

JUNE 4, 1963

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Tuesday, June 4, 1963 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Clark, Kalyk,
MacSorley, Cafferky, Wells
and Drummond

ABSENT: Councillors Blair and Harper

His Worship the Reeve gave some background information for the benefit of those of the public who were present on procedures followed at Public Hearings and on the subsequent passage of Amendments to the Town Planning By-law embodying the proposed rezonings.

The Hearing proceeded and the Clerk read out the following rezoning proposals from the Hearing Agenda.

(1) FROM RESIDENTIAL TWO-FAMILY TO RESIDENTIAL MULTIPLE FAMILY TYPE I.

Lots 3 to 5 inclusive, Block 9, D. L.'s 151/3, Plan 2702.

(Located on the west side of Wilson Avenue approximately 290 feet south of Kingsway)

No representations were made for or against this proposed rezoning.

(2) FROM RESIDENTIAL TWO-FAMILY TO RESIDENTIAL MULTIPLE FAMILY TYPE II.

- (a) Lots 5 to 10 inclusive, Block 46, D. L.'s 151/3, Plan 7157.
- (b) Block 46, Sketch 5012 except Sketches 8599 and 8152, D.L.'s 151/3, Plan 783.
- (c) Block 46A, Explanatory Plan 8599, D. L.'s 151/3, Plan 783.
- (d) Parcel "A", Explanatory Plan 8152, S.D. 2, Block 46, D. L.'s 151/3, Plan 783.

(All the above properties are located on the north side of Imperial Street between the B. C. Hydro and Power Authority Right-of-way at Jubilee Avenue and a point approximately 600 feet west)

Alex Summerville, owner in trust of Lot 10, Block 46, D.L.'s 151/3, Plan 7154, spoke to the Hearing and submitted that with all due respect to the Planning Department the report presented

by the Department to the Council was unfair to the people involved. Mr. Summerville referred to the attributes of the property as contained in the report for apartment purposes and also referred to the comments concerning the sale of portions of the property to the School Board.

These were two different matters and the spokesman could not see why there was an objection put forth on behalf of the School Board at this time. The value to be placed on the land should be on the basis of the highest and best use Irregardless of its present zoning and in this case, such value should be recognized on the basis of apartment use. It was suggested the School Board would not be paying any more for the land they required and in any event expropriation proceedings could be taken.

Mr. Sommerville commented on the objections of the Director of Planning regarding driveways and submitted that this was a valid objection. However, only one of the properties have sufficient area and it would be necessary to consolidate. At that time the Planner's observations with regard to access and egress to the properties could be put into effect.

Comments from the Council were to the effect it was not generally agreed by the Council that development should be held up indefinitely. The price of the land to the School Board was not a salient point at this time.

Statements had been made by the people concerned that the Planning Department had advised that the rezoning of the properties was dependent upon a deal being finalized with the School Board at a set price.

Mr. Lumley, representative for two of the property owners, submitted that at the time he approached the Planning Department for information on the type of zoning to be best applied to this land the necessary facts were obtained on the zoning and at the time it was mentioned that the School Board required part of the properties for school site purposes.

Mr. Lumley had mentioned that the owners were not ready to let the School Board have their property and it was indicated that in this case there was not much chance of the zoning going through.

After some discussion on procedure of whether or not this type of information was acceptable at a Public Hearing or whether such information should be considered at a regular Council meeting it was the general feeling that if there were complaints to be made on the point of whether or not the Planning Department had indicated a finalization of a deal with the School Board would affect the rezoning of the property, such complaints should be aired at this time.

No further complaints were registered.

The following letters were read expressing favour to the proposed rezoning:

- (1) Mrs. E. Barry, owner of Parcel 2 Explanatory Plan 8152, Lot "A", Block 46, D. L.'s 151/3.

- (2) L. and H. Morrey, owners of Lots "A" and "B", Block 5, West $\frac{1}{2}$, D. L. 99.
- (3) Ching Chan How, 4648 Imperial Street.
- (4) A. and B. T. Hyde, owners of Lot "A", Blocks 12/13, Block 4, D. L. 99.

(3) FROM LOCAL COMMERCIAL AND SMALL HOLDING TO RESIDENTIAL MULTIPLE FAMILY TYPE II.

- (a) Lot 2 except West 200 feet, S.D. "C", Block 8, D. L. 4, Plan 7464.
- (b) The east 72 feet of Lot 2 West 200 feet, S.D. "C", Block 8, D. L. 4, Plan 7464.

(Located at the south-west corner of North Road and Cameron Street).

No representations were made for or against this proposed rezoning.

(4) FROM COMMERCIAL TO RESIDENTIAL MULTIPLE FAMILY TYPE I

Lot "A", R.S.D. 19, S.D. 15, Block 1, D. L. 120, Plan 14487

(Located at the south-east corner of Madison Avenue and William Street)

Mr. Walter Fawcett, 4323 Williams Street, submitted that he had no objection to the proposed rezoning with one qualification. It was submitted that the subject property was already surrounded by pavement except for the gravel lane on one side. It was suggested that this lane would become heavily travelled with the introduction of an apartment and the apartment developer should be asked to pave the lane.

Mr. Bud Herman, 749 West 50th Avenue, Vancouver, spoke on behalf of the owners, and submitted that it was not in the Council's jurisdiction to ask that the paving of this lane be undertaken on rezoning. Owners of this property also own property on the other side of Madison Avenue and while the lane there is not paved the apartment company pays for the oiling of the lane to lay the dust. In the subject instance the apartment owners would be willing to give similar oil treatment to the lane but would not be prepared to instal pavement.

His Worship the Reeve submitted that a clear cut answer could not be given to the problem. There have been instances where requirements have been imposed both ways by the Council.

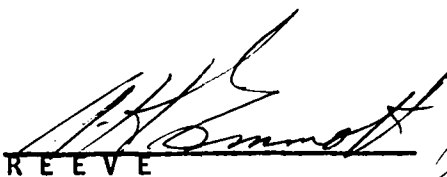
Mr. Herman submitted that the owners have been approached with the request for development of the property for a drive-in and it was felt that the apartment development would create much less nuisance to the residents in the area.


There were no further representations.

The Hearing adjourned at 8:00 p.m.

Confirmed:

Certified Correct:


REEVE


CLERK