

Monday, January 23rd, 1956.

A Public Hearing was held into the proposed amendment to the "Burnaby Town Planning By-law 1948" resulting from the following applications to rezone:

- (a) All that area on the east and west sides of Smith Avenue to a depth of 120 feet between Forest Street and Pine Street, from Commercial to Residential-Two Family zone.
- (b) Lots "A" and "B" P.S.). 29, S.).5, Blocks 1 and 2, J.L.207 (situated on southwest corner of Hastings Street and Juthie Avenue). from Residential to Gasoline Service station.

The applications were dealt with singularly and the Reeve called for representations to be submitted with regard to application (a):

Mr. Grieve of Grieve-Kravitz Real Estate spoke in favour of retaining present zoning drawing attention to the equal effect which resulted from the retention or zoning change, depending on the present and future use of the site.

Mr. Kravitz spoke favouring the retention of the zoning and submitted a Petition containing 13 signatures together with other letters opposing the rezoning from commercial to residential. It was pointed out that some of the properties involved were already used for commercial purposes.

Mr. Sharp, representing the Petitioners, spoke in favour of the rezoning to residential and pointed out that the original application from the property owners ^{was} for rezoning of the two lots on the north east and north-west corners of Smith Avenue and Forest Street only and that the property owners had not requested the general rezoning of the area.

The Reeve then called for representations to be made with regard to application (b):

Mr. Yurick spoke opposing the rezoning of this property for gasoline service station purposes contending that the development of a service station on this property would create a precedent effect on the value of residences surrounding the site. It was pointed out that three service stations presently existed within one or two blocks of the subject site.

Mr. Ellis spoke advising that opinions had been obtained from the immediate property owners which indicated a favourable consensus of opinion. It was suggested by Mr. Ellis that a modern service station was not detrimental to the value of homes. It was also suggested that East Hastings Street was destined to become an important artery from the Juthie Avenue area and as such service station facilities would provide the necessary service. It was also contended by Mr. Ellis that the present stations were not adequately servicing the area.

Mr. Manifold, one of the adjoining property owners spoke in favour of the proposed development.

The meeting then adjourned.

Confirmed:

Chas. MacLorby
Reeve

William B. Brown
Clerk.