

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, April 7, 1970, in the Council Chamber at approximately 9:30 A.M.

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

ABSENT: His Worship the Mayor

CLERK TO THE COUNCIL: R. Thompson

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

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day in regard to Personnel and Property matters.

ADOPTION OF MINUTES

MOVED by Ald. Broome,  
SECONDED by Ald. Linnell,

THAT the Minutes of the Regular Council meeting dated March 24, 1970, be adopted.

- CARRIED

MOVED by Ald. Linnell,  
SECONDED by Ald. Broome,

THAT the Minutes of the Special Council meeting (Public Hearing), dated March 26, 1970, be adopted.

- CARRIED

INFORMATION

It was noted that Vancouver's 84th Anniversary date was April 6th.

COMMITTEE OF THE WHOLE

MOVED by Ald. Calder,  
SECONDED by Ald. Linnell,

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

- CARRIED

CHANGE IN ORDER OF AGENDA

It was agreed that the order of the agenda be changed to allow consideration of Board of Administration report re Four Seasons Hotels Limited development: Coal Harbour area (entrance to Stanley Park).

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REPORT REFERENCE AND BOARD OF ADMINISTRATION  
AND OTHER REPORTS

A. Four Seasons Hotels Limited Development:  
Coal Harbour Area (entrance to Stanley Park)

The Board of Administration, under date of April 6, 1970, submitted the following report of the Corporation Counsel and the Director of Planning respecting Four Seasons Hotels Limited development in the Coal Harbour area at entrance to Stanley Park:

"On November 18th, 1969, Council considered a report of the Technical Planning Board on a proposed hotel and apartment complex to be developed on land fronting on Georgia Street held by Harbour Park Developments Limited. The development was to be carried out in two stages. The First Stage was to consist of a 400-room hotel and three low-rise apartments and one high-rise apartment containing in all approximately 500 suites. It was estimated that the First Stage would cost approximately 20 million dollars. It was suggested in the material that was submitted to Council that the Developers should put up a bond to guarantee the completion of the First Stage within four years from the date of the issuance of the Development Permit. The report to Council with respect to the bond reads as follows:

'If Council agree to a performance bond of \$200,000 to guarantee \$20 million will have been expended in construction and development within four years from the date a Development Permit is issued, the Corporation Counsel be instructed to draw up the appropriate bond and arrange for its execution.'

Council adopted this report and a draft agreement has been prepared based on this wording.

The Developers have suggested that the commitment should be to complete the First Stage within four years rather than to spend a fixed amount of money. While they estimate it will cost approximately 20 million dollars to complete the First Stage, they suggest that the City is really concerned that the First Stage of the project will be completed within four years no matter what it costs.

The Corporation Counsel is of the opinion that the position taken by the Developers is valid, but he did not feel that he could depart from the Council resolution without further instructions. It will, of course, be necessary to define what 'completion of the First Stage' means, but as long as this is clearly spelled out there appears to be no good reason for rejecting the suggestion of the Developers.

In the report of the Technical Planning Board which was considered by Council on November 18th, 1969, it was recommended that the Developers should bear the cost of any traffic modifications deemed necessary by the City Engineer to provide local access to the site.

Pursuant to this recommendation, an agreement has been prepared under the terms of which the Developers are to pay the total cost of filling Denman Street and constructing a 42-foot pavement for a distance of approximately 725 feet North of Georgia Street, and putting in curbs, gutters, sidewalks, street lighting, etc.

cont'd...

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REPORT REFERENCE AND BOARD OF ADMINISTRATION AND  
OTHER REPORTS (cont'd)

Four Seasons Hotels Limited Development (cont'd)

The Developers point out that one of the conditions recommended by the Technical Planning Board as a condition for the development of the 18-storey tower now under construction by Marwest Hotel Company Ltd. was that Marwest enter into an agreement to 'assume from Harbour Park Developments Limited one-half of the cost of modifying the vehicular access on Denman Street (as provided for in the previous conditions of development).' Council subsequently authorized the issuance of the Development Permit for Marwest, but specifically provided in the resolution authorizing the issue of the Development Permit that the Technical Planning Board, when considering further development, require the agreement referred to above.

The Developers of Four Seasons take the position that they should not be required to bear the total cost of the filling and improvements to Denman Street, but instead suggest that the City should construct the necessary improvements other than the fill which would be carried out by Four Seasons in conjunction with their own filling programme. One half of the cost of the fill and improvements on Denman and Georgia Streets would be paid for by Four Seasons when the work is carried out, and the balance by Marwest when Marwest proceeds with further development requiring vehicular access from Denman Street, North of Georgia Street. The City Engineer questions whether the City should carry out this work and finance one half the cost until such time as the Marwest Company proceeds with further development involving access to Denman Street.

The City Engineer recommends, therefore, that since the filling and paving of Denman Street, North of Georgia Street, is made necessary to provide access to the Four Seasons development initially and to serve the needs of the later stages of Marwest's development, the Four Seasons Hotels Ltd. should bear the total cost of the filling and street improvements in the first instance, with the prospect of being reimbursed by Marwest when that company proceeds with further development.

The agreement that has been prepared is drawn on this basis, but the Developers have asked for a firm commitment that the City will reimburse them to the extent of 50% of the costs when Marwest expand to the stage where they require access to Denman Street, North of Georgia Street. Your officials recommend that the agreement should merely provide that the City will use its best efforts to collect from Marwest and will pay over to Four Seasons Hotels Ltd. anything that is collected up to 50% of the amount initially put up by Four Seasons.

The Developers have stated that in order for the total complex to be successful it must be completed in its entirety, although it will probably be built in two stages. They have by agreement bound themselves to complete the First Stage within four years. Although there is a limitation on the period of time that a Development Permit is valid, the Director of Planning has already given them written assurance that he will extend any Development Permit to allow completion, in accordance with the agreement with Council. The Developers are also concerned that since the issuance of the Development Permit is within the discretion of the Director of Planning, they

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REPORT REFERENCE AND BOARD OF ADMINISTRATION  
AND OTHER REPORTS (cont'd)

Four Seasons Hotels Limited Development (cont'd)

may be refused a Development Permit for the Second Stage and they have asked if there is a procedure which can give them assurance that they will be permitted to complete the whole project. There appear to be two alternatives:

Alternative 1

The Director of Planning suggests that the Developers may wish to prepare a more detailed set of plans which could be made a schedule to the Zoning By-law which, when passed, will, in addition to setting out the permitted uses, refer to the plan as the general concept of the total development. The Developers would thus have the assurance they require and Council would be aware of the proposed scheme of development permitted by the By-law.

Alternative 2

The Developers suggest that when submitting detailed Development Permit drawings for the First Stage they also be permitted to submit detailed plans for the Second Stage as soon as the Zoning By-law is passed. Such plans would be of a standard required to obtain a Development Permit. The Developers have asked, therefore, that Council pass the attached resolution which, although it does not instruct the Director of Planning to issue a Development Permit for the Second Stage, does indicate that the Council contemplates a Development Permit being issued for the Second Stage in due course.

The Director of Planning believes that either alternative will be acceptable but that, in his opinion, Alternative 1 would provide more flexibility should the Developer wish to revise his plans when he is ready to start with the Second Stage.

The principals of Four Seasons Hotels Limited are coming out from Toronto in order to be present when this matter is before Council in order to answer any questions that may occur to any member of Council.

**IT IS RECOMMENDED:**

1. That Council authorize the preparation of an agreement which will provide for the completion of the First Stage of development within four years and that the meaning of the words 'completion of the First Stage' be defined in the agreement. The bond which is provided for in the agreement will be conditioned upon the completion of the First Stage within four years.
2. That the Developers of Four Seasons be required to fill Denman Street to the Harbour Headline under the supervision of the City Engineer and assume the total cost of the fill and the improvements on the understanding that the City has already stated by resolution that a condition of any further development permits issued to Marwest involving the use of Denman Street or requiring access to Denman Street will be that they pay their share of the fill and improvements on Denman Street and any expense in connection with the regulation of traffic on Georgia Street in order to give local access to the site.

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REPORT REFERENCE AND BOARD OF ADMINISTRATION AND  
OTHER REPORTS (cont'd)

Four Seasons Hotels Limited Development (cont'd)

- 3. That when an agreement covering the foregoing points is executed, Council pass a by-law in the form attached or as modified to take into consideration any decisions that may be taken as a result of this report.
- 4. That if Alternative 2 is accepted, Council should pass the attached resolution."

The Corporation Counsel gave an explanation of the provisions of the foregoing report and representatives of the company were given the opportunity of speaking to the Council and conveying their views and differences in the matter.

MOVED by Ald. Phillips,  
THAT recommendation 1. above in the Board of Administration report be approved.

- CARRIED

(Alderman Rankin is recorded as voting in the negative)

MOVED by Ald. Phillips,  
THAT recommendation 2. in the said Board of Administration report be approved.

- CARRIED

MOVED by Ald. Phillips,  
THAT when the agreement covering the foregoing points is executed, the City Council pass a By-law in the form submitted with the aforementioned report, which By-law shall include the provisions of Alternative 1, above quoted in the said Board report of April 6, 1970.

- CARRIED

(Alderman Rankin is recorded as voting in the negative)

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The Council recessed at approximately 10:45 a.m., to reconvene 'In Camera' in the Mayor's Office, following which the Council recessed at approximately 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:00 p.m., still in Committee of the Whole, His Worship the Deputy Mayor in the Chair and the following members of the Council present:

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

ABSENT: His Worship the Mayor

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UNFINISHED BUSINESS

1. Home Car Wash and Gasoline Service Station:  
S/E corner 41st Avenue and Granville Street

The Council considered the following information:

- (a) Board of Administration report of February 27, 1970, in respect of application of Home Car Wash and Gasoline Service Station at 41st Avenue and Granville Street for an extension of daily hours of operation from 10:00 a.m. to 6:00 p.m. as at present, to 8:00 a.m. to 6:00 p.m.
- (b) Council resolution of March 17, 1970, placing on the table this request, pending a report from the Corporation Counsel on Sunday hours of operation.
- (c) Board of Administration report of April 3, 1970, forwarding the Corporation Counsel's information on the Sunday operation and the action taken at a Public Hearing on the service station's application.
- (d) Letter from the operator of the service station proposing a compromise that Sunday operation be discontinued providing the weekly hours were extended to 8:00 a.m.
- (e) Letters from Mr. J. W. Gunn and Mr. and Mrs. Pickerill, in opposition.
- (f) Letter from Mr. R. Witt, in support.

MOVED by Ald. Bird,

THAT this whole matter be referred to the Board of Administration for further study and report back after further discussions are held with representatives of the residents and the service station operator, in an endeavour to conclude a mutually satisfactory arrangement.

- CARRIED

ENQUIRIES AND OTHER MATTERS

Alderman Linnell -  
Date of Meeting:  
Standing Committee on  
Health & Welfare

referred to difficulties being experienced in arranging a meeting of the Standing Committee on Health and Welfare and there is urgent business to be discussed.

After due consideration it was agreed that the Chairman would call a meeting to follow the Public Hearing to be held on Thursday afternoon, April 9, 1970.

Alderman Calder -  
Rezoning: S/W corner of  
48th Avenue & Oak Street

questioned the accuracy of the Minute of Council of February 24th in referring an application for rezoning of the S/W corner of 48th Avenue and Oak Street to a Public Hearing. It was the Alderman's understanding the rezoning application was not approved.

After consideration the Council took no action to change its action of referral, particularly since the Hearing would be held in the near future and the application could be determined at that time.

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ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Calder -  
Accident Involving  
City Garbage Truck

referred to an accident involving a City garbage truck at 69th Avenue and Ontario. The Alderman in making certain enquiries asked if seat belts are required to be worn in city vehicles.

Commissioner Ryan advised the accident is receiving the consideration of the Engineering Department Safety Division and an enquiry report will be forwarded to Council.

Alderman Bird -  
Pacific Centre:  
Robson Street

referred to the condition of Robson Street resulting from the construction work on the Pacific Centre site and enquired if the company was working on a 3-shift basis or not.

The Deputy Mayor requested Commissioner Ryan obtain this information.

Alderman Rankin -  
Recreation Centre:  
Orchard Park

enquired when the recreation centre at Orchard Park will be constructed, as authorized by Council.

Commissioner Sutton Brown advised the order has been placed.

Alderman Broome -  
Municipal Financing  
Authority

requested the Board of Administration arrange for a report to be submitted to Council as soon as possible on the matter of participation in the Provincial Government Municipal Financing Authority.

The Deputy Mayor instructed accordingly.

COMMUNICATIONS OR PETITIONS

1. Council Delegation to Japan

Communications were noted from the Central Council of Ratepayers and the Cedar Cottage Ratepayers and Tenants Association expressing the view that no more than two Council representatives should be authorized in connection with the trip to Expo '70 in Japan, on invitation from the Japanese officials. It was reported that the City's representation has been determined as His Worship the Mayor and two Aldermen.

MOVED by Ald. Adams,

THAT these communications be referred to His Worship the Mayor for suitable reply.

- CARRIED

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COMMUNICATIONS OR PETITIONS (cont'd)

2. Synthetic Turf:  
Empire Stadium

A communication was noted from the Central Council of Rate-payers objecting to the proposal to install synthetic turf in Empire Stadium at City expense.

MOVED by Ald. Adams,  
THAT this communication be received.

- CARRIED

(The Council, on March 24th, referred the matter of payments re this turf and the possibility of cost sharing by the P.N.E. et al, to the Finance Committee for report back. In this regard, Alderman Adams, Chairman of the Finance Committee, appointed Alderman Hardwick to look into the possibilities of cost sharing).

3. Litter Act

A communication was received from the Minister of Recreation and Conservation expressing appreciation for the Council's commendation of the Minister's action in introducing in the Legislature an Anti-Litter Bill. At that time the City Council asked that the Act, when passed, be proclaimed by the Lieutenant Governor allowing a three month period for adjustment by industry.

The Minister, in his reply, expressed the view that insofar as drink containers are concerned, a reasonable period should be allowed for representations before any proclamation is made.

MOVED by Ald. Bird,  
THAT the Minister's communication be received.

- CARRIED

4. Study re East Approaches to New  
Georgia Viaduct

Communications were received from N.D. Lea & Associates Ltd., and C.B.A. Engineering Ltd., commenting on the Council's recent decision to award a contract to Phillips, Barratt-Hillier, Jones and Partners in respect of studies re east approaches to the new Georgia Viaduct. The views are expressed that an opportunity should have been given to several firms before determining the matter.

MOVED by Ald. Bird,  
THAT these communications be received.

- CARRIED



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COMMUNICATIONS OR PETITIONS (cont'd)

5. Parking Area North of Pioneer Park:  
Royal Vancouver Yacht Club

The Council considered the following:

- (a) Communication from the Royal Vancouver Yacht Club, dated April 3, 1970, reading as follows:

"We understand Council will reconsider on April 7th its resolution of Tuesday, March 24th approving the use of the foreshore adjacent to both Pioneer Park and the Yacht Club property for the development of a parking area.

Even though the proposed development has been approved by the Park Board, the Technical Planning Board and Board of Variance, all of whom had the benefit of detailed consideration of the Yacht Club proposal, the Yacht Club recognizes the existence of strong feelings of many interested parties in the matter. It is our view that such feelings are based, in many cases, on inadequate or mistaken information. Nevertheless the Club wishes to assure Council that it is ready and willing to consider, as it has always been, any reasonable alternative to its present proposal. Despite the fact the Club is not obliged to provide such facilities, it does feel strongly that the provision of adequate parking is a vital part of the overall development of its boat mooring at Jericho.

The provision of angle parking for the public along the north side of Point Grey Road abutting both the Yacht Club property and Pioneer Park, together with a lease of nearby city-owned vacant property, and the development of landscaped areas within the Yacht Club property itself for additional parking, could provide such an alternative.

Should Council wish to review these alternatives with us, the Club will not request the issuance of its development permit #50923 for the present and take no further steps toward development of the parking area on its water lot lease pending the outcome of such discussions."

- (b) Communication from the Corporation Counsel requesting instructions respecting appearance at a Court Hearing on behalf of the Technical Planning Board and the Board of Variance in respect of action by Maurice Anderson to quash a decision of these bodies re application of the Royal Vancouver Yacht Club.
- (c) Motions by Alderman Sweeney reading as follows:

"THAT the City Council motion of March 24, 1970, relating to Parking Area North of Pioneer Park: Royal Vancouver Yacht Club, be rescinded."

(carried)\*\*  
(see next page)

"THAT the matter of parking re Royal Vancouver Yacht Club application be reconsidered at a Council meeting called by His Worship the Mayor on April 13th at 2:00 p.m. to hear further delegations from interested parties requesting same."

(withdrawn)\*\*\*\*  
(see next page)

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COMMUNICATIONS OR PETITIONS (cont'd)

Parking Area North of Pioneer Park:  
Royal Vancouver Yacht Club (cont'd)

Communications were noted from the Kitsilano Chamber of Commerce and the Kitsilano Ratepayers' Association.

- (i) MOVED by Ald. Wilson,  
 THAT the letter of the Royal Vancouver Yacht Club, dated April 3, 1970, stating a desire to consider alternate proposals to solve their car parking problem be acknowledged;

FURTHER THAT whereas such action would be welcomed by a considerable number of interested citizens, this Council express its appreciation of the attitude of the Yacht Club and directs the City Engineer and the City Planner in cooperation with the Park Board to consider other proposals and recommend an alternate acceptable plan;

FURTHER THAT the Department of Lands, Victoria, be advised of Council action.

(carried)\*

- MOVED by Ald. Rankin,  
 THAT the motion of Alderman Wilson be deferred until the proposed rescinding motion of Alderman Sweeney is dealt with.

- LOST

The motion of Alderman Wilson was put and,

- CARRIED\*

- (ii) The motion by Alderman Sweeney to rescind the motion of Council on this subject of March 24, 1970, was put and,

- CARRIED BY THE \*\*  
 REQUIRED MAJORITY AND  
 UNANIMOUSLY.

- (iii) Alderman Sweeney requested, and the Council approved, that his motion respecting a Special Council meeting for reconsideration of the Council's action of March 24, 1970, on the application, be withdrawn.

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- (iv) MOVED by Ald. Rankin,  
 THAT, in respect of the Court Action referred to in the Corporation Counsel's letter dated March 26, 1970, the Corporation Counsel be instructed to appear and take whatever steps are considered necessary under the circumstances.

- CARRIED

6. Transcontinental Pop Festival:  
Use of Capilano Stadium

The Council noted request from Industrial and Trade Shows of Canada for approval of use of Capilano Stadium for the purpose of a Pop Festival, July 4th and 5th. The Director of Permits and Licenses submitted a report, dated April 6, 1970, on the matter, setting out the position of various City officials on this application.

- MOVED by Ald. Linnell,  
 THAT the application for use of Capilano Stadium for this event be not approved, however, it be suggested to the company the matter of a suitable site be discussed with the Pacific National Exhibition.

- CARRIED

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COMMUNICATIONS OR PETITIONS (cont'd)

7. Royal Centre  
(Great West Saddlery Limited)

A communication was received from Great West Saddlery Limited under date of April 3, 1970, urging issuance of development permit for the Royal Centre development and referring to difficulties being experienced in this regard.

The Director of Planning orally gave the status of the situation with particular reference to the Council's action of February 24, 1970, granting approval of the development permit, subject to certain recommendations of the Technical Planning Board contained in Board of Administration report of February 20, 1970.

MOVED by Ald. Wilson,

THAT the development permit be issued forthwith but the building permit be withheld until the required conditions are fulfilled.

(tabled)

MOVED by Ald. Bird,

THAT the whole matter be tabled for one week and the Deputy Mayor be requested to be in communication with MacMillan, Bloedel Limited to obtain their written position insofar as that company is concerned in relation to the Royal Centre development.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

B. General Report, April 3, 1970

Works and Utility Matters

(i) Offer: Pig Lead (Clause 2)

The Council considered offers received for pig lead noting the low bid was submitted by Metalex Ltd. for lead manufactured in Richmond, B.C., by non-union labour, at a total cost of \$1,865.00 plus 5% Provincial Sales Tax. The next low bid was submitted by Canada Metal Co. Ltd. for lead manufactured in Trail, B.C. by union labour, at a total cost of \$1,904.00, plus 5% Provincial sales tax.

MOVED by Ald. Adams,

THAT the low bid of Metalex Limited be accepted, subject to contract satisfactory to the Corporation Counsel.

(carried)\*

MOVED by Ald. Wilson, in Amendment.

THAT the words in the motion of Alderman Adams 'low bid of Metalex Limited' be struck and the words 'next low bid of Canada Metal Co. Ltd.' be inserted in lieu thereof.

- LOST

The motion of Alderman Adams was put and,

- CARRIED\*

(ii) Balance of Works and Utility Matters

MOVED by Ald. Broome,

THAT Clauses 1 and 3 of the report of the Board of Administration (Works and Utility matters), dated April 3, 1970, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report, April 3, 1970 (cont'd)

Social Service and Health Matters

Proposed Constitution:  
Coquitlam and District Hospital Society

The Council noted resolution of the Corporation of the City of Port Coquitlam which reads as follows:

"That the Municipal Council of the Corporation of The City of Port Coquitlam go on record as opposing the Government proposed constitution of the Coquitlam and District Hospital Society as set forth in Article 2 - Membership on page 3 of the minutes of the February 25th, 1970 meeting of the Greater Vancouver Regional Hospital District, and that a letter stating this objection be registered with The Honourable R.R. Loffmark, Minister of Health and Hospital Insurance."

The concern of Port Coquitlam is the restrictive nature of the provision respecting participation in the affairs of the hospital which is stated to serve Coquitlam, Port Moody and Port Coquitlam.

MOVED by Ald. Broome,

THAT the position taken by the City of Port Coquitlam be endorsed.

(carried)\*

MOVED by Ald. Wilson, in Amendment,

THAT it be advised the Vancouver City Council would support a change whereby each municipality, Coquitlam, Port Moody and Port Coquitlam, would be given representation to the extent of one director each.

- LOST

The motion of Alderman Broome was put and,

- CARRIED\*

Harbours and Parks Matters

Vanier Park: Building #14

MOVED by Ald. Bird,

THAT the report of the Board of Administration (Harbours and Parks matters), dated April 3, 1970, be adopted.

- CARRIED

Building and Planning Matters

(i) 1190 Matthews Avenue, Mrs. Dawn Raappana (Clause 2)

Addition to Building at 210 S.W. Marine Drive (Clause 6)

It was agreed to defer Clauses 2 and 6 of the report of the Board of Administration (Building and Planning matters), pending the hearing of delegations as requested.

(ii) Balance of Building and Planning Matters

MOVED by Ald. Linnell,

THAT, in respect of report of the Board of Administration (Building and Planning matters), dated April 3, 1970, Clauses 1, 5 and 7 be adopted and Clauses 3 and 4 received for information.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

General Report (cont'd)

Licenses and Claims Matters

- (i) Alleged Flooding:  
5304 McKinnon Street (Clause 2)

MOVED by Ald. Wilson,  
THAT this clause be received for information and the parties thanked for their cooperation in the matter.

- CARRIED

- (ii) Balance of Licenses and Claims Matters

MOVED by Ald. Broome.  
THAT Clauses 1 and 3 of the report of the Board of Administration (Licenses and Claims matters), dated April 3, 1970, be adopted.

- CARRIED

Fire and Traffic Matters

MOVED by Ald. Bird,  
THAT the report of the Board of Administration (Fire and Traffic matters), dated April 3, 1970, be adopted.

- CARRIED

Finance Matters

Tag Day: United Nations Association

MOVED by Ald. Bird,  
THAT, in connection with this clause, a delegation be heard as requested.

- CARRIED

(Alderman Adams is recorded in the negative)

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At this point the Council observed a short recess.

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C. Personnel Matters,  
Regular, March 20, 1970

MOVED by Ald. Adams,  
THAT the report of the Board of Administration (Personnel matters, Regular), dated March 20, 1970, be adopted.

- CARRIED

D. Property Matters, April 3, 1970

MOVED by Ald. Broome,  
THAT the report of the Board of Administration (Property matters), dated April 3, 1970, be adopted.

- CARRIED

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

E. Vancouver Fireboat No. 2

The Board of Administration, under date of March 31, 1970, submitted the following report in regard to Vancouver Fireboat No. 2:

'Your Board has received the following report from the Fire Chief:

'City Council at its meeting of October 28, 1969, considered a report dealing with Vancouver Fireboat No. 2 and the result of an investigation into its mechanical condition.

The following recommendations were adopted:

1. That the Board of Administration engage a naval architect to inspect and review the present condition of the vessel and to establish firm tender proposals based on (three) proposals.
2. After receipt of the report of the naval architect, the preparation of tender documents for issue as a public tender call for the work to be done in a manner acceptable to the Fire Chief.

Council also moved that "when the report is received from the naval architect, an approach then be made to the Federal authorities for their assistance in financing.

Further consideration also be given thereafter to classifying the Fireboat No. 2 as an 'area' fireboat with the neighbouring municipalities affected being asked to share accordingly in the cost of operation."

A report has now been received from the naval architects and a copy is on file in the City Clerk's Office.

The naval architects state that the most advantageous approach is to do the total conversion at one time. Possible savings in doing a two-stage conversion are quickly negated because of duplicity of operations. Opening and closing of the vessel would be duplicated; inspection charges would be duplicated; stability calculations would be duplicated; and some first-time installation work would require partial dismantling to carry out the second stage and most important, the vessel's down time is greater. Supervision charges would also be greatly increased.

In the experience of the naval architects, a conversion carried out piecemeal over a period of time has never been totally satisfactory.

The naval architects strongly recommend that the total conversion of the subject vessel be carried out at one time as summarized under Proposal 'B' of their report.

As Fire Chief, I concur with this recommendation.

The estimated cost to complete the conversion at one time is \$237,000 and the time required to accomplish the conversion work is seven (7) working weeks. To complete the conversion in two parts, it is estimated, would cost \$272,000 and a total working time of nine (9) weeks.

cont'd...

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BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Fireboat No. 2 (cont'd)

Recommendations:

As Fire Chief, I recommend that:

1. The report on the conversion of Vancouver Fireboat No. 2 submitted by Cove, Hatfield and Company Limited, be received.
2. The recommendation to proceed under Proposal 'B' at an estimated net cost of \$237,000, after obtaining 'Maritime Funds' of \$16,000, be adopted.
3. As the preliminary report of the naval architect has now been received, the City request the National Harbours Board to assist in financing the renovations.
4. The Board of Administration be authorized to instruct Cove, Hatfield and Company Limited to proceed with the preparation of detailed specifications and drawings. The estimated cost of engineering services and supervision for Proposal 'B' is \$28,000. The Comptroller of Accounts states that funds to meet such costs could be advanced temporarily from Contingency Reserve, whilst financing is being arranged.

The calling of tenders from shipyards in the Vancouver and Vancouver Island area to be made when financing has been arranged and the Purchasing Division be then authorized to purchase major items in accordance with specifications and drawings to be supplied by the naval architects.

5. After conversion has been completed, the Vancouver Fireboat No. 2 be classified as an "area" fireboat and the neighbouring municipalities affected being asked to consider sharing accordingly in the cost of operation.'

Your Board RECOMMENDS the foregoing recommendations of the Fire Chief be adopted."

MOVED by Ald. Rankin,

THAT the foregoing recommendations be approved, except item 2 which be referred to the Standing Committee on Finance for consideration at the appropriate time.

(amended)\*

MOVED by Ald. Linnell, in Amendment \*

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

'and, in respect of item 4 of the recommendations, quoted above, such be not implemented until after the actions proposed in item 3, re approaching the National Harbours Board, and item 5 re approaching neighbouring municipalities, are given effect to, including also an approach to the Provincial Government in this regard'.

- CARRIED

(It is understood His Worship the Mayor would make these approaches in the near future)

cont'd...

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Vancouver Fireboat No. 2 (cont'd)

The motion, as amended, and reading as follows was put and carried:

"THAT the foregoing recommendations be approved, except item 2 which be referred to the Standing Committee on Finance for consideration at the appropriate time, and, in respect of item 4 of the recommendations, quoted above, such be not implemented until after the actions proposed in item 3, re approaching the National Harbours Board, and item 5 re approaching neighbouring municipalities, are given effect to, including also an approach to the Provincial Government in this regard."

- CARRIED

F. City Hall Building:  
Required Alterations

The Board of Administration, under date of April 3, 1970, submitted report by the Building Inspector respecting alterations to the City Hall building. After due consideration, it was,

MOVED by Ald. Adams,

THAT the report of the Board of Administration be referred to the Standing Committee on Finance as a Supplementary Capital Budget item and the Committee receive a Report Reference on the proposal from the architects.

- CARRIED

G. Cost Sharing: Temporary Social Workers  
for Home Visits Programme

Under date of April 3, 1970, the Board of Administration submitted an information report as a result of discussions with the Minister of Social Welfare and his Deputy in respect of participating in the cost of ten Social Workers on a temporary basis. The official position taken by the Deputy Minister, in a letter dated March 25, 1970, reads as follows:

"I realize that your premise in this request is for sharing in administrative costs directly related to sharing in welfare costs. However, I do not see how this can be applied to one individual programme without bringing in the whole question of sharing in administrative costs with all municipalities... As far as I am concerned, the present method of sharing in 50% of the cost of Social Workers where indicated is the limit to which I can agree."

The financial position is summarized as follows:

"Estimated cost of programme for ten months		\$64,640
Federal sharing under C.A.P. (50%)		\$32,320
Provincial share, 25% of:		
6 workers for 6 months	\$5,818	
10 workers for 4 months	<u>6,464</u>	12,282
		<u>\$44,602</u>
Balance of cost, being City's portion		<u>\$20,038 "</u>

MOVED by Ald. Bird,

THAT this information be received.

- CARRIED



Regular Council, April 7, 1970 . . . .APR . 7. 1970 . . . . . 17

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

H. Report of Standing Committee on Health and Welfare, March 12, 1970

MOVED by Ald. Linnell,  
THAT the report of the Standing Committee on Health and Welfare, dated March 12, 1970, be received for information.

- CARRIED

I. Report of Standing Committee on Planning and Development, March 26, 1970

MOVED by Ald. Bird,  
THAT the report of the Standing Committee on Planning and Development dated March 26, 1970, be adopted.

- CARRIED

J. Report of Standing Committee on Health and Welfare, March 26, 1970

MOVED by Ald. Linnell,  
THAT the report of the Standing Committee on Health and Welfare, dated March 26, 1970, be received for information.

- CARRIED

K. Proposed Botanical Garden Development: Portion Old Shaughnessy Golf Course

Alderman Wilson and Alderman Sweeney submitted the following Special Committee report, under date of April 7, 1970:

"The special committee has held a number of meetings including discussions with Marathon Realty and the elected members of the Park Board.

Officials of the Park Board, City Planning Department and Marathon Realty have been holding discussions relative to siting the twelve acre housing development within 62.5 acres. Marathon Realty have prepared a plan and model to form the basis of an application to rezone.

The formula for financing site acquisition and development as proposed by the government is as follows:

Site Acquisition

The City to contribute \$666,000.00 to be expended on site purchase.

The Provincial Government and the private donor will contribute \$1,334,000.00 for site acquisition, making a total of \$2,000,000.00 the agreed purchase price for the fifty acres.

Botanical Garden Development

The Park Board propose a four year development program at a total cost of \$800,000.00

This sum is financed as follows:

- |                                            |                   |
|--------------------------------------------|-------------------|
| 1. Provincial Government and private donor | \$666,000.00      |
| 2. Park Board                              | <u>134,000.00</u> |

Four year development plan total \$800,000.00

Admission charges commence after four years. The revenue to be used for maintenance and operation plus development beyond the first four year period.

(cont'd)

Regular Council, April 7, 1970 . . . . . APR 7 1970 . . . . . 18

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Proposed Botanical Garden Development:  
Portion Old Shaughnessy Golf Course (cont'd)

The committee asks for guidance from Council.

1. Is City Council prepared to contribute \$666,000.00? If so, what is the source of funds? We recommend that the Director of Finance report on this matter.
2. It is expected that the Planning Department will be ready to report on Marathon Realty plan of development; therefore a public hearing will be required in advance of April 30th.

Will City Council reserve or set a date for the public hearing?"

MOVED by Ald. Hardwick

THAT the Council approve in principle the expenditure of \$666,000.00 for site purchase and the question of provision of the funds be referred to the Finance Committee for consideration in conjunction with the submission expected at that time by the Director of Finance re Supplementary Capital Program for 1970.

- CARRIED

MOVED by Ald. Wilson,

THAT the Special Committee appointed on the subject of Botanical Gardens now be dissolved.

- CARRIED

Dr. W. C. Gibson, representing the Botanical Gardens Association, advised the Council that it would be of considerable assistance to set the date by April 30th for the Public Hearing; however, if not possible the Council may wish to inform the Provincial Government and the Vancouver Foundation that, as early as possible, a Public Hearing will be held.

MOVED by Ald. Hardwick,

THAT the Vancouver City Council entertain an application for rezoning from Marathon Realty Limited in connection with development plan for a portion of the Shaughnessy site;

FURTHER THAT the Director of Planning be requested to work in collaboration with the company in respect of the details of the application and,

FURTHER THAT it be left to His Worship the Mayor and the City Clerk to fix the date for the Public Hearing, required to consider such application; this date to be prior to April 30, 1970, if legal and other requirements will permit, if not, however, such Public Hearing date is to be at the first available opportunity.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Adams,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Adams,

SECONDED by Ald. Broome,

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

- CARRIED

Regular Council, April 7, 1970 . . . . . APR 7 1970 . . . . . 19

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 2193  
BEING THE "FIRE BY-LAW"

MOVED by Ald. Bird,  
SECONDED by Ald. Broome,  
THAT leave be given to introduce a By-law to amend By-law  
No. 2193 being the "Fire By-law" and the By-law be read a first  
time.

- CARRIED

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

- CARRIED

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

- CARRIED

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

- CARRIED

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

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

- CARRIED

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

- CARRIED

(The By-law received three readings)

MOTIONS

1. Federal Inflationary Controls:  
Effect on British Columbia

On March 26th, 1970, Alderman Phillips and Alderman Broome  
gave Notice of a motion which was changed by agreement of Council  
and now reads as follows:

MOVED by Ald. Phillips,  
SECONDED by Ald. Broome,  
THAT WHEREAS the Minister of Finance for the Government of  
Canada has brought down a new budget which contains provisions to  
extend the penalties against certain types of development in cities  
in Ontario, Alberta and British Columbia, with the apparent thought  
that these provinces are growing faster than the rest of Canada and  
that slowing activity in their major cities would help fight  
inflation without depressing the parts of the country that are  
experiencing slower growth, and

cont'd....

Regular Council, April 7, 1970 . . . . . APR 7 1970 . . . . . 20

MOTIONS (cont'd)

Federal Inflationary Controls:  
Effect on British Columbia (cont'd)

WHEREAS the Council of the City of Vancouver believes that Canada should solve its regional problems by positive measures (i.e. the just announced \$200 million five year highly specific program) for the lagging areas rather than by negative measures, because regional differences tend to be the result of long term factors and are unlikely to be corrected by short term actions designed to solve a problem such as inflation, and

WHEREAS the use of selective controls to slow down certain categories of building is also questionable in that development projects are becoming larger, such that the time between the planning stage and the final completion date is longer than in the past; with the result that tax policies affecting new projects may not be felt until a year or two later, when the problem (i.e. inflation), may no longer exist, and thus the fiscal policy may well have an effect that is the reverse of what was originally intended, and

WHEREAS the selection of British Columbia, and specifically the City of Vancouver, as a target for anti-inflationary measures is questionable in that the cost of living in Vancouver rose only 3.5% in the last twelve months compared to 5.0% for Canada, 7.0% for Halifax and 5.2% for Winnipeg, the latter two cities not being singled out for anti-inflationary measures, and

WHEREAS the unemployment rate in British Columbia is higher than the national average because of the steady influx of people from other parts of Canada, with the result that our economy must attempt to provide a growing number of jobs for the people settling here, and

WHEREAS there is considerable evidence of a slow-down of construction in Vancouver as evidenced by the building permits issued in January and February (1970 - \$7,200,000; 1969- \$11,700,000; 1968 - \$16,100,000) and as evidenced by the level of work in the offices of architects, it would appear that monetary restraint, the conventional and most effective anti-inflationary weapon, is having its effect on building, thereby suggesting that this is a most inappropriate time to be further discouraging construction in the City of Vancouver, and

THEREFORE BE IT RESOLVED that the Council of the City of Vancouver having in mind the factors stated above, strongly condemns the selective inflationary controls applied on a blanket basis to the Province of British Columbia, with no apparent consideration given to their recessionary effect on specific areas, such as the City of Vancouver;

FURTHER THAT copies of this resolution be forwarded to the Prime Minister, the Cabinet Members and the British Columbia Members of Parliament and,

FURTHER His Worship the Mayor be requested to place this item on the agenda of an early meeting in connection with discussions with Federal Cabinet Ministers of Greater Vancouver, of various Civic matters.

- CARRIED

MOTIONS (cont'd)

2. Land and Water Use Policy:  
English Bay and False Creek

On March 26th, 1970, Alderman Hardwick gave Notice of a motion, seconded this day by Alderman Calder, which was changed by agreement of Council and now reads as follows:

MOVED by Ald. Hardwick,  
SECONDED by Ald. Calder,

THAT the Standing Committee on Planning and Development invite the presentation of briefs and delegations of groups and individuals interested in waterfront activities to aid the City in developing appropriate land and water use policy for English Bay and False Creek, including beaches west of Kitsilano Pool to include Jericho, Locarno and the beaches of Point Grey under the jurisdiction of the Park Board;

FURTHER RESOLVED THAT this motion be referred to the Park Board for their information and advice respecting how they would wish to participate in the matter.

- CARRIED

NOTICE OF MOTION

1. Condition of Property:  
833 Pacific Street

Alderman Phillips submitted the following Notice of Motion:

"THAT WHEREAS complaints have been received in respect of the condition of the lands and premises situate at 833 Pacific Street;

AND WHEREAS Council is considering invoking the appropriate provisions of Section 324A of the Vancouver Charter in respect of the said lands and premises;

THEREFORE BE IT RESOLVED that the Corporation Counsel be instructed to prepare the appropriate resolution, and after service of the same upon the owners of the subject property, the said owners be invited to appear before Council to show cause why the said resolution should not be passed."

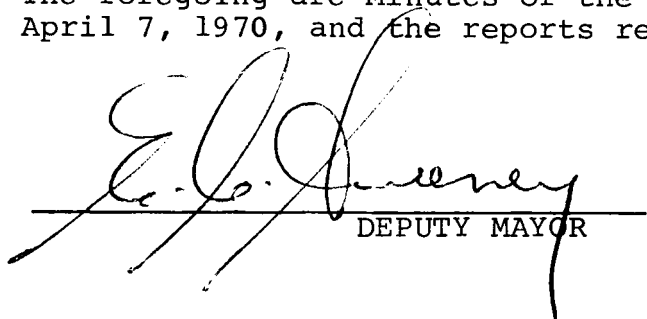
Notice was recognized by the Chair. (Notice)

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The Council adjourned at approximately 5:15 p.m.

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The foregoing are Minutes of the Regular Council meeting dated April 7, 1970, and the reports referred to are those on page(s) 207-233.

  
DEPUTY MAYOR

  
CITY CLERK

April 3rd, 1970.

The following is a report of the Board of Administration:

WORKS & UTILITY MATTERS

CITY ENGINEER'S REPORT  
(dated April 3rd, 1970.)

1. East 10 Ft. of Lane E, Block 171, D.L.264A  
Lane West of Woodland Drive North of  
13th Avenue - Leasing Portion of Lane

"The Portuguese Catholic Mission acquired land from the City which was consolidated with their own land to form Lot E, Block 171, D.L. 264A. The Mission dedicated the east 10 feet of Lot E for lane purposes at no cost to the City. A house situated partly on the 10 feet dedicated for lane was to be relocated as a condition of the development permit approved December 6, 1968.

The Mission requested an extension of time for the removal of the house. The Technical Planning Board on December 19, 1969 approved a further condition that allowed the house to remain until June 30, 1971 provided the Mission entered into an agreement with the City for the removal of the house by that date.

I RECOMMEND that the 10 feet of lane abutting the easterly limit of said Lot E be closed, stopped up and leased to the Portuguese Catholic Mission subject to the following conditions:-

1. The lease to expire June 30, 1971.
2. Prior to the termination of the lease, the house to be completely removed at no cost to the City.
3. The Mission to enter into a bulkhead agreement to the City in order that the lane can be developed to its full width without additional cost to the City.
4. A rental of \$1.00 to be charged for the term of the lease.
5. An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

CONSIDERATION

2. Offer No. 28-170-4 -  
Pig Lead

The Acting Purchasing Agent reports as follows:

"Offers for the above were opened in the Purchasing Agent's Office on March 6, 1970.

The low bid was submitted by Metalex Ltd. for lead manufactured in Richmond, B.C., by non-union labour, at a total cost of \$1865.00 plus 5% Provincial S.S. Tax. The next-to-low bid was submitted by Canada Metal Co. Ltd. for lead manufactured in Trail, B.C. by Union labour, at a total cost of \$1904.00, plus 5% Provincial S.S. Tax.

cont/d . . .

Item No. 2 cont/d

The bid submitted by Canada Metal Co. Ltd. is \$39.00 or approximately 2% higher than the low bid.

This item is submitted for Council consideration as the award is over \$1,000.00 and involves the matter of union status."

Your Board

Submits the foregoing report for the CONSIDERATION of Council.

RECOMMENDATION

3. Lane South of Melville Street from the Lane East of Thurlow Street to Burrard Street in Block 3, D.L. 185 and the Great West Saddlery Limited

The City Engineer reports as follows:

"An application has been received from the Great West Saddlery Limited on behalf of the owner of the Royal Centre site, to acquire a portion of the lane in Block 3, D.L. 185.

Council adopted a Recommendation that the development permit to be issued for the Royal Centre be subject to conditions which included the following regarding the closing of the lane:

- (a) The owner dedicating an alternative lane system giving full time public access to the satisfaction of City Officials, including the Fire Chief.
- (b) The difference in market value (as determined by the City) between the closed lane and the dedicated alternative lane system, being paid by the owner.
- (c) The owner paying all costs involved in closing the lane and relocating the utilities.

The alternative lane system will require the dedication of the west 20 feet of the east 32 feet of Lot 7 for lane purposes. This lane dedication, together with the existing lane, will provide a lane 50 feet wide south of Melville Street except for the south 62.5 feet which will be 40 feet wide. This alternative lane is satisfactory to the Fire Chief and is acceptable from a traffic point of view.

I RECOMMEND the portion of lane in Block 3, D.L. 185 shown outlined red on plan marginally numbered L.D. 1195 be closed and stopped up and conveyed to the owner of the Royal Centre site subject to the following conditions:

- (a) The owner to provide a quit claim in a form satisfactory to the Registrar of Titles to whatever interest the owner of Lot A and the east half of Lot 13, Block 3, D.L. 185 may have in the lane to be closed.
- (b) The owner to dedicate the west 20 feet of the east 32 feet of Lot 7 for lane purposes.
- (c) The sale price of the closed lane to be \$469,545.00 in accordance with the Recommendation of the Supervisor of Property and Insurance, being the difference in market value between the closed lane and the lane dedicated for the alternative lane system from Melville Street.
- (d) The owner to bear the costs of removing and re-routing the utilities in the closed lane and the elimination of the lane entrance at Burrard Street.

cont/d . .

Item No. 3 cont/d

- (e) The owner to bear the costs of providing temporary utility services including power, telephone, gas and sewer facilities to the building situated upon the east half of Lot 13 (The Beachcomber).
- (f) The owner to bear the costs of developing the alternate lane system to Melville Street to grades established by the City Engineer including surfacing, the provision of storm drainage facilities and the redevelopment of the new lane entrance at Melville Street to the City Engineer's satisfaction.
- (g) The owner to assume any City liability in the closing of the lane in respect to an unregistered lease of the east half of Lot 13.
- (h) The closed lane and Lots 1 to 6 inclusive, the east 32 feet of Lot 7 save and except the west 20 feet, and Lots 14, to 18 inclusive, to be consolidated to form one parcel.
- (i) An agreement satisfactory to the Corporation Counsel and City Engineer."

Your Board

RECOMMENDS that the foregoing report of the City Engineer be adopted.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 196



7 7 1970

Board of Administration, April 3, 1970 . . . . . (SOCIAL - 1)

SOCIAL SERVICE AND HEALTH MATTERS

CONSIDERATION

- 1. Coquitlam and District Hospital Society  
Proposed Constitution

Under date of March 12, 1970, the City Clerk of the Corporation of the City of Port Coquitlam forwarded the following Resolution of that Council:

"That the Municipal Council of The Corporation of the City of Port Coquitlam go on record as opposing the Government proposed constitution of the Coquitlam and District Hospital Society as set forth in Article 2 - Membership on page 3 of the minutes of the February 25th, 1970 meeting of the Greater Vancouver Regional Hospital District, and that a letter stating this objection be registered with The Honourable R.R. Loffmark, Minister of Health and Hospital Insurance."

Circulated for the information of the Members of Council is the section of the Minutes of the meeting of the Greater Vancouver Regional Hospital District of February 25, 1970, which is referred to in the above Resolution.

The Corporation of the City of Port Coquitlam requests the support of City Council in opposing the proposed constitution of the Coquitlam and District Hospital Society and requests that Council record its opposition by advising the Advisory Committee of the Greater Vancouver Regional Hospital District and the Minister of Health Services and Hospital Insurance of the City of Vancouver's views on this matter.

Your Board notes that the Greater Vancouver Regional Hospital District on February 25, 1970, by Resolution, requested the Advisory Committee to take up the points of concern connected with the proposed constitution for the Coquitlam and District Hospital Society with the Minister of Health Services and Hospital Insurance.

Copies of the letters from the Clerk of Port Coquitlam to the Minister and from the Clerk of Port Coquitlam to the Administrator of the Greater Vancouver Regional Hospital District are also circulated for the information of Members of Council.

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

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 197.....

APR 7 1970

Board of Administration, April 3, 1970 . . . . . (HARBOURS - 1

HARBOURS AND PARKS MATTERSRECOMMENDATION1. Vanier Park - Building #14

Under date of March 11, 1970, the Chairman of the Board of Parks and Public Recreation forwarded to His Worship the Mayor and Members of Council the following extract of the Park Board Minutes of the meeting of March 9, 1970:

"VANIER PARK - MUSEUM BOARD - BUILDING #14

Commissioner Robertson reported that Building #14, a former RCAF concrete block warehouse, is used by the Museum Board for temporary storage and is located in the middle of what should be a beautiful public park and recreation area.

It was regularly moved and seconded,

RESOLVED: That the Board request to appear before City Council to reiterate the Board's stand that the building is a huge blot on Vanier Park, and request Council to carry out previous intentions and demolish Building #14 forthwith.

- Carried."

As this building is an inter-related item with the deficiencies of the Museums, which was reported to Council by your Board and referred by Council to the Standing Committee on General Purposes, your Board

RECOMMENDS that the information and Resolution submitted by the Board of Parks and Public Recreation be forwarded to the General Purposes Committee for consideration at the same time as the report of the Board of Administration re the deficiencies in the Museums.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 197

APR 7 1970

Board of Administration, April 3, 1970 . . . . . (BUILDING - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION:

- 1. Three Temporary Display Cottages  
44 West Broadway

The City Building Inspector has received a request from Space Insta-Fab Industries Ltd. to erect three temporary display cottages at 44 West Broadway until December 31, 1971.

The City Building Inspector reports as follows:

"The buildings are A-frame type structures, the main structural members being slender glued-laminated timber arches. The general design does not meet the minimum requirements for conventional wood frame construction of the Building By-law. However, as provided for in Section 2.6 of the Building By-law, I am prepared to recommend that these cottages be permitted on this site, for display purposes, until December 31, 1971 subject to the following conditions:

- (a) The applicant shall deposit with the City a Bond of Indemnity satisfactory to the Corporation Counsel, to guarantee the demolition of the building and removal of all materials from the site within the specified period.
- (b) Sanitary facilities shall be provided in accordance with the Medical Health Officer's requirements.
- (c) Due provision shall be made for fire protection to the satisfaction of the Fire Chief.
- (d) The applicant shall make minor structural improvements to the satisfaction of the City Building Inspector."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

INFORMATION:

- 2. 1190 Matthews Avenue  
Mrs. Dawn Raappana

On March 10, 1970, City Council considered a report from the Corporation Counsel recommending that further court action against the above property for its improper use as a boarding house take place before Supreme Court. City Council passed the following resolution:

"THAT the Board of Administration report to Council on the present use of the premises."

The Director of Permits and Licenses reports as follows:

"Inspections of this building have been made on June 5, September 6, 1969, February 6, 1970. The most recent re-inspection March 16, 1970 shows that the building is a boarding house and is occupied as follows:

Clause 2 Cont/d.

## BASEMENT:

1 sleeping unit occupied by one boarder  
Former recreation room occupied by Mrs. Raappana  
 as a sleeping unit

## MAIN FLOOR:

Kitchen containing sink and cooking facilities,  
 dining room, living room  
Sleeping Unit occupied by one boarder

## SECOND FLOOR:

1 sleeping unit occupied by one boarder  
1 sleeping unit occupied by one boarder  
1 sleeping unit occupied by two boarders  
1 sleeping unit occupied by one boarder  
1 sleeping unit occupied by one boarder  
1 sleeping unit occupied by two boarders  
1 sleeping unit - vacant

## ATTIC:

1 sleeping unit occupied by two boarders  
2 bedrooms occupied by Mrs. Raappana's children."

Your Board submits this report for the INFORMATION of Council.

DELEGATION REQUEST - Mrs. D. Raappana

(Copies of the Board of Administration report, Building and Planning Matters dated March 6, 1970 and Council's action thereon are circulated for the information of Council)

3. Increase in Patients -  
 Private Hospitals

The following is an extract from the minutes of the City Council meeting of February 24, 1970:

"Pursuant to previous Council instruction, the Board of Administration, under date of February 19, 1970, submitted a report from the Director of Permits and Licenses in the matter of increase in residents and patients in personal care homes and private hospitals. A detailed report is set out, including information from the Medical Health Officer and reference to the Fire Chief and Building Inspector.

MOVED by Ald. Broome,  
 THAT the following be adopted:

- (a) Personal Care Homes for the elderly be reported on at the time the City Building Inspector reports to Council on the adoption of the 1970 National Building Code.
- (b) An increase in the number of residents in the 12 private hospitals referred to in the report be approved subject to the procedure as outlined in the last paragraph (Pg. 2) of Board of Administration report dated February 19, 1970.
- (c) A report of progress be submitted to Council in one month's time.

- CARRIED"

Cont/d.

APR 7 1970

Board of Administration, April 3, 1970 . . . . . (BUILDING - 3)

Clause 3 Cont/d.

The Director of Permits & Licenses now reports as follows:

"One application for an increase in patients in a private hospital was received March 23, 1970 from Mrs. Strome, Glen Brae Private Hospital, 1690 Matthews Avenue. The application is now being processed in accordance with the procedures adopted by Council February 24, 1970."

Your Board Submits the above report to Council for INFORMATION.

- 4. Redevelopment Project #2: Area A-5  
 (North of Hastings St. between Heatley Ave. & Clark Dr.) Installation of  
Municipal Services

The Director of Planning has reported as follows:

"Council on December 16, 1969 approved a recommendation of the Board of Administration that estimated increased costs of installation of services in the above mentioned area be approved and that the senior governments be requested to approve amendments to the agreements of November 14 and 15, 1968 to provide for this increase.

The Board's report noted that the increase in cost in Area A-5 from an estimated \$530,639 to \$781,684, which was expected to be partially offset by a decrease from an estimated \$289,400 to \$229,000 in Area A-6, was mainly a reflection of rising unit prices. It noted also that, due to deletion of a number of properties from the project, a saving in overall cost was anticipated.

Letters dated February 5, 1970 from the Province and March 13, 1970 from Central Mortgage and Housing Corporation have been received confirming senior government approval for the increased costs."

Your Board submits this report for the INFORMATION of Council.

RECOMMENDATION:

- 5. Keeping of Horses -  
7275 Balaclava Street

The Director of Planning reports as follows:

"Mr. E.O.T. Simpson of 3276 S.W. Marine Drive has submitted a letter dated March 11, 1970 requesting permission to keep four horses on this site for private use only.

This site is located in a RA-1 Limited Agricultural District and has a 330' frontage along Balaclava Street and a depth of 325.4'.

Section 10 (16)(6) of the Zoning and Development By-law provides that the keeping or housing of horses is subject to the approval of City Council.

The Technical Planning Board has approved Development Permit Application #51547 as filed for this site for a One-Family Dwelling together with a private stable for a maximum of four horses subject to conditions, one being that the applicant

Clause 5 Cont/d.

first obtains approval of City Council for the keeping of four horses on this site.

I recommend that City Council approve the keeping or housing of four horses on the site."

Your Board RECOMMENDS that the recommendation of the Director of Planning be endorsed.

CONSIDERATION:

6. Addition to Building at  
210 S.W. Marine Drive

The Director of Planning reports as follows:

"Townley, Matheson and Partners, Architects on behalf of Felix Industries Limited have filed a Development Permit Application #49225 requesting additions to a building at 210 S.W. Marine Drive.

The site is located at the south-west corner of S.W. Marine Drive and Manitoba Street and is zoned as a M-2 Industrial District (Heavy).

The existing building has a gross floor area of 33,300 sq. ft. The approved uses are:

- furniture wholesaling (22,200 sq. ft.)
- customary accessory uses not exceeding 1/3rd the total gross floor area of the building (11,100 sq. ft.) - which includes retailing.

City Licenses have been issued for wholesaling and retailing.

Development Permit Application #49225 is for:

- A 55'6" x 150' addition to the existing mezzanine within the building.
- A 129'6" x 150' one-storey addition at the rear of the building.

Within the proposed gross floor area of the building of 58,275 sq. ft., the uses proposed are:

- furniture wholesaling (38,648 sq. ft.)
- accessory uses not exceeding 1/3rd the total gross floor area of the building - retailing (18,588 sq. ft.); office workshop etc. (1,039 sq. ft.).

BRIEF HISTORY

In 1968 the Technical Planning Board refused two Development Permit Applications to permit the use of the building for retailing as a principal use.

Subsequently representations were made to Council for approval to retail. It was advised that retailing comprised the greater use of the building and Council directed that the retail operations cease immediately until such time as a license was granted.

Cont/d.

PR 7 1970

Board of Administration, April 3, 1970 . . . . . (BUILDING - 5)

Clause 6 Cont/d.Brief History - Cont/d.

In 1969 Council received further representations for permission to retail.

Concerning retailing in Industrial Districts, the Zoning Planner advised Council that it was not customary for warehousing to have retail sales outlets as a customary accessory use. Requests for retailing where the principal use was a warehouse is subject to special approval of the Technical Planning Board.

However, it was customary for many wholesalers to have a certain amount of retailing as a customary accessory use to their wholesaling development.

A Development Permit and a City License had already been granted to permit the use of the building for wholesaling.

City Council approved the request on behalf of the South West Furniture Mart for retailing in the building in accordance with certain undertakings given on behalf of the Company, one of which being that the Company 'to use no more than 1/3rd of the gross floor within the building'.

PRESENT REQUEST

The gross floor area of the building is being increased by 24,975 sq. ft. from 33,300 sq. ft. to 58,275 sq. ft.

With the proposed additions the accessory uses would still not exceed 1/3rd the gross floor area of the existing and proposed building. However, the retailing sales area is being increased by 7,488 sq. ft. from 11,100 sq. ft. to 18,588 sq. ft.

Further the proposed retailing areas on the north side of the main floor and on the mezzanine floor directly abut the wholesaling areas without any apparent clear physical demarcation between the retailing and wholesaling areas.

The Development Permit Application has been filed for consideration as an 'outright use' in this M-2 Industrial District, i.e. a 'wholesale business' with a use customarily accessory (retailing) occupying an area of not greater than 1/3rd the total gross floor area of all the buildings on the site.

This report is submitted to City Council so that Council may be aware of the current Development Permit Application and the request for 18,588 sq. ft. of retailing within the development. This is considered a large area of retailing even though such area would not exceed 1/3rd of the new total gross floor area of the building.

The requested retail area of 18,588 sq. ft. is also an increase of 67% (7,488 sq. ft.) over the retailing area of 11,100 sq. ft. previously allowed by City Council as a customary accessory use to the existing wholesale development.

If Council accept the area requested for retailing of 18,588 sq. ft. as a use customary accessory to the furniture wholesale development; then the Director of Planning would approve the application as an 'outright use'.

However, if Council consider that the requested retailing area of 18,588 sq. ft. exceeds that which should be allowed at this location; then Council may wish that the application be refused.

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Cont/d.

Clause 6 Cont/d.

Council will note that the current Development Permit Application is filed on behalf of Felix Industries Limited whereas the representations made to City Council in April, 1969 for retailing were on behalf of the South West Furniture Mart (Van.) Limited.

Mr. Arnold Silber on behalf of the Companies concerned, has verbally stated that although the building is owned by Felix Industries Limited, the building is wholly used and occupied by South West Furniture Mart for the wholesaling and customary accessory uses including retailing, of furniture. Felix Industries Limited are responsible for the shipping and trucking of goods.

I would advise Council that the Development Permit Application was originally filed on July 17, 1969. Further information and drawings as required were received on October 15, 1969. I regret that the submission of this report to Council on this Development Permit Application has been inadvertently delayed until this time."

Your Board submits the foregoing report of the Director of Planning for the CONSIDERATION of City Council.

DELEGATION REQUEST - Should Council not see fit to grant this Development Permit, then Mr. Arnold Silber, owner, or his Solicitor wish to appear before Council as a delegation.

(A History re 210 S.W. Marine Drive is circulated for Council's INFORMATION)

RECOMMENDATION:7. Technical Planning Board

The Director of Planning, under date of March 20, 1970, has submitted a report on proposed revisions to the composition of the Technical Planning Board and related procedural matters, which is circulated. This report has been endorsed by the Technical Planning Board.

The report recommends:

- "(a) That the Technical Planning Board follow the procedure outlined in Alternative 'A' of this report.
- (b) That the Director of Permits and Licenses and the Director of Social Planning/Community Development be appointed members of the Technical Planning Board.
- (c) The Director of Planning report directly to Council, through the Board of Administration, on planning matters not requiring involvement by the full membership of the Technical Planning Board subject to referral to the Technical Planning Board where the Board of Administration think this desirable.
- (d) That the Corporation Counsel be instructed to draft the necessary amendments to the Technical Planning Board By-law."

Your Board RECOMMENDS that the above mentioned recommendations of the Technical Planning Board be approved.

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APR 7 1970  
 Board of Administration, April 3, 1970 . . . . . (LICENSES - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION:

1. Claim #10135 - Mr. Douglas Brown

The Corporation Counsel reports as follows:

"The claimant has submitted estimates totalling \$655.35 to repair portions of the basement of his house at 3976 Osler Street and to replace articles damaged by water when the sewer connection backed up on January 19, 1970. The flooding caused a newly laid tile floor to lift, damaged the wallboard and paint on the walls, and ruined some carpeting and a number of pieces of new luggage.

A report from the Engineering Department indicates that the blockage in the sewer connection was caused by boulevard tree roots on City property.

It is the opinion of the Corporation Counsel that the City is liable to the claimant and that the claimant has substantiated his claim for \$655.35."

Your Board

RECOMMENDS payment of \$655.35 in full settlement of the above described claim.

INFORMATION:

2. Alleged Flooding  
5304 McKinnon Street

At the Council meeting of March 3, 1970, Alderman Wilson raised the matter of the change in level of the land at 5375 Cecil Street which resulted in a flooding effect on the property at 5304 McKinnon Street. At that time Council agreed that Kline Bros., the agents for the Cecil Street property, be invited to appear before Council in connection with this item.

Under date of March 6, the President of Kline Bros. Realty Ltd., in a letter addressed to the City Clerk's office, pointed out that it was their opinion that there was a misunderstanding and as a result of the misunderstanding, adverse publicity had been received by their firm. A copy of the letter is attached.

Under date of March 10, the occupant of 5304 McKinnon advised that the situation had been rectified and that he was satisfied that the correction will prevent further flooding. The City Building Inspector advises that his department has been in contact with the occupant of 5304 McKinnon and was advised that the occupant does not wish to appear before Council now that the condition has been rectified.

In view of the above, your Board submits the letter of Kline Bros. Realty Ltd. and the information from the City Building Inspector and the occupant of 5304 McKinnon Street for the INFORMATION of Members of Council.

Cont/d.

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Board of Administration, April 3, 1970 . . . . . (LICENSES - 2)

RECOMMENDATION:

3. Mobile Hairdressing Licenses

Council is in receipt of a communication dated February 28, 1970 from Yvonne's Mobile Hairdressing Service and Banford's Mobile Coiffures with respect to the licensing of mobile hairdressing facilities. This communication contains complaints regarding certain alleged irregularities in the license and policing procedures between mobile hairdressing facilities and beauty salons.

The Director of Permits and Licenses reports as follows:-

"Persons applying for a Mobile Hairdressing service are asked to produce their Provincial Hairdresser's Association Certificate and they are then advised that they may have a mobile hairdressing license for which a \$50.00 fee is charged. The applicants are licensed under the License By-law clause for Businesses which are not specifically mentioned in the by-law and which pay no Business Tax. They are also advised that this service is to be provided only to the people in hospitals, personal care homes and like institutions. They are further advised that this is not a license to do hairdressing in the home, either their own home or that of the customer.

A beauty salon license is issued to enable an operator to carry on the business of hairdressing at a specific address. They are licensed Under Section 11 of the License By-law at a fee of \$20.00 per annum. However, these premises are subject to business tax as well which brings their total fee to something in the range of \$100.00 per annum.

It is difficult to police the operations of the mobile hairdressing operators and it is possible that, at times, they do hairdressing in private homes. It is also possible that employees of beauty salons perform hairdressing functions outside of the licensed premises on occasions.

The Health Department advises that they have encountered no specific health problems in the operation of mobile hairdressing facilities.

Recommended that no change take place in the present licensing procedures for the above mentioned operations and that a copy of this report be sent to the complainants."

Your Board

RECOMMENDS the foregoing recommendation of the Director of Permits and Licenses be adopted.

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FOR ADOPTION SEE PAGE(S) 198

APR 7 1970

Board of Administration, April 3, 1970 . . . . . (FIRE &amp; TRAFFIC - 1)

FIRE AND TRAFFIC MATTERSRECOMMENDATIONS1. Fire Alarm Connection - Children's Hospital

The City Engineer reports as follows:-

"A request has been received from the Children's Hospital for connection of the internal fire alarm system in the Hospital to the City system. The Children's Hospital have agreed to pay all the connection costs which will amount to approximately \$900.00 and the yearly maintenance charge of approximately \$125.00.

I recommend that:

- (a) approval be granted for the connection of the Children's Hospital internal fire alarm system to the City fire alarm system at no cost to the City, and
- (b) the Corporation Counsel be authorized to prepare an Agreement between the City and the Children's Hospital to cover this connection."

Your Board

RECOMMENDS that the foregoing report of the City Engineer be approved.

2. Request for Parade, Saturday, April 11, 1970:  
Seaforth Highlanders Regimental Association

The City Engineer reports as follows:

"The Seaforth Highlanders of Canada Regimental Association has requested permission to hold a parade in the Central Business District at 5:15 p.m. on April 11th, 1970.

The proposal is as follows:

ASSEMBLY: At the Cenotaph  
 ROUTE: West on Hastings Street to Howe Street  
 DISPERSAL: South of Hastings Street on Howe Street  
 Temporary signing is not require.

This request is the same as approved by Council in previous years. No difficulties from a traffic standpoint appear to be involved. The Police Department is prepared to undertake supervision and will keep the parade to the right-hand half of the roadway and disperse them as quickly as possible.

It is accordingly recommended that the Seaforth Highlanders Regimental Association be permitted to hold a parade in the downtown area at 5:15 p.m. on April 11th, 1970, from the Cenotaph, west on Hastings Street, south on Howe Street and dismiss."

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

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FOR ADDITION SEE PAGE(S) 198

APR 7 1970

Board of Administration, April 3, 1970 . . . . . (FINANCE - 1)

FINANCE MATTERS

CONSIDERATION

- 1. Tag Day:  
United Nations Association

A letter has been received from the Vancouver Branch of the United Nations Association for permission to sell Peace Roses each October on United Nations Day in much the same manner as Poppies are sold in November.

The Association advises that the proceeds from such a Day would be used to carry on the educational work of the organization.

A similar request was received from the organization last year to hold a Tag Day during the week of United Nations Day (October 19 - 25, 1969). Council, in dealing with the request last year, passed the following Motion:

"THAT the organization be advised of the Council's policy in respect of Tag Days and that the Council has no objection to tagging activities which are confined to privately owned property."

Council will recall its policy whereby the following organizations only have been given approval to hold Tag Days annually, with other requests being submitted to Council for consideration.

- The Loyal Protestant Home for Children
- Vancouver Poppy Fund Committee
- The Kinsmen Club of Vancouver
- Co-ordinating Council of Lions Clubs

Council will also recall that on March 10, 1970, the matter of Council's Tag Day policy was referred to the Standing Committee on General Purposes for consideration and report.

Your Board submits the foregoing for the consideration of Council.

DELEGATION REQUEST - UNITED NATIONS ASSOCIATION IN CANADA

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FOR ADOPTION SEE PAGE(S) 198

APR 7 1970

BOARD OF ADMINISTRATIONPERSONNEL MATTERSREGULAR REPORTMARCH 20, 1970RECOMMENDATIONS

1. Salary and Classification Review -  
5 Temporary Positions,  
Vancouver Provincial Court.

The Administrative Analyst reports as follows:

"A report adopted by Council on June 10, 1969, provided for an approximate twelve month extension of three existing temporary positions at the Vancouver Provincial Court -- a Clerk Typist II, a Clerk Typist I, and a Clerk III all in the Traffic Division. The report also established two new temporary positions, a Clerk Typist II (Court Recorders Office) and a Summons Officer I (Traffic Division), for the same length of time. I have recently reviewed these temporary positions and accordingly recommend that the Summons Officer I (Traffic Division) and the Clerk Typist II (Court Recorders Office) be made permanent and that the vacant temporary Clerk Typist II position (Traffic Division) be abolished."

The Director of Personnel Services reports as follows:

"At the request of the Court Clerk, I have reviewed the duties and responsibilities of the above noted temporary positions at the Vancouver Provincial Court and recommend that they be confirmed at their present classifications.

The estimated recurring annual cost of this proposal determined by the increase in the final step in the pay range at 1969 rates and including fringe benefits at 10% will be \$12,856.

This report has been discussed with the Court Clerk, Administrative Analyst and the Business Manager of the Vancouver City Hall Employees' Association, Local 15, both of whom concur herein, and it has been approved by the Board of Police Commissioners at their meeting of March 12, 1970."

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
H. Friesen	Summons Officer I Pay Grade 16 (\$469 - 562) Temporary	Summons Officer I Pay Grade 16 (\$469 - 562) Permanent	January 1, 1970
M. Loland	Clerk Typist II Pay Grade 9 (\$348 - 412) Temporary	Clerk Typist II Pay Grade 9 (\$348 - 412) Permanent	January 1, 1970
Vacant	Clerk Typist II Pay Grade 9 (\$348 - 412) Temporary	ABOLISH	When adopted

. . . Cont'd.

Board of Administration, March 20, 1970 .....(REGULAR PERSONNEL - 2)

Clause No. 1 (Cont'd.)

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
Temporarily occupied by a permanent Clerk Typist III J. Bitzcal	Clerk III Pay Grade 17 (\$492 - 588) Temporary until May 31, 1970	No change	-
Vacant	Clerk Typist I Pay Grade 5 (\$298 - 348) Temporary until May 31, 1970	No change	-

Your Board RECOMMENDS that the above recommendations of the Director of Personnel Services be adopted.

2. Salary and Classification Review -  
E. Hepting, Control Clerk,  
Social Service Department.

The Director of Personnel Services reports as follows:

"At the request of the incumbent, I have reviewed the duties and responsibilities of the above captioned position in the Control Section of the Social Service Department.

For some time now, the Social Service Department has been undergoing extensive study and re-organization under the direction of the Administrative Analyst. In light of changes implemented in the Control Section, as a result of this study, the incumbent has requested this Department to review his salary and classification. The nature of this report, however, must be of an interim nature since further changes are still contemplated. This position will again be reviewed upon completion of the re-organization to determine its permanent classification.

Although E. Hepting's request for reclassification was submitted in December, 1968, it was not until March, 1969, that his duties changed substantially enough to warrant any upward reclassification. The incumbent is responsible for reviewing files and vouchers for accuracy, adequacy and conformance with prescribed procedures. He approves vouchers for payment by certifying for accuracy. Since March, however, a basic change in the cheque issue system has been implemented. The control section is now responsible for the issue of cheques by their clerical staff on regularly scheduled issue days plus the mailing of cheques to persons on a regular monthly issue. This has been accomplished by existing staff in the control section under the supervision of the Control Clerk. Since June, the incumbent has assisted the Administrative Officer on routine administrative problems.

In light of these changes, I recommend that the incumbent be granted two pay grades for added responsibility effective from March 15, 1969, until approximately May 1, 1970, at which time we should be able to determine his permanent classification.

. . . Cont'd.

APR 7 1970

Board of Administration, March 20, 1970 ..... (REGULAR PERSONNEL - 3)

Clause No. 2 (Cont'd.)

The estimated additional cost of this proposal at 1969 rates (second half) and including fringe benefits at 10% will be \$77 per month. The cost for 1969 (9½ months) will be approximately \$750 of which 50% is recoverable from Canada Assistance Plan. The Comptroller of Accounts advises that the estimated necessary funds for 1969 will be provided by an adjustment of the 1970 departmental salary appropriation during budget review.

This report has been discussed with the Social Service Administrator and the President, Vancouver City Hall Employees' Association who agree herein."

SUMMARY

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
E. Hepting	Control Clerk Social Assistance Pay Grade 22 (\$614 - 736) *	Control Clerk Social Assistance Pay Grade 22 (\$614 - 736) * Plus two pay grades for added responsibility.	March 15, 1969 to continue to approximately May 1, 1970.

\* 1969 2nd half rates

Your Board RECOMMENDS that the above recommendation of the Director of Personnel Services be adopted.

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FOR ADOPTION SEE PAGE(S) 198

BOARD OF ADMINISTRATIONPROPERTY MATTERSAPRIL 3, 1970

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

RECOMMENDATIONS

1. Acquisition for Provincial Courts (Vancouver) Complex  
228 Main Street

The Supervisor of Property and Insurance reports as follows:

"Lot 6, Block 5, D.L. 196 being 228 Main Street is required for the proposed new Provincial Courts (Vancouver) Complex confirmed by City Council on November 25, 1969.

These premises comprise a two storey non-basement frame dwelling with a main floor area of 1342 square feet erected in 1890 on a site 25' x 120' zoned CM-1. This house contains 10 rooms, has 7 plumbing fixtures, a patent shingle roof, stucco exterior, a foundation of concrete piers and is heated by an automatic gas furnace. A year ago the owner remodelled the exterior and interior and as a result the condition of this dwelling is above average for age and type. The owner, his family and parents occupy these premises. It is proposed to rent back this property to the present owner on a month-to-month basis and to demolish the building when vacant.

Following negotiations with the owner he has agreed to sell for the sum of \$21,000.00 as of March 31, 1970 subject to retaining rent-free possession of these premises until April 30, 1970.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$21,000.00 on the foregoing basis chargeable to Code 442/1207."

Your Board

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

2. Georgia Viaduct Replacement -  
N.E. Corner Gore Ave. & Prior St.

The Supervisor of Property and Insurance reports as follows:

"Subdivision C, Lot 19, Blk. 104, D.L. 196 which is situated at the North-East Corner of Gore Avenue and Prior Street is a vacant lot of approximately 1778 square feet, zoned RM-3.

The City Engineer had requested that a portion of the above lot be acquired for necessary street work on the eastern exit from the Georgia Viaduct Replacement. Negotiations had commenced with the owner with a view to acquiring approximately 132 sq. ft. of the property and the owner had indicated he would prefer to dispose of the entire lot rather than try to develop the remainder.

continued . . . / 2



Board of Administration, April 3, 1970 . . . (PROPERTIES) . . . . 2

Item No. 2 cont'd

As a result of Council's decision of March 3, 1970, to adopt Alternate D2 the Engineer has re-examined the traffic requirements at this intersection and has indicated that since more of the property will be required than originally anticipated, it would appear to be in the best interest of the City to acquire the entire lot rather than buy the portion required and pay damages to the remainder. Any development on the remainder would be subject to the approval of the Board of Variance (due to very limited site size).

Following negotiations, the owner has agreed to sell the property for the sum of \$2,700.00 effective March 31, 1970.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire this property for the sum of \$2,700.00, chargeable to Code #172/1120."

Your Board

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

3. Consent to Lease Waterlot 6067  
Situated on Gambier Island

The Supervisor of Property and Insurance reports as follows:

"The City-owned Lot L2846 was purchased by the former municipality of South Vancouver in 1911 for the purpose of having an available quarry for crushed rock and is presently reserved from sale for that purpose. The property covers approximately 50 acres with the Provincial Government owning the 66 foot strip of waterfront property situated between the City's property and the high water mark.

The City property was advertised for sale by tender in November, 1962. A number of offers were received and City Council, after considering the entire situation, withdrew the property from sale with consideration being given to leasing the property. Interested parties were advised to this effect however, no lease was entered into.

Waterlot 6067, fronting City-owned land, is leased to Great West Towing & Salvage Ltd. for the purpose of log boom storage. This waterlot has been under lease to the company by the Department of Lands, Forests and Water Resources for a period of 21 years dating from November 1, 1948, with the consent of the City of Vancouver as upland owner. Great West Towing & Salvage Ltd. have applied to the Department of Lands, Forests and Water Resources for a lease renewal. The Provincial Government lease will be subject to 90-day cancellation at the discretion of the lessor. As stated, the City of Vancouver is not actually the upland owner by virtue of the 66' strip separating the City-owned land from the high water mark, however, the Provincial Government has recognized the City's interests and requests its consent to a lease of the Waterlot fronting the City-owned lands.

continued . . . / 3

APR 7 1970

Board of Administration, April 3, 1970 . . . . (PROPERTIES) . . . . 3

Item No. 3 cont'd

RECOMMENDED that the City grant its consent to a renewal of the Waterlot lease provided that the Department of Lands, Forests and Water Resources will undertake to cancel the term thereof within 90 days in the event the City wishes to dispose or otherwise utilize Lot L2846."

Your Board

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

4. Advance Payment Re: Acquisition of  
898 Powell Street For  
Cordova-Powell Connector

The Supervisor of Property and Insurance reports as follows:

"Reference is made to Item 4, Property Matters, May 16, 1969, confirmed by Council May 20, 1969 approving the expropriation of Lots 18-20 inclusive, Block 50, D.L. 181, being 898 Powell Street in Redevelopment Project II, Area A-5.

These premises comprise an automotive service station erected in 1948 on an irregular site 75 ft. by an average depth of approximately 87 ft. zoned M-2 Industrial. The building contains 2 service bays with overhead doors, 2 washrooms, a sales office and a small store-room. The service area and sales office are heated by a home-made drum type heater and a portable heater respectively. There are two old style gasoline pumps under the canopy roof. The driveways are paved with concrete and blacktop and 2 new gasoline tanks were installed in 1966. To the present time it has not been possible to effect a settlement with the owners. They have to date, rejected an offer made on behalf of the City, in the amount of \$56,000.00 inclusive of all considerations. This amount is considered to be realistic and has been endorsed by the City Solicitor and Central Mortgage and Housing Corporation.

The City Engineer has advised that in order to carry out the proposed schedule of works for the construction and paving of the Cordova-Powell Connector and the 800 Block Cordova Street and to make the necessary submission of a Local Improvement By-law to a July Court of Revision, demolition of the subject improvements must be completed no later than April 19, 1970.

The owners, through their solicitor, have agreed to convey the property to the City and to vacate upon receipt of an advance payment to them in the amount of \$54,153.93 consisting of payment of balance of the outstanding mortgage in the amount of \$4,153.93 and payment to the owners in the amount of \$50,000.00. This advance payment would be 'Without Prejudice' to the owners' claim for additional compensation in excess of the sum of \$56,000.00.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to make an advance payment to the owners in the sum of \$54,153.93 on the foregoing basis, chargeable to Code #5847/44."

Your Board

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

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APR 7 1970

REPORT TO COUNCILSTANDING COMMITTEE ON HEALTH AND WELFAREMARCH 12, 1970

The Standing Committee of Council on Health and Welfare met on Thursday, March 12, 1970, at 10:15 a.m., in the No. 1 Committee Room, Third Floor, City Hall.

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

ABSENT: His Worship the Mayor (Civic Business)

CLERK TO  
THE COMMITTEE: M. James

The Minutes of the meeting held February 26, 1970, were adopted.

The following actions of the Committee are reported for the information of Council:

INFORMATION

1. Social Service Department  
Proposals for Discussion

At the last meeting of the Committee, Alderman Linnell submitted, under date of February 25, 1970, a memorandum to members of the Committee containing proposals for the discussion of the re-organization of the Social Service Department. Time did not allow complete consideration and this item was laid over to this meeting.

With the circulation of the Agenda for this meeting, the Chairman submitted a second memorandum dated March 11, 1970, which she requested be considered in place of her memorandum dated February 25, 1970.

The Chairman also pointed out to the Committee changes that were occurring at both the local and Provincial levels in terms of social welfare: the Press Report quoting the newly appointed Minister, which advised of his intended re-organization of the Provincial Department as and from April 1, 1970, and the retirement of the Administrator of the City Social Service Department. Another item the Chairman brought to the attention of the meeting was the final report from the Administrative Analyst on the re-organization of the Department which was expected shortly.

The Chairman suggested that these three items occurring at the same time presented a unique situation to the Council in terms of policy development and program implementation.

Submitted also for the consideration of your Committee was a report of the Board of Administration dated March 5, 1970, which reviewed the Organization and Methods Study and advised of the fact that the re-organization is one that will:

- (a) encourage welfare recipients to become financially and psychologically independent;
- (b) create incentives for people to assume their own responsibilities;
- (c) avoid, as far as possible, discrimination of welfare recipients on the basis of marital status, age and sex;

. . . Cont'd.

STANDING COMMITTEE ON HEALTH AND WELFARE . . . . . 2  
MARCH 12, 1970

Clause No. 1 (Cont'd.)

- (d) invite recipients of welfare funds and consumers of welfare services to recommend improvements in welfare policies and practices;
- (e) continually upgrade the quality of programmes and personnel skills by means of training research and evaluation;
- (f) plan and co-ordinate the Department's programmes in conjunction with those of the other civic departments and voluntary agencies and provide service where ever possible on a local area basis.

The report also advised that implementation of the re-organization proposals will, it is estimated, take up to two years to be completed and during this time, the Administrator and his senior officers will be in a position to assess the Department's relationship to the child welfare agencies, Family Services Association, Family and Children's Court, and other official and voluntary agencies.

Your Committee discussed at great length the optimum procedure for the City of Vancouver to follow to take the greatest advantage of the situation which was presented at the present time. After lengthy discussion, your Committee

RESOLVED that the reports of the Chairman be received for study and be referred to the officials and staff of the City Social Service Department to be further considered on receipt of the Administrative Analyst's final report, with particular reference to the organization and provision of services to people around specific problem areas.

FURTHER RESOLVED that the report of the Board of Administration dated March 5, 1970, re Organization and Methods Study, City Social Service Department, be received.

2. New Business:  
Zoning Policies - Group Homes

Under date of March 6, 1970, the President of the United Community Services forwarded to the Chairman a letter outlining the United Community Services' concern about the problem raised in the letter of the Executive Director of the Vancouver Association for Retarded Children dated March 2, 1970. The Vancouver Association for Retarded Children requested that necessary zoning and planning policies be followed to allow or include group homes in the south east section of the City, which is presently being prepared for sale under the instructions of Council.

Your Committee discussed this item and was of the opinion that it was not germane to this Committee's responsibilities and, therefore,

RESOLVED that the communications of the President of the United Community Services dated March 6, 1970, and the Executive Director, Vancouver Association for Retarded Children dated March 2, 1970, be referred to the Board of Administration for subsequent report to the Planning and Development Committee.

The meeting then adjourned.

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APR 7 1970

STANDING COMMITTEE OF COUNCILON PLANNING AND DEVELOPMENTMARCH 26, 1970

The Standing Committee of Council on Planning and Development convened at approximately 9:30 a.m. on Thursday, March 26, 1970, at the City Hall.

PRESENT: Alderman Bird, Chairman  
Aldermen Adams, Broome, Hardwick,  
Linnell, Phillips, Rankin,  
Sweeney and Wilson

ABSENT: His Worship the Mayor  
Alderman Calder

CLERK: D. Scott

The Committee recessed to reconvene immediately following a Special Council meeting which was to convene forthwith. The Standing Committee reconvened at approximately 10:30 a.m. in the No.1 Committee Room with the same personnel present.

The Minutes of the meeting held March 12, 1970, were adopted as amended by Council March 24, 1970.

RECOMMENDATION1. Downtown Development Concepts

The Director of Planning, with the aid of maps and plans, gave an oral progress report respecting the Plan for Downtown Vancouver. He submitted five concepts for discussion and consideration and advised these proposals have been tested and studied theoretically, however, further study is needed of the finally accepted concept. He stated that the selection of a concept and additional testing constitutes the next step in plan preparation and requires further co-ordination with other Departments and agencies.

Mr. Graham then discussed Downtown Vancouver under the following headings:

(a) Review of the Present Central City

Under this section he reviewed the economic activities and growth in Vancouver and presented statistics respecting area, assessment, population, employment, etc.

(b) Trends and Forecasts

Under this section he discussed the types of industries, population, housing, employment, etc.

(c) Downtown Objectives

This was a brief summary of replies received on "The Issues" report.

. . . Cont'd.

Clause 1 Continued

(d) Concepts for Development

The Director of Planning advised that the 5 alternative long range development concepts correspond to previously reported concepts for False Creek and for all concepts the primary regional functions of Downtown would be:

- (i) Head Office Centre
- (ii) Professional Offices Centre
- (iii) Government Offices
- (iv) Specialty Retailing Centre
- (v) Cultural and Entertainment Centre
- (vi) Hotel and Conventions Centre
- (vii) Institutional Centre
- (viii) Port and International Terminal

Mr. Graham then discussed the proposed five concepts.

CONCEPT 1: A continuation of the policies of the present Zoning and Development By-law maintaining present densities but amended to reflect trends in development and to improve the quality of individual development.

Each proposal for development would be considered within the terms of the by-laws. There would be only minor guidance and policy planning for development by the City.

Transportation improvements would be absorbed into the growth.

CONCEPT 2: The adoption of policies and by-law changes to assist the evolution of Downtown Vancouver to a high density "Executive City". This will involve considerable public expenditure for environmental improvement and facilities. A rapid transit system must be provided to make this concept possible to move the employees to a single high density core. There will also be improvements to other forms of transportation. Ancillary to high density core would be service and commercial uses. The core would contain specialty retail, recreational and office uses. Residential development would be expanded to increase the downtown labour force without increasing transportation problems.

CONCEPT 3: This concept would introduce zoning and development controls which would severely curtail downtown growth, especially offices. It assumes there will be no additional transportation facilities. Density should be lowered so that the automobile-oriented centre could at least maintain its present environment. New close-in residential development would be encouraged to reduce employment generating commercial uses. New office development would be discouraged by the lower densities. Public expenditures for additional facilities would be minimal. Office space would be at a premium due to limitations on its extent.

CONCEPT 4: Concept 4 is identical in most ways to Concept 2, which has a single core expanding outwardly from the existing development. Concept 4, however, while accepting existing development as a base suggests development to a high density in corridors corresponding to rapid transit routes. This would increase the number of objectives of transit stops in the downtown "along the core". People living or working along this route would then have easy access on foot to the system. Development beyond the corridor should consequently have considerably lower maximum densities.

. . . Cont'd.

Clause 1 Continued

CONCEPT 4. (Cont'd.)

The transit corridor would encourage redevelopment. Peripheral use would be similar to Concept 2.

CONCEPT 5: Concept 5 proposes a high density downtown core and is an extension of the approach proposed for Concepts 2 and 4, but with a much improved downtown environment. This kind of improvement would, however, involve the community in maximum capital expenditures for many purposes. Private developers would be encouraged to complement the City's expenditures as new zoning and development guidelines would increase their responsibility to help in improving the quality of the social and physical environment of the area.

Concept 5 is otherwise similar to Concept 2 and 4 as regards to employment downtown, rapid transit, mixed residential/commercial development, highest density redevelopment along a transit corridor, and other transportation implications.

Mr. Graham concluded his presentation by briefly dealing with environment improvements.

It was

RECOMMENDED that the Director of Planning prepare a brochure for circulation to Council, and to interested groups for their comments as was done in respect to False Creek.

A copy of the notes as presented by the Director of Planning this day was distributed to Council Members for their information, but it was agreed that interested parties would not be supplied with this material but must await the printing of the brochure.

The meeting adjourned at approximately 11:55 a.m.

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APR 7 1970

REPORT TO COUNCILSTANDING COMMITTEE ON HEALTH AND WELFAREMARCH 26, 1970

A meeting of the Standing Committee of Council on Health and Welfare was held in the No. 1 Committee Room, City Hall, on Thursday, March 26, 1970, at 11:45 a.m.

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

ABSENT: His Worship the Mayor  
Alderman Calder (Illness)

CLERK TO  
THE COMMITTEE: M. James

The following action of the Committee is reported for the information of Council:

INFORMATION

1. In compliance with the call for meeting, your Committee sat but, due to the lateness of the hour, recessed to reconvene following the special meeting of Council (Public Hearing) to be held in the afternoon.

Your Committee reconvened with the following personnel present: Aldermen Linnell, Adams, Bird, Phillips, Rankin and Sweeney, and due to the pressure of time, recessed.

\* \* \* \* \*

FOR ADOPTION SEE PAGE(S) 202