

DECEMBER 2, 1957

A Public Hearing was held in the Council Chambers, 4000 Grandview Highway, on Monday, December 2nd, 1957 to consider the following applications for rezoning.

Acting
PRESENT: Reeve W.P. Philips in the Chair; Councillors Brown, Hughes, Hean, F. Philips, Morrison and Cafferky.

- (1) Application for Rezoning:
Lot 6, S.D.35, Block 49, D.L.151/3 Plan 4522 - FROM RESIDENTIAL TWO FAMILY TO
RESIDENTIAL MULTIPLE Family Type II.

No one appeared in opposition to this application.

- (2) Application for rezoning:
A 4.143 acre portion of Lots 1 to 4, Block 2, D.L.'s 57/58, Plan 3058 as shown
on Sketch 12655, save and except the north 80 feet and the south 250 feet
thereof.
FROM RESIDENTIAL SINGLE FAMILY TO LIGHT INDUSTRIAL.

Mr. G. Westover, appeared on behalf of a number of residents in the Lozells area of the Municipality and presented a petition signed by 276 of the residents in this area opposing the proposed rezoning for the following reasons:

- (i) That the land use was and still is characteristically residential, as evidenced by the rezoning of this area in 1955 from Small Holding to Residential Single Family Type III.
- (ii) That until the subject application, Council refused previous applications upon the grounds that any encroachment by industry in this area would make the present land use untenable and threaten its very existence.
- (iii) That many of the residents now living within the described area and some immediately adjacent to the location for which the application is made, purchased or built homes in the belief that Council, by virtue of its stand as set out in Clause 2 above, had provided assurance of quiet enjoyment of their properties.
- (iv) That the consequences of any act as contemplated would seriously threaten the values of residences as well as affect the public amenities such as the new school within the area.

The petitioners further contended that to rezone in the manner requested would be in conflict with the requirements of the Municipal Act which govern Councils in their deliberations on rezoning matters, and added that intrusion by industry on the south side of the Loughheed Highway would lead to further expansion of industrial territory which would jeopardize the whole future of the Lozells area. Mr. Westover and a number of the other petitioners elaborated further

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(Public Hearing re rezoning in Lozells area)

on a number of the points contained in the Petition.

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The applicant and a number of residents in the area supporting the application also appeared and presented a map illustrating graphically the feelings of the people resident in the Government Road area, and in particular, those living adjacent to the subject property. The exponents questioned the validity of the petition as they felt it did not represent a true portrayal of the feelings of the people involved or significantly concerned in the application. The applicant refuted the contention regarding a noise nuisance by submitting that the land to the east of the subject property being used industrially has created a more severe detriment than his proposed development could possibly envision, and, in answer to a query concerning the combustible qualities of propane gas, advised that this type of gas was not dangerous and any apprehensions of nearby residents concerning the possibilities of explosions were not justified.

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- (3) Establishment of an auto court zone and setting up of regulations applicable thereto.
 - (4) Amending the definition of "corner site" by deleting the word "twenty-five" and substituting it with the word "twenty".
 - (5) Amending the regulations for "Commercial zone" to permit the establishment of auto courts therein.
 - (6) Amending the regulations for "Light Industrial" and "Heavy Industrial" zones to exclude Auto Court use therein.

A Mr. Edwards appeared and inquired as to whether the proposed amendments would allow for the establishment of trailer courts as separate units.

No other persons appeared in connection with the above four proposals involving the establishment of an Auto Court zone.

The Hearing then adjourned.