

SEPTEMBER 8, 1958

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway on Monday, September 8, 1958 at 7:00 p.m. to consider amendments to "Burnaby Town Planning By-Law 1948" involving rezoning of the following lands.

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

(1) FROM RESIDENTIAL SINGLE FAMILY TO AUTO COURT.

Lots 17, 18 and 19, Sketch 12407, Blocks 1/4 and 6, D.L. 125, Plan 3520 AND Lot "C" Reference Plan 15235, S.D. "B" and 20, Blocks 4/5, D.L. 125, Plans 3347 and 3520.

(That area bounded by Broadway, Holdom Avenue, Lougheed Highway and Springer Avenue, save and except that parcel known and described as Lot 19 except Sketch 12407, Blocks 1/4 and 6, D.L. 125, Plan 3520)

Mr. Warner appeared on behalf of the applicant for rezoning of a portion of the tract under consideration from Residential Two Family to Commercial and advised that his client had not had the opportunity to consider this latest proposal and discuss it with Council. Mr. Warner stated that his client was opposed to the proposed rezoning of the property to Auto Court use and requested that the matter be deferred to allow his client, Mr. P. Allinger, the opportunity of discussing in more detail the submission made by him in his letter of application.

Mr. Archie F. Proctor appeared on behalf of the owners on the South side of Lougheed Highway across from the subject property advising that his client (one of these property owners) had been endeavouring to have his property rezoned for Auto Court use for some time. Mr. Proctor added that thus far he had not been successful and suggested this latest rezoning proposal be postponed for one month in order to allow Council the opportunity of considering the rezoning of his client's land in conjunction with the property under consideration at this time. Mr. Proctor stated that otherwise his client had no objection to the proposed rezoning of the subject property.

Mr. McClure appeared and advised that he concurred with the rezoning proposal.

Mr. N. Schmidt appeared on behalf of the property owners on the North side of Broadway objecting to the proposed rezoning on the grounds that the residents bought their respective properties on the supposition it would remain a Single Family area. Mr. Schmidt stated that rezoning of the land in question in the manner contemplated would destroy the residential amenities and thus depreciate the value of the residentially used land.

Moved by Councillor Cafferky, Seconded by Councillor Wilson: "That this item be withdrawn from the Town Planning Amendment By-Law and the Hearing on this rezoning proposal adjourned for four weeks."

CARRIED UNANIMOUSLY

(2) FROM RESIDENTIAL TWO FAMILY TO RESIDENTIAL MULTIPLE FAMILY TYPE III.

Block 24 except Plan 8499 and except Sketch 9924, D.L. 29, Plan 3035.

(Situated on the North side of 14th Avenue, approximately 214 feet West of Mary Avenue, and extending a distance of approximately 388 feet to the junction of 15th Avenue and Humphries Avenue)

Mr. H. Swift, an abutting owner, appeared and advised that he was not particularly opposed to the rezoning of this property provided some thought was given to the provision of proper roads leading to the development.

(3) FROM COMMERCIAL TO RESIDENTIAL TWO-FAMILY.

Lots 11 and 12, Blocks 27/28, D.L. 98, Plan 3294 AND Block 29, Sketches 52220 C and 40260 F except Sketch 12170, D.L. 98, Plan 573.

(Lots 11 and 12 aforesaid are situated on the South-east corner of Irmin Street and Royal Oak Avenue. The portion of Block 29 aforesaid is situated on the West side of Royal Oak Avenue approximately 90 feet North of Rumble Street)

Mrs. Froehlich, owner of Lot 11, appeared and registered her objection to the proposed rezoning advising that she has owned this lot for a number of years and knew it to be Commercially zoned. She contended that to rezone it to Residential Two Family would reduce the value of the lot and added that it is her intention to re-establish a business on this property within the near future. Mrs. Froehlich also expressed her concern as to the drainage situation affecting her lot which would be aggravated by further development in this area.

Mr. J. Jambor, owner of Lot 12 and applicant for the rezoning of his lot only, appeared and contended that the present zoning was inappropriate since the lot is not suitably located for Commercial development.

Mrs. Waldner, owner of the portion of Lot 29 in question, appeared and expressed her opposition to the proposed rezoning.

Moved by Councillor Cafferky, Seconded by Councillor Jamieson: "That lot 11 be deleted from the By-Law."


CARRIED UNANIMOUSLY.

Moved by Councillor Brown, Seconded by Councillor Cafferky: "That the Public Hearing be adjourned on the proposed rezoning of that property listed under item (1) above until October 6th."

CARRIED UNANIMOUSLY.

The Hearing then adjourned.

Confirmed:



REEVE



CLERK