

MONDAY, AUGUST 12, 1957

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A Public Hearing was held in the Committee Room, Municipal Hall, 4000 Grandview Highway on Monday, August 12, 1957 at 7.15 p.m. to consider the following applications for rezoning:

PRESENT: Reeve MacSorley in the Chair; Councillors W.P. Philps, Hughes, Hean, Morrison, and Brown.

- (1) Lots 1 to 10 inclusive, Block 71, D.L.122/3/4 save and except the west 60 feet, the north 60 feet and the east 60 feet. FROM RESIDENTIAL SINGLE FAMILY TO COMMERCIAL.

Mr. MacRae appeared on behalf of the applicant advising that his client intends to establish a shopping centre on all that property contained in Block 71 except that portion at the south-west corner of the Block under separate ownership, and that included in the proposed plan is provision for parking on the perimeter. Mr. MacRae advised that his client had purchased the property on the understanding it would be completely zoned to Commercial and contended that as other properties in the same block enjoy entire commercial zoning, it would not be fair nor consistent to restrict the zoning of his client's property. Mr. MacRae further advised that the applicant had taken the widening of the Loughheed Highway into account in formulating his plan of development and also the development as contemplated will not encumber the already - aggravated traffic situation with respect to the Highway. Mr. MacRae further contended that zoning of the property in the manner proposed by the Council would adversely effect the value of the land.

Cr. Cafferky arrived and took his place at the meeting.

Mr. Macrae representing Standard Oil Company, owners of one of the parcels in the subject Block also appeared and contended that rezoning of a 60' strip of his client's property would result in that portion of the building located within the sixty foot area becoming non-conforming, and in the event the building was destroyed the Company might be in a precarious position in gaining permission to re-build.

Mr. Marshall appeared on behalf of the Bank of Montreal, another owner of property in the Block in question and advised that his client would be placed in the same position as Standard Oil Company in respect of non-conforming uses.

- (2) Application of Central Estates Development Corporation Limited for rezoning of Block 14S $\frac{1}{2}$, D.L.95N, Plan 556 from Residential Two Family to Commercial.

The Municipal Clerk advised of the description which should read "save and except the east 33' thereof".

No one appeared in regard to this application.

- (3) Application of Toy-Pak Company for rezoning of 1.5 acre portion of Blocks 1 and 8, north of the Highway, D.L. 4, save and except the south 60 feet thereof - from Small Holdings to Light Industrial.

No one appeared in regard to this application.

The Hearing then adjourned.