

PUBLIC HEARINGNOVEMBER 26, 1959

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway on Thursday, November 26, 1959 at 7:30 p.m.

PRESENT: Reeve Emmott in the Chair; Councillors Edwards, Jamieson, MacSorley, Mather, Prittie and Seifner

The Public Hearing was held for the purpose of hearing representations from all persons who deemed themselves affected by:

- (1) The creation of two additional industrial zone categories to be known as
  - (a) Manufacturing I
  - (b) General Industrial
- (2) The rezoning of
  - (a) Heavy Industrial to Manufacturing I
    - (i) Lot "E" except East 197.43 feet and except North 60 feet, Block 2, D.L. 59 and Blocks 2 and 3, D.L. 78, Plan 16349.  
(Situated on the South side of Lougheed Highway, commencing at a point approximately 417 feet West of Bainbridge Avenue and extending westwardly on the said Highway a distance of approximately 273 feet)
    - (ii) All that area bounded on the North by Greenwood Street; on the East by the East property line of Lot 6, Block 6, D.L.'s 44 and 78 and parts of D.L.'s 131 and 136, Plan 11087; and on the South-west by the Vancouver, Victoria and Eastern Railway (Great Northern Railway).
    - (iii) All that area on the West side of Phillips Avenue to a depth of approximately 209 feet extending from Government Street South to the South property line of Lot "A" 5208.7 feet of No 33.7 feet, Block 16, D.L.'s 44 and 78 and parts of D.L.'s 131 and 136, Plan 3232.
    - (iv) All that area bounded on the North by the North property lines of Lots 19 and 26  $\frac{1}{2}$ , Blocks 1/3, D.L. 43, Plan 3227, and Winston Street; on the South-east by the Vancouver, Victoria and Eastern Railway (Great Northern Railway) to Piper Avenue; on the East by Piper Avenue between the aforementioned Railway and the South property line of Block "A", Explanatory Plan 7085, D.L. 42, Plan 3055; on the South by the South property lines of the aforesaid Block "A", Block 5, D.L. 42, Plan 3055, Lot 2, Block 7, D.L. 42, Plan 6559, Lots 25 and 20, Blocks 1/3, D.L. 43, Plan 3227; on the West by Phillips Avenue.
  - (b) Light Industrial to Manufacturing I
    - (i) Block 14 except part on By-law 32393, D.L.'s 44 and 78 and parts of D.L.'s 131 and 136, Plan 901.  
(Situated at the North-east corner of Bainbridge Avenue and Government Street and comprising an area of approximately 10.5 acres)
    - (ii) The East 197.43 feet of Lot "E" save and except the North 60 feet, Block 2, D.L. 59 and Blocks 2 and 3, D.L. 78, Plan 16349  
(Situated on the South side of Lougheed Highway approximately 219 feet west of Bainbridge Avenue with a frontage extending westwardly on the said Highway of 197.43 feet).
  - (c) Heavy Industrial to General Industrial
    - (i) All that area bounded on the North by a line 60 feet South of and parallel to the Lougheed Highway; on the East by the West property line of Lot "E", Block 2, D.L. 59 and Blocks 2 and 3, D.L. 78, Plan 16349; on the South by Greenwood Street; and on the South-west and West by the Vancouver, Victoria and Eastern Railway (Great Northern Railway) and Sperling Avenue, respectively.
    - (ii) All that area bounded on the North by a line 340 feet South of and parallel to the North property line of Block 8, D.L.'s 44 and 78 and parts of D.L.'s 131 and 136, Plan 3049; on the East by Bainbridge Avenue; and on the South-west and West by the Vancouver, Victoria and Eastern Railway (Great Northern Railway) and the West property line of the aforementioned Block 8, respectively.

(c) Heavy Industrial to General Industrial (continued)

- (iii) All that area bounded on the North by Government Street; on the East by a line approximately 209 feet west of and parallel to Phillips Avenue between Government Street and the South property line of Lot "A" 5206.7 feet of the N833.7 feet, Block 10, D.L.'s 44 and 70 and parts of D.L.'s 131 and 136, Plan 3232, and Phillips Avenue; and on the South-west by the Vancouver, Victoria and Eastern Railway (Great Northern Railway).
- (iv) All that area bounded on the North by the North property lines of Lots 21 and 24 141.9 feet, Blocks 1/3, D.L. 43, Plan 3227, and Blocks 7, Sketch 12745 and 6 except Explanatory Plan 7005, both of D.L. 42, Plan 3055; on the East by Piper Avenue; on the South by the Vancouver, Victoria and Eastern Railway (Great Northern Railway); and on the West by Phillips Avenue.
- (v) Block "D", D.L.'s 10 and 40, Plan 12074.  
(That tract situated at the south-west corner of Cariboo Street and Vancouver, Victoria and Eastern Railway (Great Northern Railway) comprising an area of approximately 30 acres)
- (vi) All that area bounded on the North by a line approximately 276 feet South of and parallel to Rochester Street; on the East by a line 150 feet East of and parallel to North Road; on the South by the South property line of Lot 6, Block 23, D.L. 1, Plan 4231; on the South-west by the North-easterly limit of Block 22, D.L. 1, Plan 4231.

(d) Commercial to General Industrial

All that area on the West side of North Road to a depth of 150 feet between the North property line of Lot 4, Block 23, D.L. 1, Plan 4231 and the South property line of Lot "A", Sketch 10916, Block 23, D.L. 1, Plan 3043.

(e) Heavy Industrial to Residential Single Family

The North 340 feet of Block 8, D.L.'s 44 and 70 and parts of D.L.'s 131 and 136, Plan 3043.  
(Situated on the West side of Bainbridge Avenue, commencing at a point approximately 113 feet South of Hillview Street and extending South a distance of 340 feet to the full width of said block 8).

Moved by Councillor Edwards, Seconded by Councillor MacSorley: "That the Public Hearing be adjourned until after a review of the proposals is made by the Director of Planning."

CARRIED UNANIMOUSLY

The Planning Director then spoke and explained the proposals in the same detail as covered at the meeting held on November 23rd and also in reports made to Council.

The Public Hearing reconvened at 7:45 p.m.

The following persons made representations:

- (1) Mr. Drew, 3065 Keswick Avenue -- questioned the location of the proposed B.C. Electric Railway right-of-way on the map presented by the Planning Department contending that if this location was correct, and the rezoning proposed for the future implemented, it would result in his property being zoned for two different purposes.
- (2) Mr. Locke appeared on behalf of Lenkurt Electric Limited and pointed out that the manufacturer of electronic equipment entails the use of punch presses and therefore, under Clause 43 of the Manufacturing I "uses" section, the Company would be precluded from continuing its operations in conformity with the By-law. Mr. Locke mentioned that the Company plans to expand its operations in the future and that it therefore would not be allowed to do so if the aforementioned clause remained in the By-law. He requested that the site of Lenkurt Electric Limited remain zoned as Heavy Industrial.
- (3) Mr. Hanson appeared on behalf of Northern Asbestos Limited and objected to the proposed rezoning of the North part of the property owned by the Company to Residential Single Family use. He mentioned that at the present time the Company occupies only one-third of the total site but that it plans to expand its operations in the future. Mr. Hanson submitted further that such rezoning would result in a devaluation of the property in question and contended that it was not desirable for residential use because of its close proximity to industrial property. He advised that the Company felt it would sustain a loss of some \$45,000.00 if the property was rezoned from its present Heavy Industrial category to Residential Single Family. He also suggested that the total site is ideally suited for industrial use and that the establishment of the future road (as shown in the plan) would act as a deterrent for future potential industrial settlers.

- (4) Mr. Murdock, 7016 Hillview Street, advised that he favoured the rezoning of the Northern part of the Northern Asbestos site for Residential use since it would effectively separate the residential area to the north from the industrial zone to the south.
- (5) Mr. Chutter, spoke and advised that he felt the proposal was academically perfect but, at the same time, impractical for such a small area. In this connection, he submitted that industrial firms of any magnitude require a substantial plot of ground on which to locate their operations and that since the area presently being considered for general industrial use is of insufficient size to meet this requirement, it would be more prudent to rezone all of the Heavy Industrial land to general industrial. He added that he felt the proposed road separating the General Industrial from the Manufacturing I zones was unnecessary, particularly if the total Heavy Industrial area was to be rezoned to General Industrial. Mr. Chutter also requested that the "exceptions" under Clause 22 of the "Uses" section of the General Industrial Zone be deleted or this entire clause revised so as to make it less restrictive.
- (6) Mr. McLaren of Greenwood Street spoke on behalf of the owners in Block 6, D.L.'s 44 and 78 and parts of 131 and 136 and requested that their properties remain Heavy Industrial.
- (7) Mr. Avery spoke on behalf of Scott-Foster Limited and advised that the principle product manufactured by his firm was oxygen and acetylene and that though the manufacture of these products did not entail too many difficulties the distribution of them did. He requested that the property of Scott-Foster Limited remain zoned as Heavy Industrial.
- (8) Mr. Johnson appeared on behalf of the "Smith" estate (Government Street and Brighton Avenue) and requested that this property remain zoned as Heavy Industrial.
- (9) Mr. Boal, 8118 Hunter Street requested that the residential amenities of the Government Road area be protected and that this aim be kept foremost in the minds of Council.
- (10) Mr. Conley, owner of a parcel in the vicinity of North Road and Lougheed Highway, appeared and registered an objection to the future east-west road for this area.
- (11) Mr. McDonald, 3026 Phillips Avenue, appeared and advised that the future road completely traverses his property with the result that segments would be created which would render it virtually unusable. He requested that this road be relocated 50 feet further south.
- (12) Mr. Symonds, 9945 Rochester Street, appeared and advised that he had been confused by the description of the lands being rezoned, as shown on the Public Hearing notice and asked that an explanation of this be provided. The Municipal Clerk advised of the difficulty encountered in preparing a description for this notice pointing out that the lands being rezoned covered such a wide area that exact description of it would have been too lengthy. He suggested that reference to the map which was distributed to all property owners within the area would clarify the situation in respect of which lands were to be immediately rezoned.
- (13) Mr. Thompson of Government Street requested that the property known as Loat Park remain as such instead of rezoning it to Manufacturing I. The Planning Director mentioned that this property is presently zoned Heavy Industrial and that it therefore seemed logical (and consistent) to rezone it along with the abutting lands.
- (14) Mr. Sinclair, 9306 Government Street, advised that he supported Mr. Boal's argument that the Government Road area should be protected from industrial "invasion". He added that none of the said area was suitable for industrial purposes and that it was not necessary to utilize the land flanking the Railway for industrial use.
- (15) Mr. McKinnon, 8867 Lougheed Highway, inquired as to the disposition of his application for rezoning. The Director of Planning mentioned that there were three applications on hand for property in this area and that these applications would be brought forward following a decision by Council as to the adoption of a community plan for the Government Road area.
- (16) Mr. Stoddart appeared on behalf of Pacific Steel Erectors Limited and commended the Planning Department for its preparation of the overall plan and advised that, except for the points raised by Mr. Chutter, he had no objection to the proposed rezoning.
- (17) Mrs. Ross, Keswick Avenue and Government Street, advised that most of the residents in the area had attended this evening because they were concerned with the future proposals as well as the immediate ones. The Reeve explained the procedures prescribed by the Municipal Act on rezonings emphasizing that before any rezoning can take place, a Public Hearing must first be held.

(1c) Mr. Neurheim of Lozells Avenue, expressed the opinion that he favoured the Manufacturing I Zone because it would act as a transitional area between the General Industrial Zone and the Residential Zone.

(19) Mr. McKinnon, 7017 Greenwood Street, advised that he supported the current rezoning proposals.

(20) Mr. McLaren advised that he was speaking on behalf of the property owners on the east side of Piper Avenue between Winston and the Great Northern tracks advising that those flanking the track had surrendered easements to the Greater Vancouver Sewerage and Drainage District on the understanding that they could use these easements for road purposes. Mr. McLaren objected to the road widening proposal for Winston Street. He requested that the letters which he had submitted to the Clerk that afternoon be read to Council. In this connection, letters from the following people were read:

- (1) E. L. McLaren, 7906 Winston Street.
- (2) R. Neale, 4122 Piper Avenue
- (3) M. and J. Matthews, 7942 Winston Street.
- (4) W. and H. Dachiuk (owner of Lot 1, Block 9, D.L. 40)
- (5) Mrs. F. Kuehne, 8042 Winston Street.
- (6) C. Moran (owner of Lot 3, Block 6, D.L.'s 44 and 78)
- (7) F. Markley (owner of Lot 4, Block 6, D.L.'s 44 and 78)
- (8) P. A. and O. Scuffi (owner of Lots 2 and 6, Block 6, D.L.'s 44 and 76)
- (9) H. Weber (owner of Lot 1, Block 6, D.L.'s 44 and 76)
- (10) J.D. Pipe, 7260 Government Street

All of the above persons advised that they opposed the rezoning of their properties from its present Heavy Industrial use on the grounds that it would result in decreasing the value of their properties. All also indicated they were opposed to the community plan as well.

Secretary, Lozells Community Association, wrote advising that though the community plan was acceptable to the members in the main, it was felt the area bordered by Winston Street, Piper Avenue, and the Great Northern Railway should remain zoned as Heavy Industrial.

Four further letters were received with regard to the community plan from:

- (1) S. and T. Smart
- (2) G.E. and A.R. Epp
- (3) G. and M. Blundell

All indicated their opposition to the proposed community plan and, specifically, to the new road proposal connecting Winston Street and Government Street at Phillips Avenue.

A further letter was submitted by H. and S.D. Collingwood, 3968 Phillips Avenue, objecting to the proposed rezoning of their property from Residential to Manufacturing I on the grounds it would tend to depreciate the value of their residence.

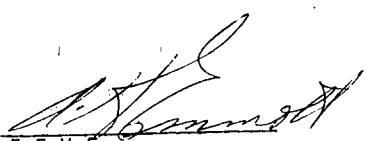
A further letter was submitted by Mr. McLaren on behalf of J. and I. Christian protesting the proposed community plan and requesting that his property remain zoned for Heavy Industrial use.

(21) Mr. Hanson again spoke on behalf of Northern Asbestos Limited and pointed out that rezoning from Heavy to Light Industrial of any property results in its value being substantially decreased.

(22) Mr. Hall, 3730 Phillips Avenue, spoke and requested that industrial infiltration of the Government Road neighbourhood unit be prevented and the residential amenities maintained.

The Hearing adjourned at 9:00 p.m.

Confirmed:

  
REEVE

  
CLERK