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JULY 9, 1968

A Public Hearing was held in the Council Chambers of the Municipal Hall, 4949 Canada Way, Burnaby 2, B. C., on Tuesday, July 9, 1968, at 7:30 p.m. to receive representations in connection with the following proposed amendments to "Burnaby Zoning By-Law 1965".

PRESENT: Mayor Emmott in the Chair;
Aldermen Blair, Corsbie,
Dailly, Drummond, Herd,
Lorimer and Mercier

ABSENT: Alderman McLean

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 RESIDENTIAL DISTRICT ONE (R1) TO PARKING DISTRICT (P8)

Reference RZ #34/68

Lot 3 except Explanatory Plan 14411, Block 2,
D.L. 59, Plan 3798

(2961 Bainbridge Avenue - Located on the West side of Bainbridge Avenue from a point approximately 155 feet South of Loughheed Highway Southward a distance of 104 feet)

Mr. V. A. W. Freeman, 2988 Bainbridge Avenue, first spoke and expressed opposition to the proposed amendment and advised that he had previously written to the applicant, Lenkurt Electric Company, and also to the Municipal Manager respecting his views. He indicated that as his reasons for opposing the application were lengthly he would detail them in a letter to Council.

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Mr. A. Brown-John, 2987 Bainbridge Avenue, also expressed opposition to the proposal on the grounds that the spot rezoning would isolate his property between two parking lots, being the subject property to the North and the lot to the South which was also owned by the applicant and also the subject of a rezoning application. Mr. Brown-John indicated that he had been approached by the applicant with a view of selling his property but stated that the offer made had been unrealistic.

Mr. J. D. Goforth, of Lenkurt Electric Company, spoke in favour of the proposed rezoning and referred to the expansion experienced by the Company since it commenced operation in 1956, and to the immediate problem of parking arising from their phenomenal growth.

Mr. F. Fraser, Planning Engineer for Lenkurt Electric Company, also appeared and explained the intention of the applicant for the subject property, and the manner in which it would be developed and the landscaping proposed for it. In reply to a question he advised that three shifts operated at the plant but that the additional facilities provided would likely not be utilized for the midnight to 8:00 a.m. shift, as the main parking area could adequately accommodate the requirements for that shift.

- (2) (a) FROM RESIDENTIAL DISTRICT ONE (R1) TO PARKING DISTRICT (P8)
- (b) FROM MANUFACTURING DISTRICT (M1) TO GENERAL INDUSTRIAL DISTRICT (M2)

Reference RZ #70/68

- (a) Portion of Lot 32, D.L. 40,
Plan 28710 (From R1 to P8)
- (b) Lot 33, D.L. 40, Plan 28710 (From M1 to M2)

(3625 Brighton Avenue - Located on the South-West corner of Government Street and Brighton Avenue)

Mr. L. Ramsey, 3567 Brighton Avenue, submitted a letter registering his opposition to this rezoning proposal. He indicated that he had opposed a previous request for expansion by the applicants, Columbia Trailers, as the noise emanating from the operation of their plant was a nuisance problem to people residing in the area.

Mr. A. B. Stewart, 8306 Government Road, wrote and indicated support to the rezoning and expressed the opinion that industry should be encouraged to stay in Burnaby. He also referred to a previous decision of Council, relative to the Government Road Community Plan, pertaining to the 150' residentially zoned parcel owned by the applicant between their present operation and Government Road. He believed that the applicant would be willing to develop the strip as a green belt, or if feasible for senior citizen housing.

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Mrs. Ingeborg P. Raymer, 8431 Government Road, and fifteen others, submitted a petition opposing the proposed rezoning in order to keep the noise level and other offensive factors caused by heavy industry away from the homes in the area. It was also felt that to allow rezoning to the M2 category would allow for a down-grading in the operation of the applicants to the further detriment of the neighbouring properties.

Mrs. Raymer of 8431 Government Road, also appeared on behalf of the petitioners and spoke in opposition of the proposal to rezone the property to the lower industrial category, but pointed out that no objection was raised to the rezoning of the portion of Lot 32 as indicated, so that it may legally be used for parking purposes. Mrs. Raymer also submitted that if the property was accorded the M2 zoning, it could be sold and the use changed to a more offensive type of operation.

Mr. W. E. Hall, 4065 Napier Street, then spoke and also expressed opposition to the proposed rezoning and submitted that the area was choice for residential development and any extension of Columbia Trailers would affect the values of property in the area.

Mr. Ken Cutler, General Manager, Columbia Trailers, then submitted a brief in support of the application which indicated:

- (1) that originally the plant had been established in conformity with the zoning requirements of the municipality, but that subsequent changes to the Zoning By-Law had placed their operation in a non-conforming category;
- (2) the Company now has \$600,000.00 invested in its present operation and it is projected that this will likely double in another four or five years;
- (3) that it is difficult, however, to make comprehensive plans for expansion unless the operation can be put into a conforming category;
- (4) that the Company is aware of the undesirable noise problem and steps are taken to abate it, and that future expansion will include noise control features in its construction. To statements made by previous speakers respecting the noise problem, Mr. Cutler advised that the plant closed down at 12:30 a.m. each night;
- (5) that it was intended to landscape the portion of their holdings intended for parking, at the corner of Government and Brighton.

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- (6) with respect to the 150' residential strip to the North of their plant, it was indicated that the Company would be pleased to develop it as a green belt with trees or suitable shrubs, perhaps make it available to the municipality for recreational use or as a site for senior citizen housing.

(3) FROM RESIDENTIAL DISTRICT TWO (R2) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

Reference RZ #62/68

(a) Lot 1, Block "N", D.L. 90, Plan 16923

(b) Lot 4, Block "N", D.L. 90, Plan 17407

(6650 Canada Way - Located on the North Easterly side of Canada Way, having a frontage of 188 feet, approximately midway between Berkley Street and Morley Street)

Mr. J. R. Tait, 6650 Canada Way, the owner-applicant, spoke in support of the application. He advised that the change would place the operation of the rest home on the subject property, into a conforming category and allow for an expansion of the facilities.

(4) FROM RESIDENTIAL DISTRICT FOUR (R4) TO COMMUNITY INSTITUTIONAL DISTRICT (P5)

Reference RZ #40/68

Portion of Lot "B" except Sketch 10145,
D.L. 80, Plan 5296

(Located adjacent to the North-West corner of the Dania Home site (4915 Canada Way) being rectangular in shape and having an average width of 185 feet and a length from North to South of 305 feet)

Mr. A. J. Whitmore, 4093 Norland Avenue, sought information respecting the conditions specified in the Planning Director's report as prerequisite to rezoning, relating to access and storm sewer facilities, and was advised that they would first have to be satisfied before the change in category was affected.

Mr. R. C. Jensen, the applicant, spoke in favour of the proposed rezoning and indicated that the owners, The Danish Old People's Home, intended to develop the subject property for senior citizen accommodation. He submitted that the project would be a benefit to the community, and that its use would not be restricted solely to the ethnic group initiating it.

- (5) (a) FROM RESIDENTIAL DISTRICT FIVE (R5)
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT
ONE (RM1)
- (b) FROM MULTIPLE FAMILY RESIDENTIAL DISTRICT
TWO (RM2) TO MULTIPLE FAMILY RESIDENTIAL
DISTRICT ONE (RM1)

Reference RZ #31/68

- (a) Lots 9 and 10, Block 18, D.L. 29,
Plan 10745 (From R5 to RM1)
- (b) Lot 11, Block 18, D.L. 29,
Plan 10745 (From RM2 to RM1)

(7461, 7469, and 7477 - 13th Avenue - Located on the Northerly side of 13th Avenue from a point 100 feet Westerly of Mary Avenue Westerly a distance of 170 feet)

Mr. N. F. Atkinson, 7687 Mary Avenue, an abutting-owner, expressed dissatisfaction to the approach made by the applicants to include his property with that under application, but was advised that this was not a matter for the Public Hearing.

Mr. E. Newmeyers, appeared on behalf of Block Bros. Realty Ltd., the applicants, and spoke against the proposed rezoning and stated that his client did not wish the subject properties rezoned to the RM1 category recommended by the Planning Director, indicating that the original application had called for the RM2 zoning. He submitted that it would be economically prohibitive for his client to develop the properties under the lower category.

He requested that the status of Lot 11, which enjoyed the RM2 zoning desired by his client, be left unchanged. He also submitted a letter in support of his views.

- (6) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MULTIPLE FAMILY RESIDENTIAL DISTRICT
THREE (RM3)

(a) Reference RZ #30/68

Lot 11 and 12, Block 8, D.L. 151,
Plan 2155

(5842-5858 Olive Avenue - Located on the East side of Olive Avenue from a point 169 feet South of Kingsway Southward a distance of 128 feet)

No one appeared in connection with this rezoning proposal.

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(b) Reference RZ #42/68

- (i) Lot 4, S.D. 18, Blocks 1 & 3,
D.L. 95N, Plan 1880
- (ii) Lot 5, S.D. 18, Blocks 1 & 3,
D.L. 95, Plan 1880
- (iii) Lot 6, S.D. 17, Blocks 1 & 3,
D.L. 95, Plan 1414

(7026-7058 Arcola Street - Located on the South side of Arcola Street from a point 132 feet West of Salisbury Avenue, Westward a distance of 198 feet)

No one appeared in connection with this rezoning proposal.

His Worship, The Mayor, left the Hearing.

The Acting Mayor, Alderman Blair, assumed the Chair.

(c) Reference RZ #37/68

- (i) Lots 18 and 20, Block 9, D.L. 116N $\frac{1}{2}$,
Plan 1236
- (ii) Lot 19, Block 9, D.L's 116/186,
Plan 1236

(480 Boundary Road and 3711-3713 Pender Street - Located at the North-East corner of Boundary Road and Pender Street)

Mr. F. Gianchiqlia, owner of one of the subject properties, submitted a letter expressing his opposition to the rezoning proposal.

(d) Reference RZ #66/68

Lots 14, 15, 16, 17E $\frac{1}{2}$, 17W $\frac{1}{2}$, Block 9,
D.L. 116N $\frac{1}{2}$, Plan 1236

(3723-3763 Pender Street - Located on the North side of Pender Street from a point 150 feet East of Boundary Road Eastward a distance of 200 feet)

No one appeared in connection with this rezoning proposal.

(e) Reference RZ #56/68

- (i) Pcl. "C", S.D. 11, Block 37,
D.L's 151/3, Plan 2069
- (ii) Lot 11 SE $\frac{1}{4}$, Block 37, D.L's 151/3,
Plan 2069
- (iii) Pcl. "B" Ref. Pl. 3561, S.D. 11,
Block 37, D.L. 151, Plan 2069

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(iv) Lot 11 S $\frac{1}{4}$, Block 37, D.L.'s 151/3,
Plan 2069

(v) Lots 12E $\frac{1}{2}$, 12W $\frac{1}{2}$, 13E $\frac{1}{2}$, and 13W $\frac{1}{2}$,
Block 37, D.L.'s 151/3, Plan 2069

(6369-6407 Cassie Avenue and 6370-6408
Willingdon Avenue - Located between Cassie
Avenue and Willingdon Avenue from a point
330 feet North of Maywood Street, Northward
a distance of 198 feet)

Mack Realty Co. Ltd., the applicants, submitted a letter
indicating their acceptance of the prerequisites to
rezoning established by Council.

(f) Reference RZ #55/68

Lots 14W $\frac{1}{2}$, 14E $\frac{1}{2}$, 15W $\frac{1}{2}$, 15E $\frac{1}{2}$, 16W $\frac{1}{2}$ and
16E $\frac{1}{2}$, Block 37, D.L.'s 151/3, Plan 2069

(6426-6458 Willingdon Avenue and 6425-6457
Cassie Avenue - Located between Willingdon
Avenue and Cassie Avenue from a point 132
feet North of Maywood Street, Northward a
distance of 198 feet)

Mack Realty Co. Ltd., the applicants, submitted a letter
indicating their acceptance of the prerequisites to
rezoning established by Council.

Mr. J. W. Schofield, 4209 Maywood Avenue, an abutting
owner, was assured that the prerequisites specified would
require to be fully satisfied before final approval was
given to the rezoning proposed.

(7) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
SERVICE COMMERCIAL DISTRICT (C4)

Reference RZ #43/68

Portion of Lot "A", except Parcel 1,
Explanatory Plan 8955, S.D. 1, Block "C",
D.L. 94, Plan 5956

(5253 Kingsway - Located on the North side
of Kingsway from a point 160 feet East of
Royal Oak Avenue, Eastward a distance of
93.5 feet, to a depth of 348 feet, thence
Westward, and having a frontage on Royal
Oak Avenue of 130 feet approximately midway
between Kingsway and Irving Street)

No one appeared in connection with this rezoning proposal.

(8) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
GASOLINE SERVICE STATION DISTRICT (C6)

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Reference RZ #64/68

(a) Lots 1 and 2, Block 3, D.L. 91, Plan 2297

(b) Lots 19 and 20, Block 2, D.L. 91, Plan 534

(6785 and 6745 Canada Way - Located on the Southerly side of Canada Way between Formby Street and Ulster Street)

Traders Estates Ltd., the applicants, submitted a letter in support of the proposed rezoning. It was indicated that the change would bring the present use into conformity with the Zoning By-Law and allow for the renovation and remodeling of the improvements.

Mr. B. Pinkus, 7681 Formby Street, an abutting-owner, spoke in opposition to the proposal and concurred with the recommendation of the Planning Director's report to the application, that it not be favourably considered.

(9) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
PARKING DISTRICT (P8)

Reference RZ #47/68

Lots 20 and 21, Block 9, D.L. 122, Plan 1308

(Vacant - Located at the North-West corner of Pender Street and Alpha Avenue)

Mr. W. N. McCabe, wrote and expressed his support for the proposed rezoning.

(10) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
COMPREHENSIVE DEVELOPMENT DISTRICT (CD)

(a) Reference RZ #67/68

Lots 7, 8 and 9, Block 33, D.L. 97,
Plan 1312 AND Lots 1 to 6 inclusive,
Block 32, D.L. 97, Plan 1312

(Vacant - Located on the South side of Irmin Street from a point approximately 210 feet West of Buller Avenue Westward a distance of 594 feet)

Mr. E. Cafferky, 6408 Neville Street, appeared on behalf of the Action Line Housing Committee, and expressed support to the proposed rezoning. He indicated that the Committee intended to develop low-cost housing on the subject property and in describing the housing he displayed plans and sketches of the proposed project. It was indicated that 21 three-bedroom units would be provided.

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Mr. A. J. Widdows, 5676 Irmin Street, an abutting-owner, advised that he was not opposed to the proposal providing the scheme was developed as indicated. On wishing to know what safeguards there were to ensure no retrograde changes occurred, he was advised that protection was provided in the By-Law.

Mr. K. Johnston, 5029 Rumble Street, expressed concern to the noise level which the proposed development would be subjected to, emanating from the industrial operation nearby and the heavy traffic servicing it. To a question respecting schooling, Mr. Johnston was advised that the existing facilities were adequate to absorb the additional children that would live in the accommodation provided.

(b) Reference RZ #69/68

- (i) Lot 53, D.L. 53, Plan 32413
- (ii) Portion of Parcel "A", Explanatory
Plan 9439, Block 25, D.L. 53,
Plan 3037

(Vacant - Located on the Northerly side of
14th Avenue between 15th Street and 18th
Street)

Mr. D. Atkinson, 7124 Stride Avenue, spoke and stated that he was appearing on behalf of seven of the abutting property owners, and expressed concern to the public housing proposed for the subject properties. He indicated that he had discussed the project with three people who were directly concerned with the field of public housing and they had expressed opposition to the type and form of accommodation envisaged, and were against its development. He also stated that he had been advised that a varied type of housing was favoured.

Mr. Atkinson then expressed concern respecting the development of playground and school facilities for the additional children that would be injected into the area from the proposed project. He also raised questions respecting the zoning category proposed and wished to know who would control the housing itself. He further stated that plans of development should be made available as were displayed when the previous application was dealt with.

The Planning Director, in reply, advised that the plans were to be prepared by Central Mortgage and Housing Corporation on behalf of the Senior Governments, and the Comprehensive Development Districts (CD) category had been selected for the site to allow for a greater degree

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of flexibility in overall design and layout of the project. It was also advised that the project when completed would fall under the control of the B. C. Housing Management Commission.

Mr. Atkinson was assured that the By-Law for the rezoning would not be passed until such time as plans which were satisfactory to Council had been received. The Municipal Clerk was directed to notify Mr. Atkinson when the By-Law and plans were to come before Council in order that he, and other interested parties, may be present.

Mr. H. D. Bentley, 7204 Stride Avenue, then spoke and expressed opposition to the proposal on the grounds that it was premature and lacked presentation, and should be deferred at this time. He also submitted that a project of the kind proposed should include a swimming pool for its tenants.

Mr. J. D. Bland, 7270 Stride Avenue, raised a question pertaining to property taxes and was advised that the development of the public housing would not influence any increase on the assessed value of his property.

Mr. J. M. McDonell, 7266 Stride Avenue, stated he was opposed to the proposal and expressed his concern to the hazard to the tenants of the proposed housing arising from the heavy traffic that will use 14th Street.

Mr. T. Nielsen, 7144 Stride Avenue, also expressed opposition to the rezoning.

Mr. V. A. Tupper, 7252 Stride Avenue, spoke and submitted that more information should be provided respecting the development, and that presently he was against the proposed rezoning.

Mr. F. Shaw, 7106 Stride Avenue, requested that he be advised when the matter is next considered by Council.

(11) FROM RESIDENTIAL DISTRICT FIVE (R5) TO
MANUFACTURING DISTRICT (M1)

Reference RZ #61/68

Portion of Lot "N", D.L's 69/70, Plan 24628

(Located between the Gilmore Avenue Diversion and Sumner Avenue from a point approximately 125 feet North of Canada Way Northward a distance of 146 feet)

Freeway Developments Ltd., the owner-applicants, submitted a letter in support of the rezoning proposal.

Mrs. T. F. Yourcheck, 121 Hundy Street, Coquitlam, an abutting-owner, spoke against the rezoning proposal but stated that she would not object to the rezoning and development of the whole parcel together with the lots fronting on Canada Way. She stated that the applicant had not made any offer for her property as was indicated in their letter.

Mr. H. B. McDonald, 4249 Canada Way, also spoke in opposition to the application for the same reasons as the previous speaker.

Mr. G. J. Martens, Box 312, Yarrow, B. C., advised that as an abutting-owner he also was against the piecemeal development proposed, but would favour an overall proposal.

(12) (a) FROM RESIDENTIAL DISTRICT FIVE (R5) TO PARKING DISTRICT (P8)

(b) FROM SERVICE COMMERCIAL DISTRICT (C4) TO COMMUNITY COMMERCIAL DISTRICT (C2)

Reference RZ #33/68

(a) Lot 8, Block 6, D.L. 29, Plan 3035
(From R5 to P8)

(b) Lots 9, 10 and 11 Ex. E16½', Block 6,
D.L. 29, Plan 3035 (From C4 to C2)

(Vacant - Located on the South-West corner of Twelfth Avenue and Kingsway)

Lort & Lort Architect, the applicants, submitted a letter opposing the rezoning as brought forward to the Public Hearing and requested that Council reconsider their decision in the matter and accept the application in its original form.

The Architects in their letter, indicated that the rezoning of Lot 3 to the Parking District (P8) category was not acceptable to their clients and the form of development proposed for the site required that it all be zoned to the Community Commercial District (C2) category.

Mr. Freeman, Solicitor, appeared on behalf of the applicant in support of their submission, but was advised that he would best represent the interests of his client if he appeared before Council when the application was considered in the form of a By-Law. He was advised to write to the Municipal Clerk in this respect.

(13) FROM SMALL HOLDINGS DISTRICT (A2) TO RESIDENTIAL DISTRICT TWO (R2)

Reference RZ #68/68

- (i) Lots 1 and 2, D.L. 138, Plan 1256
- (ii) Lots 124 and 125, D.L. 138, Plan 26699
- (iii) Lot 122 E.60', and Lot 123, D.L. 138, Plan 26699
- (iv) Lots 4, 5 and 6, D.L. 138, Plan 1256
- (v) Block 7, D.L. 138, Plan 1256
- (vi) Lots "E", "F", and "G", D.L. 138, Plan 12221
- (vii) Lot "H" Ex. Explanatory Plan 20069, D.L. 138, Plan 12221
- (viii) Lot "D", D.L. 138, Plan 12221
- (ix) Lots 28E½, 28W½, 29E½, and 29W½, D.L. 138, Plan 1256
- (x) Lot "C", D.L. 138, Plan 12221
- (xi) Lot 33, D.L. 138, Plan 1256
- (xii) Lot "I" Ex. Plan 25861, D.L. 138, Plan 1221
- (xiii) Lot 121, D.L. 138, Plan 25861
- (xiv) Lots "A" and "B", D.L. 138, Plan 23000
- (xv) Lot "J", D.L. 138, Plan 12221
- (xvi) Block "K", D.L. 138, Plan 12221
- (xvii) Lots "L" and "M", D.L. 138, Plan 12221
- (xviii) Lot "N" Ex. Explanatory Plan 26234, D.L. 138, Plan 12221
- (xix) Lot "N" Pcl. 1 Explanatory Plan 26234, D.L. 138, Plan 12221
- (xx) Lots "O", "P", "Q" and "R", D.L. 138, Plan 12221
- (xxi) Lots 42E½ and 42W½, D.L. 138, Plan 1256

(Being 37 acres, more or less, South of Curtis Street and East of Phillips Avenue, rectangular in shape and extending from Phillips Avenue to a point approximately 280 feet East of Belmont Avenue and from Curtis Street South to a point midway between Aubrey Street and Kitchener Street)

Mr. E. G. Youngberg, 6661 Dunnedin Street, on being advised that there was no immediate plan to extend the water services to all lots embraced by the proposed rezoning, submitted that the proposal was premature. He was also advised that subdivision in that area would not be initiated by Council.

Mr. T. H. J. Rorke, of Chivers Realty, then spoke and advised that he represented several owners affected by the rezoning who, in principal, offered no objection to the proposed change. To a question respecting the Southern limits of the subject area, he was advised that it conformed to the Southern boundary of the sewer area. With respect to lots of a size which would not allow subdivision to parcels of the required frontage, he was advised that these owners would not be victimized, however, where possible consolidation would be encouraged to allow for the creation of conforming lots.

Mr. W. A. Ferguson, 7540 Aubrey Street, also expressed concern respecting lot sizes and the Planner further explained the policy of Council in this respect. Mr. Ferguson indicated that his property having a frontage of 118 feet would on subdivision, produce two 59' lots which was less than the 60' required by the Zoning By-Law.

Mr. D. C. Edwards, 7531 Aubrey Street, was advised that the changes and subdivisions which are already in existence in the subject area had taken place prior to the introduction of the present Zoning By-Law.

Mr. T. A. Klopp, 6784 Hycrest Drive, expressed the opinion that there was no point in rezoning the area until such time as water services were available to all properties.

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

- (a) RESIDENTIAL DISTRICT ONE (R1) -- AND
- (b) MULTIPLE FAMILY RESIDENTIAL DISTRICT ONE (RMI)

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)

The Municipal Clerk advised that the question of land use for the subject properties was receiving the further attention of Council and that a letter from the applicant, Burrard Brokerage in this respect, had on July 8th been tabled to the Council meeting of July 22nd, when the matter would again be considered.

The following persons, however, spoke and offered no objection to the proposed rezoning:

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Mr. E. M. Kneale, 6726 Broadway

Mr. K. Haddon, 6816 Broadway.

(15) FROM COMMUNITY COMMERCIAL DISTRICT (C2)
TO MULTIPLE FAMILY RESIDENTIAL DISTRICT
TWO (RM2)

Reference RZ #59/68

(a) Lot 11, S.D. 1, Blocks 1 and 2,
D.L. 207, Plan 4032

(b) Parcel "A", Reference Plan 11756 of
Parcel 1 of Lot "A", Plan 4141 and
of Lot "D", Plan 5923, Block 1,
D.L. 207

(7021-7031 Hastings Street - Located on
the North side of Hastings Street from
a point 195 feet East of Inlet Drive
Eastward a distance of approximately 150
feet)

Mr. D. D. McRae, on behalf of Standard Oil Company, who
were developing property West of that under application,
spoke and expressed opposition to the rezoning and
submitted that Lot 11 should remain in the Community
Commercial District (C2) category. He indicated that
Lot 11 was necessary for the development proposed by
the Company and stated that arrangements were underway
to acquire the property.

Mr. R. F. Wilson, 1850 Thirtieth Avenue, West Vancouver,
the owner of Lot 11, supported the remarks of the previous
speaker and requested that the zoning category of his
property remain unchanged.

(16) FROM GENERAL COMMERCIAL DISTRICT (C3) TO
MANUFACTURING DISTRICT (M1)

Reference RZ #73/68

Lot 60 Ex. Explanatory Plan 31337, D.L. 153,
Plan 26311

(4620 Kingsway - Located on the South-East
corner of Silver Avenue)

Union Oil Company Limited, submitted a letter in opposition
to the proposal, and as their Counsel was out of town,
wished the Hearing postponed until the second week of
August to allow them time to properly present their
arguments.

The Municipal Clerk also read to the Hearing a further
letter submitted by the Union Oil Company Limited, dated
July 8th, which indicated that application for the necessary
building permit to develop the subject property was being
made that day.

Mr. G. C. Alexander, District Sales Manager for the Union Oil Company, also appeared and spoke in support of the postponement requested.

B. TEXT AMENDMENTS

(1) Reference RZ #71/68

UNDERGROUND PARKING BONDS

It is proposed to amend the underground parking bonus clauses of the Zoning By-Law by adding the phrase: "but in no case shall this amount exceed", followed by the insertion of the appropriate ratio.

The affected Zoning District sections of the By-Law and their corresponding maximum bonus ratios for underground parking are as follows:

- RM1 -- Section 201.5 -- 0.15
- RM2 -- Section 202.5 -- 0.20
- RM3 -- Section 203.5 -- 0.20
- RM5 -- Section 205.7(2) 0.40
- C3 -- Section 303.5 1.00
- P2 -- Section 502.6 -- 0.50

No one appeared in connection with this rezoning proposal.

(2) Reference #74/66

LOT SIZES IN TWO FAMILY ZONES

It is proposed to revise Clause (1) (Existing Lots) of Section 6.11 (Lot area and width) to read as follows:

"(1) Existing Lots:

- (a) The lot area and lot width requirements of this By-Law shall not apply to any lot in an A, R, C1, C2, C3, C4, M or P5 District which has an area or width less than that required by this By-Law, if such lot was described on the official records on file in the Land Registry Office on or before June 7th, 1965.
- (b) Where a lot in an R5 District with an area of not less than 5400 square feet and a width of not less than 45 feet was occupied by a single family

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dwelling on or before June 7th,
1965, such dwelling may be
converted for two-family use,
subject to the provisions of
Section 6.5 and 6.9 of this
By-Law."

No one appeared in connection with this rezoning proposal.
The Hearing adjourned at 10:20 p.m.

Confirmed:

Certified Correct:


M A Y O R


MUNICIPAL CLERK

GM/mb