

OCTOBER 6, 1964

A Public Hearing was held in the Council Chambers, Municipal Hall, on Tuesday, October 6, 1964 at 7:45 p.m. to receive representations in connection with the following proposed rezonings:

PRESENT: Reeve A. H. Emmott in the Chair;
Councillors Cafferky, Dailly,
Edwards, Herd, Hicks and MacSorley.

ABSENT: Councillor Blair.

(1) FROM RESIDENTIAL TWO-FAMILY TO COMMERCIAL

Lot 37, D.L. 97, Plan 25527

(Located at the South-West corner
of Imperial Street and Waltham
Avenue).

Mr. Arnold F. C. Hean, Barrister and Solicitor, appeared on behalf of the owner of the property and requested that a letter from the Planning Director to the Municipal Manager on the rezoning proposal be read.

This was done and, in his letter, the Planning Director advised that he had had discussions with the applicant and his Solicitor (Mr. Hean) with respect to the stipulations imposed by Council on the rezoning at hand. The Planning Director advised that it was agreed during the discussions that one standard crossing from Imperial Street adjacent the existing service station crossing at the extreme Westerly end of the site under application would not detract from the intent of the proposed stipulations; namely, to preserve the residential environment of Imperial Street and to protect the property values of this land while, at the same time, recognizing that Commercial development is the most suitable use of the block.

The Planning Director also reported that discussion took place on the landscaping requirement and a proposal was offered that a fence be erected on the North boundary of the property. On this point, he advised that there are numerous possibilities that would achieve the end in mind, these ranging from the proposed stipulation which, if properly implemented, would provide maximum protection for the residential area, to a simple fence and shrub planting on the property line which would also provide the protection, but at a lesser standard.

The Planning Director concluded by advising that it was felt the applicant should present his opinions at the Public Hearing to enable Council to weigh the screening suggestion against the landscaping proposal.

The applicant, Mr. A. Roadburg, also submitted a letter advising that he was concerned with one restrictive stipulation imposed by Council in connection with the

rezoning proposal at hand. In particular, he indicated that not allowing normal access to the property through Imperial Street would "cripple" the entire proposed development.

Mr. Eric Matson, 5929 Imperial Street, and a number of other nearby residents submitted a petition objecting to the rezoning under consideration because:

- (a) The establishment of an automobile repair shop (as is planned) would detract from the value of residential properties in the area.
- (b) An enterprise of this nature would generate considerable noise which would disturb the peace and quiet of the neighborhood.
- (c) The operation of an automobile repair shop would result in various types of motor vehicles, including damaged ones, being deposited on the site, which would make for unsightliness.
- (d) There is no need for an automobile repair shop at the location in question, or anywhere near it, since there are similar establishments within two blocks of the area that repair motor vehicles.

Mr. Hean again spoke and described the locational features of the property under application. He also mentioned that the owner was seeking the rezoning of the entire site, except for the North 20 ft. of it, to Commercial in order to permit the use of the property for the sale of automobiles.

Mr. Hean stated that the owner felt the "landscaping" condition attached to the rezoning approval by Council was too onerous because no like effort would be made by the Municipality to landscape the boulevard area beyond the "strip" that it wishes the owner to improve.

Mr. Hean advised that the owner was prepared to erect and maintain a louvred fence to a height allowed by present regulations and he would be prepared to consider the planting of shrubs on the aforementioned 20 ft. strip if the Municipality improved the boulevard at the same time. He stressed that the fence proposed by the owner would effectively screen the site from the view of the public.

(2) FROM RESIDENTIAL TWO-FAMILY TO GENERAL COMMERCIAL

- (a) Lot "A", Block 12, D.L. 121, Plan 7842
- (b) Lot "B", Block 12, D.L. 121, Plan 16620
- (c) Lots 29 to 32 Inclusive and Lots 35 and 36, Block 12, D.L. 121, Plan 1054

(These properties are located on the North side of Pender Street from Rosser Avenue Eastward a distance of approximately 314 feet).

Mr. W. F. Clipperton, Division Realty Department of Canada Safeway Limited, appeared and advised that his Company was prepared to accept the stipulations established by Council in connection with the rezoning proposal under consideration.

A letter dated September 21, 1964 from Mr. Clipperton

confirming this acceptance was also submitted.

(3) FROM GASOLINE SERVICE STATION TO COMMERCIAL

Parcel "B" Reference Plan 15504, Block 38, D.L. 159, Plan 930

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

No one appeared in connection with this proposed rezoning.

(4) FROM LIGHT INDUSTRIAL TO RESIDENTIAL TWO-FAMILY

Lots 4 to 10 inclusive and Lot 11 except the East 5 feet, all of S.D. 6, Block 4, D.L. 206, Plan 1323.

(These properties are bounded by Sperling Avenue, the lane South of Hastings Street, Clare Avenue and Frances Street).

Mr. Georgeson, Agent for the owner of Lots 5 and 6, S.D. 6, Block 4, D.L. 206, Plan 1323, appeared and stated that he felt the proposal to rezone those two lots plus the others from Light Industrial to Residential Two-Family was too extreme, especially when there is a proposed Commercial development at hand for the said Lots 5 and 6. He added that this land is strategically located and it should therefore be rezoned to Commercial use.

Mr. N. Cousins, 579 Clare Avenue, appeared and expressed opposition to the rezoning proposal under consideration.

A Mr. Nicol, representing the owner of property known as 491 Clare Avenue, appeared and stated that the rezoning of the subject properties would depreciate the value of them. He also advised that Commercial or apartment development of the properties was an appropriate use.

Mr. A. Thompson, 524 Sperling Avenue, appeared and stated that he concurred with the views of Mr. Nicol.

Mr. E. Mulligan, 508 Sperling Avenue, stated that he supported the retention of the Light Industrial zoning.

Mrs. F. Lloyd, 516 Sperling Avenue, advised that she favoured Commercial and/or Multiple Family development for the properties under consideration.

The Planning Director, in response to a request from those present in connection with the subject rezoning proposal, explained the reason of his Department for its recommendation. He drew attention to his report on the matter that was submitted to Council and also distributed to both the owners and abutting owners of the properties under consideration.

(5) FROM CEMETERY TO RESIDENTIAL SINGLE FAMILY

Lot 36, D.L. 120, Plan 25111

(Located at the North-West corner
of Willingdon Avenue and Halifax
Street).

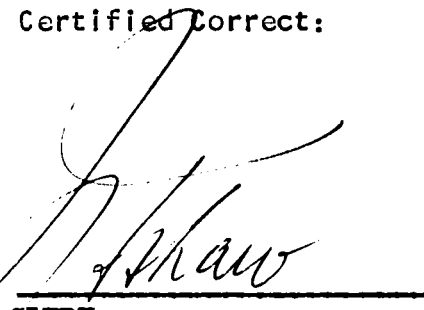
No one appeared in connection with this rezoning
proposal.

The meeting then adjourned.

Confirmed:


REEVE

Certified Correct:


CLERK