per year nominal rent,
- (c) That portion of the land used for commercial activities be leased and the rental be based on market value of the land as if vacant.

The meeting adjourned at approximately 3:00 p.m.

* * * *

FOR COUNCIL ACTION SEE PAGE(S)

380, 384
E 385

REPORT TO COUNCILSTANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

JUNE 15, 1978

A meeting of the Standing Committee on Finance and Administration was held on Thursday, June 15, 1978, in the No. 1 Committee Room, City Hall, at 3:30 p.m.

PRESENT: Alderman M. Brown, Chairman
Alderman W. Gibson
Alderman D. Marzari
Alderman G. Puil

ABSENT : Alderman B. Gerard

CLERK : G. Barden

RECOMMENDATION:

1. Federal Employment Program
Canada Works - (Phase III)

On May 30, 1978, the Vancouver City Council passed the following motions that

- (a) The City participate in the Federal Employment Program Canada Works (Phase III) to a maximum of \$115,000.00, the source of which will be contingency reserve.
- (b) The Standing Committee on Finance and Administration be authorized to select the proposals to be submitted to Job Creation and to establish priorities among the projects.
- (c) The City Engineer or his representative be authorized to sign the application forms and the agreement on behalf of the City and to make minor adjustments where required.

The Committee considered 35 projects in Canada Works, Phase III including a Payroll Clerk, of which the City's share totalled \$447,695. The Health Department advised that the figures for projects No. 9 and No. 10 should be revised to \$12,197 and \$13,296 respectively for the City's share.

The Committee heard representatives from Civic Departments and Board's report on their projects.

Following discussion, the Committee established priorities for each project as follows:

Report to Council
 Standing Committee on Finance & Administration
 June 15, 1978 (IV-2)

Clause #1 continued:

Priority No. 1

<u>Department</u>	<u>Project</u>	<u>City Share</u>
City Clerk - Archives	Access to Archives	6,253
Finance	Payroll Clerk	5,904
Planning	Main Street Revitalization	8,164
Permits & Licenses	Metric Conversion - Art Gallery	3,764
Social Planning	Visual Art	4,004
	Year of the Child	6,656
Health	Healthiest Babies Possible	13,296
Police	Neighbourhood Watch/Kitsilano	19,741
	Neighbourhood Watch/West End	11,246
Library	Creative Approach	4,712
	Community Outreach - New Can.	6,396
	Computerized Serials	1,850
Engineering	Drawing, Consolidation & Microfilming	3,285
	Rectification Base Map Inaccu- racies (part of project)	19,729
Park Board	Street Tree Planting	-
	Champlain Heights	-
	Stanley Park Seawall - West	-
	Stanley Park Seawall - East	-
		<u>\$ 115,000</u>

Priority No. 2

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Health	Time Out For Dental Health	12,197
	Project NOVA	11,810
	Project "Voice for Seniors"	17,107
	Project "Health Assist"	6,969
Park Board	Killarney Park	27,575
	Jericho Park Dev. (¼ of proj.)	15,000
		<u>\$ 90,658</u>

Priority No. 3

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Permits & Licenses	Clean Up Civic Buildings	4,094
	Data Development Task Force	3,640
Health	Operation Multi-Thrust	21,181
Police	Micro-filming	7,969
	Business Watch	22,279
	Neighbourhood/Commercial Watch	16,187
	False Creek Youth Project	20,381

Clause #1 continued:

<u>Department</u>	<u>Project</u>	<u>City Share</u>
Library	Outreach to Youth	6,396
Engineering	Rectification Base Map In-accuracies (balance)	23,974
	Integration Geographic IRS	6,768
Park Board	Musqueam Park	31,802
	Jericho Park Dev. (3/4 of proj.)	42,292
	Marine Drive Foreshore Park	35,074
		\$ 242,037

Following further discussion, it was

RECOMMENDED

- A. THAT all projects listed under Priority No. 1 be submitted to the Federal Government for funding under Canada Works (Phase III).
- B. THAT all Projects listed under Priority No. 2 be submitted for substitution purposes only for projects listed under No. 1 that do not receive Federal approval and the City Manager be authorized to set priorities.
- C. THAT the City Manager be authorized to submit additional projects of merit that do not require new City funds.

CONSIDERATION

2. Funding Costs of Street Closures and Street Signing - Tall Ships Visit

The Committee considered a Manager's Report dated June 12, 1978 wherein the Director of Finance reported as follows:

"The City Engineer has advised that the cost of streets signing and closure during and specifically for the three visits of the Tall Ships to Vancouver this summer will total approximately \$10,000. The matter of funding had been referred to the Nautical Events Committee, a civilian committee established to coordinate all aspects of the Tall Ships visits. That Committee has received a grant of \$175,000 from the Provincial Government, based on twenty cents per capita, for the purpose of funding costs directly related to the visits. The Committee advises, however, through Alderman Bellamy, who is the City's representative on the Committee, that the funds have been totally allocated, with the major costs being such things as pilotage fees, transportation for crews, etc., and that nothing was asked for, or allocated, with respect to streets signing and closures. Any allocation from the Nautical Events Committee Fund will, the Committee advises, be at the expense of some other planned part of the visit. The Committee is, therefore, requesting that the City fund this cost of streets signing and closure in the amount of \$10,000. Alderman Bellamy will speak to this request, as required.

The Director of Finance advises that, if this request is approved, the source of funding will be Contingency Reserve, and he submits the request for CONSIDERATION."

Report to Council
 Standing Committee on Finance & Administration
 June 15, 1978 (IV-4)

Clause #2 continued:

Mr. Graham Clarke, Chairman of the Capt. Cook Bi-Centennial Committee, advised that it was assumed that the City of Vancouver would take care of the street signing and closure costs. The Provincial Government estimate an 18% increase in tourist dollars because of the Tall Ships visit and felt it would therefore be fitting for the City to cover the \$10,000 cost for street closures and signing.

Ernie Fladell, Social Planning Department, reported it was understood that all the Tall Ships costs would be provided for by the Provincial Government.

During discussion it was pointed out by the Committee that the City had already provided \$100,000 for all Festival Activities in 1978 and there is no money left in the fund. It was felt the \$10,000 was an incredible amount for street signing and closures and the matter should go to Council for CONSIDERATION with a further report giving a breakdown of the costs.

Following further discussion, the Committee agreed to refer the matter to Council for CONSIDERATION.

RECOMMENDATION

3. N.I.P. Additional Funding -
 1978 Supplementary Capital Budget

The Committee considered the attached Manager's report dated June 12, 1978 and a Manager's report dated June 14, 1978 summarizing the earlier report and suggesting a sequence for dealing with the matter.

It was explained that the N.I.P. programs in 1975, 1976 and 1977 were based on an assumed "mix" of projects which determined the Federal-City-Provincial cost-sharing. As a result of changes in the project mix in various N.I.P. areas, either a higher or lower proportion of City funding was required. Some projects therefore required more City funding, which would free up Federal-Provincial funds as a result; others had City funds in excess of matching requirements.

In addition or as an alternative to N.I.P. funds, some N.I.P. committees urged priority expenditure of City capital funds in their area. In this way, large amounts of non-N.I.P. capital funds were expended or proposed for street works in N.I.P. areas. Some of these proposed expenditures have been deferred due to lack of funding.

The City Engineer reported that all of the street works are important and need to be done. With regard to cost sharing, he has been instructed to slow down procedures and increase cost sharing of the property owners and this will slow down the number of all local improvement requests. He, therefore, supports a 25% City maximum for N.I.P. subsidy of property owners' share for street works.

Mr. R. Youngberg of the Planning Department emphasized that the Planning Department priorities are Kiwassa, Mt. Pleasant and the Downtown eastside N.I.P. areas. Because Kiwassa is a very low income area and because of the complexity of the local improvement system it would be simpler to fund that area 100%.

Report to Council
 Standing Committee on Finance & Administration
 June 15, 1978 (IV-5)

Clause #3 continued:

The Director of Planning noted the gymnasium project for Grandview-Woodlands will not proceed this year and will be reported on later.

Following discussion, it was

RECOMMENDED

- A. THAT Council approve the principle of reallocation of City N.I.P. funds between areas as required, and unappropriated funds be placed in one account identified as Unappropriated City N.I.P. Funds.
- B. THAT Council not allocate additional funds to match "freed up" Federal-Provincial funds unless there are specific proposals acceptable to Council requiring these funds.
- C. THAT Council establish an upper limit of 25% for N.I.P. subsidy of property owners' share for street works.
- D. THAT \$32,140 of N.I.P. funds be allocated to the Downtown Eastside to offset the increased City share for the Japanese Language School and Japanese Cultural Centre.
- E. THAT an additional \$15,000 City N.I.P. funds be allocated to the Kensington program to meet the changed cost sharing for sidewalk construction.
- F. THAT no funds be allocated at this time to the Grandview-Woodlands area pending a further report from the Director of Planning.
- G. THAT \$130,000 from the 1978 Supplementary Capital be approved for the final year of street works in the Mount Pleasant area.
- H. THAT \$100,000 from the 1978 Supplementary Capital be approved for the Kitsilano N.I.P. program.
- I. THAT the Finance Committee reconsider funding as follows by November 1, 1978:
 - (i) the allocation of \$35,625 N.I.P. Capital funds to Kiwassa for street works
 - (ii) the approval of funds from the 1978 Supplementary Capital for street works in Kiwassa with the 25% percentage subsidy to owners in the amount of \$164,250.

The meeting adjourned at approximately 6:30 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 385 & 386

MANAGER'S REPORT

June 20, 1978

IV(i)

TO: Vancouver City Council

SUBJECT: Captain Cook Bicentennial Arrival of the Tall Ships

CLASSIFICATION: Information & Recommendation

The City Engineer reports as follows:

"The Finance and Administration Committee on June 15, 1978, considered a report from the Director of Finance concerning funding for street signing, closure and additional services supplied by the Engineering Department during the Tall Ships visit to Vancouver. This matter was referred to Council for consideration along with a request for additional information. The purpose of this report is to provide the information requested and to give the breakdown of the \$10 000.00 estimated cost.

The Tall Ships visit is part of the Bicentennial celebrations throughout the Province and is being held in conjunction with the Sea Festival. Our information report, dated June 6, 1978, outlined the tentative schedule of ship arrivals and departures. There will be three visits by Tall Ships in June, July and October with the main visit being the July occasion during Sea Festival. During the July period other naval ships will arrive also. As mentioned in our previous report, the ship arrivals and welcome will generate significant interest and special traffic regulations are necessary for control purposes. The attached map shows the area which will be signed for the events in order to facilitate traffic control.

In addition to traffic control and clean-up, the \$10 000.00 estimate covers service connections to washrooms and shower facilities which are to be located on-street for use by the ships crews.

The estimated costs are as follows:

1. Traffic signs and barricading:	Labour	\$ 3 500.00	
	Materials	2 700.00	
2. Street cleaning (closure area only):	Labour	\$ 500.00	
	Contingency (i)	<u>1 500.00</u>	
	Sub-Total		\$ 8 200.00
3. On-shore crew facilities (ii):			
- temporary sewer connection		\$ 500.00	
- temporary water connection		500.00	
- temporary electrical connection		500.00	
- Contingency		<u>300.00</u>	
	Sub-Total		<u>\$ 1 800.00</u>
	TOTAL		<u>\$10 000.00</u>

(i) Contingency allowance is necessary because plans are not final at present and more work may be necessary.

(ii) This work may not be necessary if other arrangements can be made by the Nautical Events Committee.

The Nautical Events Committee have indicated that they do not have funds to pay the \$10 000.00 in projected City cost. If advance street signing is not done, we believe that serious traffic congestion will result. This will create hazards, motorist irritation and affect the provision of emergency services. The attached map indicates the nature of the traffic controls needed for the Tall Ships arrival on July 24, 1978.

cont'd....

If the \$10,000.00 is not provided, temporary signing for traffic control will be handled as problems develop and on an emergency basis. This will result in an over-expenditure of the funds presently budgeted for temporary emergency signing. There are also no funds budgeted for clean-up after the event."

The City Manager submits the breakdown of costs for INFORMATION. In preference to having the work funded as an emergency resulting in budget over-runs, the City Manager RECOMMENDS that the City Engineer be authorized to undertake the work to a maximum of \$7,500.00.

As to the source of funds, the City Manager continues to RECOMMEND that the Nautical Events Committee be asked to provide the money. Failing that, he RECOMMENDS that it be charged to the Contingency Reserve.

FOR COUNCIL ACTION SEE PAGE(S) 385 & 386



REPORT TO COUNCIL

STANDING COMMITTEES OF COUNCIL ON
FINANCE AND ADMINISTRATION
AND
PLANNING AND DEVELOPMENT

JUNE 22, 1978

A joint meeting of the Standing Committees of Council on Finance and Administration and Planning and Development was held on Thursday, June 22, 1978, in the No. 1 Committee Room, City Hall, at 10:30 a.m.

PRESENT: Alderman M. Brown, Chairman
Alderman B. Gerard
Alderman M. Harcourt
Alderman D. Marzari
Alderman G. Puil

ABSENT : Alderman W. Gibson
Alderman W. Kennedy

CLERK : G. Barden

RECOMMENDATION:

1. Granville Street - Nelson to Bridge
- Sharing Consultant Costs

The Committee considered the attached Manager's Report dated June 14, 1978, wherein the Director of Social Planning reported on a proposal to upgrade Granville Street between Nelson Street and the Granville Bridge, estimated to cost a total of \$30,000 of which the City is requested to provide \$15,000.

The Manager's report notes that Council approved establishment of the Granville Street Improvement Committee composed of merchants and civic staff and on February 29, 1978, Council endorsed a number of proposals aimed at the eventual upgrading of Granville Street - Nelson to the Bridge. The report points out what the Committee has accomplished to date and the objectives of the Committee towards improvement of the area. The Granville Street Improvement Committee felt the tasks outlined in the report could best be carried out by an independent consultant. The report also outlines responsibilities and specific tasks of the consultant. The Committee would like to hire Mr. A. Clapp as their consultant. The term of the contract for the consultant would be six months.

Mr. Clapp attended the meeting and stated he felt the merchants needed to be organized and this would be his first job as they did not have the time to organize themselves. He would talk to the merchants and owners and find out what they want and then take stock of what the area contains and promote the good factors. The merchants did not want to repeat what happened at the Granville Mall.

Mr. Ben Tessler headed a group of merchants and owners from the area and Inspector Wiebe from the Police Department also attended. A majority of the building owners and merchants had agreed to contribute \$15,000 as their share of the project in anticipation of a favourable response from City Council regarding their proposal. The Granville Street Improvement Committee has undertaken to be responsible for collecting the owners' and merchants' contributions.

Report to Council
Standing Committees on Finance & Administration
and Planning and Development
June 22, 1978

(V -2)

Clause #1 continued:

The money is being held in trust by the City of Vancouver pending Council's consideration. Mr. Tessler stated that the Federal Government has announced a \$16½ million winter works program for B.C. and the street work, lighting, shrubbery, etc. might be included in the program as a beautification project.

Inspector Wiebe, Police Department, reported that the police felt the upgrading should help improve the social problems in the area and favoured the proposal. As far as the visibility of prostitutes on the streets, it is hoped that legislation will alleviate this problem. The sex shops will have to be investigated under the License By-law.

Cost of the Proposal

The total cost of the project is estimated at \$30,000 for a 6 month period as follows:

Granville Street Improvement Consultant @ \$2,500/month x 6 months	\$15,000
Architectural Consultant @ \$50/hour x 100 hours	5,000
Rent @ \$100/month x 6 months	600
Heat/Light/Telephone @ \$150/month x 6 months	900
Secretarial @ \$860 + 20/month x 6 months	6,792
Contingency	1,708
	<u>\$30,000</u>

The project will only be undertaken if Council approval of \$15,000 as the City's 50% share of the proposal is obtained. An account will be established and expenses will be authorized by the Director of Social Planning in consultation with the Granville Street Improvement Committee. It was reported by the City accounting staff that the Granville Street Improvement Committee has collected a total of \$6,038.35 to date and Mr. Tessler stated they have commitments for a total of \$10,800.

The Committee questioned whether the merchants will be able to raise the additional funding and whether the upgrading would alleviate the financial and social problems in the area. One of the merchants stated that he had renovated the inside of his hotel and this greatly increased his tourist business and he felt the upgrading of the whole area should generally increase use of the area by the public and tourists. The merchants committee were of the opinion that the upgrading would be helpful to their businesses and were very enthusiastic and optimistic that the project proceed.

Following further discussion, it was

RECOMMENDED

- A. THAT City Council match funds raised by the merchants committee up to a maximum of \$15,000.

Report to Council
Standing Committees on Finance & Administration
and Planning and Development
June 22, 1978 (V-3)

Clause #1 continued:

- B. THAT the consultant be administratively responsible to the Director of Social Planning and that the Director of Social Planning authorize the payments to Mr. Clapp.
- C. THAT a Consultant Staff Advisory Committee chaired by the Director of Social Planning and composed of Engineering, Finance, Planning, Permits & Licenses and Police representatives be established.
- D. THAT the Director of Social Planning, in consultation with the Granville Street Improvement Committee and officials from other departments, report to City Council through the appropriate standing committee(s) on the program's progress prior to its conclusion.
- E. THAT the Acting Director of Permits & Licenses be requested to report on ways of controlling undesirable business operations in the area.

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

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FOR COUNCIL ACTION SEE PAGE(S) 386

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

VI

JUNE 22, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, June 22, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Extension of Hours - Kingston Hotel "Pub" and Others

The Committee had before it for consideration a Manager's report dated June 7, 1978, in which the Acting Director of Permits & Licenses reported as follows:

"The former Public House (Beer Parlour) in the Kingston Hotel, 757 Richards Street, has been converted into a "Class A Pub" with the approval of the Liquor Control and Licensing Branch. The hours of operation are restricted to opening at 11:00 A.M. and closing at 11:00 P.M. unless an extension of the closing hour is approved by the City.

A letter has been received from Mr. J.F. Fraser of the Kingston Hotel, requesting Council to approve an extension of their closing hour until 1:00 A.M.

The Police Department was asked to comment on this request and the following report has been submitted by the Superintendent i/c Investigation Division:

'The above mentioned application for the proposed pub, Rose 'n' Thorn at Kingston Hotel, 757 Richards Street requesting an extension of hours has been investigated by this department and we have no objection to the request.'

In view of the comments from the Police Department, who are responsible for patrolling liquor premises I RECOMMEND the request from the Kingston Hotel be approved."

The City Manager recommended approval of the recommendation of the Acting Director of Permits & Licenses.

Mr. Ken Armstrong, Acting Director of Permits & Licenses, appeared before the Committee on this matter and pointed out that unlike previous applications from hotels to extend the hours of the converted "pub" portion of their beer parlour to match the closing hour of the beer parlour, this particular application involves the conversion of the entire beer parlour into a Liquor License Class "A" "Pub" and the hotel wishes to operate this new pub until 1:00 A.M.

Continued

Clause No. 1 Continued

It was the feeling of the Committee that as it has recommended approval on all previous applications, that it should recommend approval on the Kingston application.

It was pointed out by Mr. Armstrong that the new "pub" would have a seating capacity of 125 which is the maximum permissible.

Mr. Armstrong advised the Committee he is currently in the process of preparing reports on applications from eight other hotels to extend the operating hours of "pubs" located within existing beer parlours to the same closing hour as the beer parlour, and that because of the current beer strike, the owners of these eight hotels have requested an early approval on their applications.

Mr. Armstrong advised that he has not yet completed these reports because they all must be channelled through the Police Department and he is awaiting clearance from the Police on these applications. He noted that the Police have not raised any objections to any previous similar applications and inquired whether the Committee could recommend that Council approve an extension of the operating hours of the pubs located in the beer parlours of these eight additional hotels on an interim basis for the duration of the beer strike which has imposed some financial difficulty on these hotels.

Mr. Armstrong indicated that he would be reporting in due course to the Committee on these applications.

In response to questions by the Committee, Mr. Armstrong replied there have been no reported problems or difficulties with the operation of any of the eight hotels.

Following discussion, it was

RECOMMENDED

THAT Council approve an extension of the operating hours of the Class "A" "Pubs" until 1:00 A.M. in the following hotels:

Kingston Hotel	757 Richards Street
Mr. Sport Hotel	3484 Kingsway
Rembrandt Hotel	1160 Davie Street
Sheraton-Landmark Hotel	1400 Robson Street
Holiday Inns Hotel	711 West Broadway
Marble Arch Hotel	518 Richards Street
El Cid Hotel	340 Cambie Street
Blue Horizon Hotel	1225 Robson Street
Ivanhoe Hotel	1038 Main Street

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FOR COUNCIL ACTION SEE PAGE(S) 386