

Monday, August 27, 1958.

A Public Hearing was held at the Municipal Hall, 4000 Grandview Highway at 7.15 p.m. for the purpose of hearing representations for and against property rezonings.

Present: Acting Reeve W.P. Philips, in the Chair; Councillors Drummond, Morrison and Hughes.

The following rezoning applications were considered:

- (a) West 60' Lot 10, Blk. 19, D.L. 29 from Residential Two Family to Multiple Family zoning.

Mr. Helden appeared as agent for the owner, submitting that the surrounding area was becoming commercialized and also that there was a strong potential of apartment development.

No other representations were made for or against this application.

- (b) Lot "B" Blk. 13, D.L. 68 from Residential Two Family to Residential Multiple Family zoning.

Mr. Owens appeared on behalf of the B.C. Teachers' Federation, applicants for the rezoning, and reviewed the prior situation with regard to the apartment zoning of this property.

It was submitted that, in the year 1951, Mr. Mayer, the original owner of the property had received an apartment approval on the property and had so "signed" the site. Later in 1954 the B.C. Teachers' Federation applied for, and was granted, an apartment approval. An option for purchase of the property was taken on the firm understanding that apartment development could be undertaken on the property. The spokesman submitted that the proposed current development was compatible with surrounding areas in that it would not detract from the residences and at the same time would blend with the commercial development across the street on Smith Avenue. The spokesman also submitted that a number of other apartment developments were being planned for this area although no statistics were shown to prove this point. The spokesman went on to explain the delays in initiating the project advising that some financial and legal problems had been involved and had resulted in the Federation not being able to undertake their project any earlier.

Mr. Harry Winter, resident at 4632 Sunset Street objected to the proposed rezoning on behalf of the residents in the area. Mr. Winter reviewed interviews held between the residents and Mr. Smith of the Federation in connection with a rezoning sought by the Federation for gasoline service station purposes on a portion of the same property. At that time, it was submitted by Mr. Winters, approval was sought by the Federation from the residents and the impression was given at that time that if the Federation were successful in their application for the gasoline service station zoning, the original proposed apartment development could be transferred to a newly acquired site in another location. It was submitted by Mr. Winter that contrary to the statements of the spokesman for the Federation the area did not lend itself to apartment development. It was pointed out that the area was built up with virtually all single family residences being zoned for two family purposes. The proposed development would back on to a lane flanking properties fronting on Kincaid and Sunset Streets and would be constructed so that the back elevation of the buildings would be higher than the front due to the lay of the land, with subsequent depreciation of the adjoining properties.

Mr. Campbell, 4630 Kincaid Street, resident since 1951, spoke objecting to the proposed rezoning.

The B.C. Teachers' Federation representative brought forward plot plans of the proposed development for discussion by those attending the Hearing, and the Planning Engineer interpreted the plans for the information of the members of the Council and residents interested. It was pointed out that four apartment buildings were to be constructed in keeping with existing apartment regulations and that sufficient open space was allowed between the buildings to meet the approval of the Corporation.

The delegation continued to protest the proposed rezoning on the grounds of potential depreciation of residential property values.

The Hearing then adjourned.

Confirmed:

W.P. Philips
Reeve

W.P. Philips
Clerk.