

JUNE 30, 1958

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, June 30, 1958 at 7:00 p.m.

PRESENT: Reeve Emmott in the Chair; Councillors Brown, Jamieson, Mather, McLean, Seifner and Wilson

The following applications for rezoning were considered:

1. From Residential-Two Family to Residential Multiple Family Zone Type I.

Lot 17, Block 3, D.L. 68, Plan 980  
(Situated on the north side of Linwood Street  
approximately 20 feet east of Smith Avenue)

No one appeared in opposition to this application.

2. From Residential Two-Family to Residential Multiple Family Zone Type II.

(a) Lots 1 to 12 inclusive, Block G, D.L. 127 W 3/4,  
Plan 1254, save and except the north 40 feet thereof,  
(Situated on the south side of Hastings Street between  
Delta Avenue and Springer Avenue.)

Mr. John G. Moore 5170 East Hastings Street submitted a note advising that he concurred with the proposal to rezone the subject lots.  
Mr. D. Urquhart also submitted a note advising that he too favoured the proposal.  
Mr. F. A. Buckley submitted a letter in connection with the proposed rezoning of these lots suggesting that it be rezoned to Multiple Family Type I rather than Type II for the following reasons:

- (1) Adequate secondary access is provided to these lots.
- (2) Sewer service is available.
- (3) An adequate setback has been provided for the widening of Hastings Street.
- (4) Proximity of commercial development.
- (5) Topography of the land lends itself to Type I development.
- (6) Additional cost incurred by virtue of the necessity of installing retaining walls could be offset by a denser type of apartment development.
- (7) Trend to larger suite units.
- (8) The site is more adaptable for smaller individual apartments and families.
- (9) Type II classification could possibly delay development.
- (10) Type I development would result in greater taxation benefits to the Municipality.

Moved by Councillor McLean, Seconded by Councillor Jamieson: "That the above three pieces of correspondence be received."

CARRIED UNANIMOUSLY.

(b) Lots 12 - 16 inclusive, Block 18, D.L. 29,  
Plan 16141  
(Situated on the north side of 13th Avenue,  
approximately 140 feet east of Kingsway)

No one appeared in opposition to the proposed rezoning of this property.

3. From Commercial to Residential Two-Family.

The north 115 feet of Lot 4 and all of Lot 5, Block 2  
D.L. 206, Plan 1071.  
(Situated on the north-east corner of Kensington Avenue  
and Curtis Street)

4. From Commercial to Local Commercial.

Lot 4, save and except the north 115 feet, Block 2,  
D.L. 206, Plan 1071.  
(Situated on the north side of Curtis Street,  
approximately 250 feet east of Kensington Avenue).

Mr. E. J. Thorpe, 6554 Curtis Street appeared and made certain inquiries as to the reason for the proposed rezoning and suggested that a portion of Lot 5 be rezoned to local commercial rather than the portion of Lot 4 as proposed.

5. Clause (b) of Section 10, of By-Law No. 1991 is amended by adding the following:

"Notwithstanding anything herein contained, gasoline service stations and gasoline service garages shall not be permitted in a commercial zone".

Letters were received from:

Buell, Ellis, Sargent & Russell, Barristers & Solicitors representing Imperial Oil Limited  
Campney, Owen & Murphy, Barristers & Solicitors representing The British American Oil Company Limited  
McColl-Frontenac Oil Company Limited  
Home Oil Distributors Limited  
Shell Oil Company of Canada, Limited  
Standard Oil Company of British Columbia Limited

expressing opposition to the proposed rezoning and requesting a postponement of the Public Hearing.

Moved by Councillor Brown, Seconded by Councillor Wilson: "That further consideration of the above amendment be postponed until July 28, 1958".

CARRIED UNANIMOUSLY.

The Hearing then adjourned.

Confirmed:

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REEVE

*Colin A. B. Brown*  
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CLERK