

MAY 5, 1964

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Tuesday, May 5, 1964 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors MacSorley, Blair,
Herd and Cafferky

ABSENT: Councillors Dailly, Edwards,
Hicks and Wells

His Worship, the Reeve explained the purposes of Public Hearings and the procedures generally followed in dealing with applications for rezoning which come before the Public Hearing and are subsequently dealt with by the Council at the By-law stage.

The Hearing then proceeded as follows:

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

Lot 28, Block 56, D. L. 33, Plan 1025

(Located on the West side of Booth Avenue approximately 122.2 feet North of Grange Street)

W. H. and Helen Holtby, 5091 Booth Avenue, wrote referring to a comment made in the Planning Department's report concerning the intrusion of a Multiple Family zoning on this property into a residential zone and pointed out that in their opinion this was an intrusion.

The complainants drew attention to the extensive apartment block development and nursing home development taking place along the north side of Grange Street. Mr. and Mrs. Holtby advised having been residents of the Municipality for twenty-nine years and feared the nuisances arising from parking and air pollution from automobiles travelling to and from the apartment. Mention was made of the problem of sewerage which backs up during heavy rains in the area.

Gilley Real Estate Limited wrote advising that their agents were agreeable to accept the consolidation and demolition conditions as laid down in the zoning report of the Planning Department concerning this application.

Mr. Williams of Farwest Investments Limited, 4553 Kingsway, spoke and advised that the property had been purchased on the understanding that Multiple Family zoning already existed. After purchase, it was found that only the front portion of the site was rezoned, hence the application. Houses on the property had already been demolished as they had become rundown and were a hazard to children in the area.

There were no further representations.

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

Portions of Lots 5 and 6, Block 46,
D. L.'s 151/3, Plan 7157

(The property mentioned lies in the easterly part of the north-westerly portions of the said Lots 5 and 6, and is shown more particularly on a plan prepared by this Corporation numbered A-1636/1)

B. Bjornson & Sons Ltd. submitted a letter agreeing to accept the stipulations laid down in the report of the Planning Department on this application, i.e., filing of consolidation plan and conveyance of a portion shaded green on the aforementioned plan to the Burnaby School Board.

There were no further representations.

(3) FROM GASOLINE SERVICE STATION TO COMMERCIAL.

That portion of Block 38 shown as Parcel "B" on Reference Plan 15504,
D. L. 159, Plan 430.

(Located on the South side of Marine Drive approximately 330 feet west of Gilley Avenue)

The Clerk reported on a conversation held with Mr. Clements of The B. A. Oil Company Limited, applicants for rezoning of this property, advising that the service station on the property was now vacant and plans for the station were uncertain. Under the circumstances the Company was withdrawing its rezoning application.

(4) FROM RESIDENTIAL TWO-FAMILY TO COMMERCIAL.

West 10 feet of:

- (a) Block 31 Except those parts shown on Plan 3034 and Reference Plan 3180, D.L. 26N
 - (b) Lot "E", Sketch 1379, Blocks 31/32, D.L. 26N
 - (c) Lot "F", Sketch 3180, Blocks 31/32, D. L. 26N
 - (d) Parcel "G", Reference Plan 2803, Block 32, D. L. 26N
- all of Plan 632

(Located on the North-west corner of 19th Avenue and Sixth Street)

There were no representations for or against this proposed rezoning.

(5) FROM RESIDENTIAL TWO-FAMILY TO GASOLINE SERVICE STATION.

Lots 1 to 3 inclusive, S.D. 1/18,
and 21/23, Block 3, D. L. 20S, Plan
2105.

(Located on the North-east corner of
Grandview-Douglas Highway and 10th
Avenue).

Mr. Blackman, 1121 West 22nd Avenue, Vancouver, appeared as
representative for the owners of property adjoining the
subject property who were in favour of the proposed rezoning.

The following points were made by Mr. Blackman:

- (1) The property under application was in a rundown condition and depreciates the property of those whom he represents.
- (2) The proposed development of the corner property will appreciate the property of those he represents.
- (3) Several accidents have occurred on the corner creating a hazardous condition. The applicants have agreed to deed sufficient land to make the road allowance of Grandview-Douglas Highway equal to 9th Street on the New Westminster side of 10th Avenue.
- (4) It was his understanding the owners of the property under application were desirous of selling because of the noise from traffic and the hazards from automobile accidents (thirteen accidents during the year 1963 - eight accidents so far during 1964 - four accidents resulting in personal injuries).
- (5) The Church across the street agrees that the accident situation at present is dangerous, one accident having resulted in damage to the Church property.

Mr. LeLonde, 6641 Dunnedin Street, co-owner of the property under application. Mr. LeLonde agreed with Mr. Blackman, submitting that the present property is an eyesore and the development proposed would enhance the corner property. This lot is not desirable residential property.

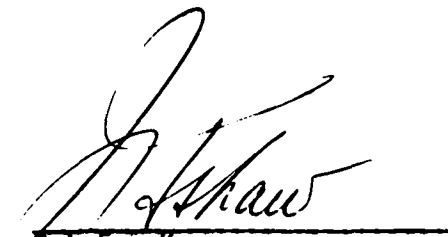
The Hearing adjourned at 3:05 p.m.

Confirmed:

Certified Correct:



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