

Monday, October 22, 1956.

A Public Hearing was held into the following applications for property rezonings pursuant to the Town Planning Act, on Monday, October 22, 1956 at 7.30 p.m.

FROM RESIDENTIAL TWO FAMILY TO MULTIPLE FAMILY TYPE I

- (a) Lot 2 Sketch 12831, R.S.D. "A", S.D. "B" Blk. 47, D.L. 151/3, Plan 11295.
- (b) Lot 2 except sketch 12831, R.S.D. "A", S.D. "B" Blk. 47, D.L. 151/3, Plan 11295
- (c) Lot 4, S.D. "B", Blk. 47, D.L. 151/3, Plan 12308
(situated on the south side of Maywood Street approximately 125' east of Willington Avenue)
- (d) Lot 5, S.D. 35, Blk. 49, D.L. 151/3, Plan 4522.
(situated on the south side of Maywood St. approximately 230' west of the junction of Maywood Street and Imperial Street.

No one appeared in regard to any of the above four applications.

FROM RESIDENTIAL TWO FAMILY TO GASOLINE SERVICE STATION

Lot 26, S.D. 48/49, Blks. 1 and 3, D.L. 95N, Plan 1643.
(situated at the north-east corner of 19th St. and 17th Avenue).

The applicant for the rezoning submitted that the property was occupied by an older type house and that the location of a service station would bring increased taxation revenue to the Municipality. It was pointed out by the applicant that property across 19th Street was zoned for Heavy Industrial which he considered had a direct bearing on the value of his property for residential purposes.

Mrs. Etheridge spoke in protest of the proposed rezoning as owner of the property immediately across the street on 17th Street submitting that a service station would cause a depreciation of residential values.

Mr. Bert Hill, Chairman of the Burnaby Ratepayers' Council spoke submitting that in dealing with past rezoning applications for gasoline service station zones, Council had approved of the rezonings in 75% of the cases in spite of opposition from the residents, a situation which it was felt was not in the best interests of the Municipality.

Mrs. J. Dunlop, Mr. Sanderson, Mr. Livingston, Mrs. Sidley and Mrs. Ayres, all property owners in the immediate vicinity of the property under application opposed the proposed rezoning on the grounds that the erection of a gasoline service station would have a depreciating effect on their respective properties.

FROM RESIDENTIAL SINGLE FAMILY AND HEAVY INDUSTRIAL TO GASOLINE SERVICE STATION

North-west 100' x 125' portion of Lot "B" except sketch 10042, S.D. "A", Blk. 7 D.L. 125, Plan 3436.

(situated at the south-east corner of Springer Avenue and Lougheed Highway).

Mr. George Smith inquired whether or not the proposed service station would be a private venture or would be developed by an oil company, submitting that the stations developed by the oil companies were usually of a more attractive type.

The agent for the applicant drew attention to the fact that the property was already zoned Heavy Industrial from a point 60' back from the highway and that it was the applicant's desire that the fringe on the driveway be rezoned to permit the establishment of a service station. It was submitted that the Provincial Government had been approached in the matter and consent received for access to the property from the highway.

FROM LOCAL COMMERCIAL TO GASOLINE SERVICE STATION

Lot 1, east 130' except west 179', Blocks 1 and 8, D.L. 4, Plan 3877.

Mr. Ellis, solicitor for the applicant presented a petition representing neighbouring property owners accompanied by a sketch indicating the location of the persons signing. It was submitted that the buildings of the proposed service station would be at least 120' from the nearest neighbouring properties.

Mr. Karoway presented a petition in opposition to the proposed rezoning. It was submitted by Mr. Karoway that the residents on Government Road west of the site situated in a residential zone on the north side of Government Road

already located in a Local commercial zone were not opposed.

Mr. Ellis also reminded Council that attempts had previously been made to rezone the property on the south side of Government Road west of the site and that there was a potential commercial zoning of this property. The Solicitor also advised that the Company was prepared to observe any set-back requirements that may be demanded of them to preserve residential amenities.

FROM RESIDENTIAL TWO FAMILY TO HEAVY INDUSTRIAL

A 1.522 ac. portion of Block "C" D.L.187

(located adjacent to McGill Park including a portion of Trinity Street and Madison Ave.

Mr. G. Gee appeared, acting as spokesman for a delegation of five property owners in the 4200 Block McGill Street, advising that they opposed the rezoning. They felt industrial encroachment reduced the value of their properties. Mr. Gee further advised that the residents in the 4200 Block Eyon Street were also opposed. He further contended that the close proximity of oil tanks to the homes constituted a fire hazard, and submitted that the property owners should be compensated for the depreciative effect which the industrial development will have on their properties.