

DECEMBER 2, 1968

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Monday, December 2nd, 1968, at 6:45 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-law 1965":

PRESENT: Mayor A. H. Emmott in the Chair;
Alderman Blair, Corsbie, Dailly
Drummond, Herd, McLean and Mercier;

ABSENT: Alderman Lorimer

His Worship the Mayor first explained the procedure which Council was required to follow in connection with rezonings and invited comment from those present who wished to speak on the amendments indicated.

PROPOSED REZONINGFROM GENERAL COMMERCIAL DISTRICT (C3) TO THE COMMERCIAL ZONING CATEGORIES INDICATED

It was advised that in view of a recent text amendment to Burnaby Zoning By-law #4742, relative to Gasoline Service Stations permitted under General Commercial District (C3) zoning, a number of existing Gasoline Service Stations were placed in a "non-conforming" category. To rectify the situation, therefore, the following amendments are proposed to bring these developed sites into conformity:

<u>Service Station</u>	<u>Location</u>	<u>Proposed rezoning Categories</u>
(1) Texaco	4343 Hastings Street Lot 28, Blk. 6, D.L. 121, Plan 1054	C2
(2) Esso	4472 Hastings Street Lots 15 to 18 ex., N. 20', Blk. 12, D.L. 121, Plan 1054	C2
(3) B.A.	4765 Kingsway Lots 13/14, Blk. 9, D.L. 32, Plan 7662	C6
(4) Standard	4295 Hastings Street Lot 41, D.L. 121, Plan 27654	C6
(5) Chevron	4507 Hastings Street Lots 34/35/36/37/38, Blk. 8, D.L. 122 Plan 1308	C4
(6) Independent	4301 Hastings Street Lots 33 to 36 inc., Blk. 6, D.L. 121, Plan 1054	C6
(7) Independent	4512 Lougheed Highway Lot 120, D.L. 124, Plan 32911	C2

(8) Chevron	5009 Kingsway Lot "E", Expl. Pl. 13252, D.L. 152/ 32/24, Plans 812/783	C4
(9) Texaco	4490 Lougheed Highway Lots 8/9 Ex. Expl. Pl. 30951, Blk. 6, D.L. 119E½, Plan 2855	C6
(10) B.A.	4481 Lougheed Highway Lots 10/11, Blk. 3, D.L. 119E½, Plan 2855	C6
(11) Texaco	4509 Kingsway Parcel "A", Ref. Pl. 17013, R.S.D. 11 & 12 Pt., Blk. 4 Pt. & 51 & 52, D.L. 153 & 33, Plan 1316	C6
(12) Shell	7342 Kingsway Sketch 929, S.D. 8/073 ac. pt., Blk. 1/3, D.L. 95N, Plan 556	C6
(13) Shell	4203 Hastings Street Lot "B", Blk. 7, D.L. 121, Plan 1054	C6
(14) Union	4620 Kingsway Lot 60 Ex. Expl. Pl. 31337, D.L. 153 Plan 26311	C4
(15) Home	S.E. corner Lougheed & Willingdon Avenue Lot 118, Rem. Blk. 1, D.L. 124, Pl. 3343	C2

Two letters were received from the Standard Oil Company of British Columbia Limited, which advised that they strongly favoured the proposed rezonings, particularly those operated by the Company at 4507 Hastings Street and 5009 Kingsway.

Mr. T. B. Blake, 3991 Trinity Street, appeared on behalf of the North Burnaby Commerce and Community Bureau, and submitted the following in opposition to the proposed rezoning:

- (1) Proposed rezoning is discriminatory against:
 - (a) Present non-conforming uses,
 - (b) Other service stations.
- (2) The proposed rezoning creates islands in C3 areas which will retard the development of the C3 area further.
- (3) Gasoline Stations should receive the same treatment as other non-conforming businesses in the C3 area.
- (4) The proposed rezoning will perpetuate "Gasoline Alley" (seven stations, five in two blocks).
- (5) Adjacent businesses should be notified (by mail) of intention to rezone.
- (6) A Hearing of the entire C3 area should be held and views obtained.
- (7) This proposal between the Petroleum Industry and the Planning Department should not proceed further.

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- (8) Why were two of the Service Stations not included in the plans, Home Service at Rosser and Hastings, and United Motors at McDonald and Hastings ?
- (9) Proposed rezoning destroys the C3 area from Carlton Avenue to Willingdon Avenue,
- (10) Preferential treatment should be denied to all non-conforming businesses presently in the C3 area.

The following appeared and spoke in favour of the rezoning proposed:

- (a) Mr. E. L. Backman, representative Texaco Canada Ltd.
- (b) Mr. L. Holyoak, representative Imperial Oil Limited.
- (c) Mr. J. K. Peterson, representative Union Oil Company of Canada Ltd.

The Hearing adjourned at 6:55 p.m.

Confirmed:

Certified Correct:


MAYOR


DEPUTY C. L. E. R. K.

GM/hm