

SEPTEMBER 3, 1968

A Public Hearing was held in the Council Chambers, Municipal Hall, 4949 Canada Way, Burnaby 2, B. C. on Tuesday, September 3, 1968 at 6:30 p.m. to receive representations in connection with the proposed rezonings listed below.

PRESENT:

Mayor A. H. Emmott in the Chair;
Aldermen Corsbie, Drummond, Herd,
Lorimer (6:40 p.m.), Mercier (6:40 p.m.),
and McLean;

ABSENT:

Aldermen Blair and Dailly;

HIS WORSHIP, THE MAYOR, first explained the procedure which Council was required to follow in connection with rezonings and also its policy insofar as advising the owners of property abutting the land under application. He also explained the purpose of a Public Hearing and suggested the desired method for the public to express its views in regard to the proposed amendments.

A. PROPOSED REZONINGS

(1) FROM SMALL HOLDINGS DISTRICT (A2) TO:

(a) RESIDENTIAL DISTRICT ONE (R1) -- AND

(b) MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RM1)

Reference RZ #63/68

- (i) Portions of Lots "A" and "B", Block 2, D.L.'s 44/78/131/136, Plan 6835
- (ii) Portion of Lot 1, Blocks 1/2, D.L.'s 44/78/131/136, Plan 3049
- (iii) Lot 25, D.L. 78, Plan 26566

(a) applies to the portion lying to the North of the Power Line right-of-way, and

(b) applies to remainder of the site to the South of the right-of-way

(Located on the East side of Sperling Avenue, from a point approximately 75 feet South of Broadway Southward a distance of 440 feet, a maximum depth from Sperling Avenue of 500 feet, irregular in shape and having an area of 5.5 acres more or less)

Deputy Municipal Clerk stated that the Planning Director had written to advise that the residential category which was intended for this rezoning proposal should be Residential District Two (R2) instead of Residential District One (R1).

He also indicated that, according to advice received, it should not be necessary to hold a further Public Hearing if it is announced that the proposal being considered this evening is to rezone the properties in question from Small Holdings District (A2) to Residential District Two (R2) and Multiple Family Residential District One (RM1).

Sept/3/1968
P.H.

At the behest of His Worship, the Planning Director explained the main differences between the R1 and R2 zoning categories. In that regard, he stated that the most important difference is that lots in a R1 zone must have a width of not less than 80 feet and an area of 9,600 square feet whereas, in R2 zones, lots must have a width of not less than 60 feet and an area of 7,200 square feet. He also mentioned that there is some variation in the lot coverage and the front, side and rear yard requirements.

After the foregoing explanations were provided, His Worship invited representations on the basis of the properties involved being rezoned to R2 and RM1.

A gentleman appeared on behalf of Mrs. E. C. Hoppe, 6670 Broadway, one of the abutting owners, and asked for an elaboration on the proposal at hand.

The Planning Director explained that, in broad terms, it was proposed to construct single family dwellings on the land North of the power line right-of-way traversing the site and multiple family accommodation South of it, with the territory of the power line right-of-way being incorporated into the two types of development planned.

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(2)(a) FROM SMALL HOLDINGS DISTRICT (A2) TO SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #58/68(a)

- (i) Lot 3 except the Easterly 75 feet, S.D. "D", Block 2/3, D.L. 2, Plan 11564
- (ii) the West 135 feet of Lot 9, D.L. 2, Plan 26955 except for an area of 300 square feet at its North-Easterly corner

(b) FROM SMALL HOLDINGS DISTRICT (A2) TO GASOLINE SERVICE DISTRICT (C6)

Reference RZ #58/68(b)

- (i) the East 75 feet of Lot 3, S.D. "D", Blocks 2/3, D.L. 2, Plan 11564 and
- (ii) 300 square feet located at the North-Easterly corner of the West 135 feet of Lot 9, D.L. 2, Plan 26955

(The above are located between the Loughheed Highway and the Rochester Street road allowance in the area West of North Road. The precise locations and dimensions of the parcels affected may be viewed on a map held in the office of the Municipal Clerk)

Mr. J. W. McVillie, of the Home Oil Distributors Limited, appeared and stated that his Company wishes to obtain additional frontage on Loughheed Highway to compensate for that recently acquired by the municipality for the widening of North Road, and this is what precipitated the rezoning proposal listed under (b) above.

He added that the proponent of the rezoning proposal listed under (a), Vancouver A. and W. Drive-ins Ltd., is prepared to exchange some of its property with that owned by the Home Oil Distributors Limited in order to accommodate the needs of both.

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Sept/3/1968
P.H.

(3) FROM MANUFACTURING DISTRICT (11) TO GENERAL INDUSTRIAL DISTRICT (12)

Reference RZ #72/68

- (i) Lot "A", Blocks 11/12, D.L. 40, Plan 14281
- (ii) Lot 1, Block 10, D.L. 40, Plan 3048

(8150 Winston Street - Located on the South side of Winston Street from a point approximately 1193 feet East of Piper Avenue Eastward a distance of 1169 feet and extending South to the Right-of-Way of the Great Northern Railway)

ALDERMEN LORIMER AND MERCIER ARRIVED AT THE MEETING.

Sutton, Braidwood, Morris, Hall and Sutton, Barristers and Solicitors, submitted a letter outlining the zoning situation involving these properties from the time that land was purchased by Strongheart Products Ltd. in 1959 and explaining why, because of that situation, the Company wishes the property rezoned to General Industrial District (12).

The writer of that letter, Mr. O. J. Hall, appeared and elaborated on the contents of his letter.

He also drew attention to the fact that, a few weeks ago, members of the Planning Department had toured the Plant of Strongheart Products Ltd. to observe first hand the method of operation. He pointed out that, in a report that Department submitted to Council following that tour, it was indicated that, under M2 zoning, the By-law could be interpreted to allow for the occasional addition of fish to the prime product, produced as an accessory use, if the volume of fish approximated 5% of all the ingredients.

He added that the Planning Department considered the current use being made of the property to be conforming under the 12 zoning regulations.

Mr. Hall also stated that, insofar as neighbouring development is concerned, there are no nuisances caused by the activities of the Company.

As regards the question of the Company using fish in preparing its products, Mr. Hall indicated that only 5% of the total contents of the dog and cat food made contains fish. He pointed out that this fish is either brought to the plant in frozen form or it is fresh and placed on ice, ^{and} thus no foul odours are emitted by the fish.

The Hearing adjourned at 6:47 p.m.

Confirmed:

Certified Correct:


MAYOR


CLERK

EW/hm