

FEBRUARY 1, 1966

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, Burnaby 2, B.C., on Tuesday, February 1, 1966, at 7:30 p.m.

PRESENT:                   Reeve Emmott in the Chair;  
                              Councillors Blair, Dailly,  
                              Drummond, Herd, Hick and McLean

ABSENT:                    Councillors Cafferky and Corsbie

The Hearing was held for the purpose of receiving representation for or against rezoning of the following property:

FROM INDUSTRIAL M1 TO INDUSTRIAL M2

Lot 1 Except South 91.9 feet, Subdivision "A",  
Block 1, D.L. 119, Plan 4161

(This property is located on the South-East corner of the extension of Halifax Street on Gilmore Avenue and comprises an area of 19,900 square feet or thereabouts).

His Worship, the Reeve, reviewed procedures at Public Hearings and explained the purposes for the edification of those present.

Mr. Robert McLean, an abutting owner and a resident of the Municipality of Surrey, asked to be informed of the date upon which the property under application had become zoned Industrial M1.

Mr. McLean was advised from the Chair that the Industrial M1 zoning had become effective with the passage of the new Zoning By-Law in June, 1965. Mr. McLean was reminded that this Hearing was not for the purpose of dealing with the current zoning but was to hear representations for or against the specific application for a change in zoning on this property.

His Worship, the Reeve, outlined the procedures followed by the Council at the time the new Zoning By-Law was adopted in 1965. Details of the publicity given to the By-Law were presented in line with Council's policy of arranging publicity extra to the formal publicity required under provisions of the Municipal Act.

Mr. G. H. Shepherd, Solicitor, appeared on behalf of the Feinschmecker Sausage Company expressing some sympathy with the previous speaker. Mr. Shepherd submitted that his clients who live in Vancouver were unaware of the rezoning of the property in 1965. In presenting argument in favour of the current rezoning, Mr. Shepherd submitted that this plant would bring a new industry to Burnaby and would provide employment. The Solicitor expressed sympathy with the Planning Department in its community planning endeavours. However, it was submitted that Burnaby needed industry to add to the community's tax revenue.


A letter was read from Edward Chow of the firm Edward Chow & Associates Limited confirming that it was the intention of the owners that the plans for the proposed building should be modified to meet all the requirements of the M2 Industrial zoning. Their firm was fully aware that compliance would mean extensive changes in the original plans and additional approvals would have to be obtained from various authorities. It was their wish, however, that the project would conform to all regulations.

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(P.H.)

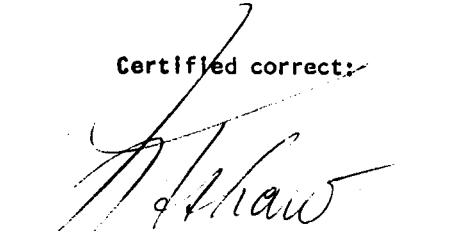
Mr. Shepherd spoke further to the letter from Edward Chow & Associates and submitted that major revisions to the building plans were necessary and their clients were looking over these revisions. However, there was some apprehension about the buildings fitting into the M2 zoning. The economic feasibility must, of necessity, be looked at rather carefully in view of the 60% land usability factor under the M2 zoning.

There were no further representations and the Public Hearing adjourned at 7:55 p.m.

Confirmed:

  
R E E V E

Certified correct:

  
C L E R K