

PUBLIC HEARINGJULY 6, 1959

A Public Hearing into an amendment to "Burnaby Town Planning By-Law, 1948, By-Law No. 1991 was held on Monday evening, July 6th at 7:00 p.m.

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

The following rezonings were included in the amending By-law:

(1) FROM RESIDENTIAL TWO-FAMILY TO RESIDENTIAL MULTIPLE FAMILY TYPE II

The westerly 132 feet of Lot "A", except
Explanatory Plan 13518, Block 3, D.L. 122

There were no representations for or against the rezoning of this property.

(2) FROM RESIDENTIAL TWO-FAMILY TO LIGHT INDUSTRIAL

(a) The West 75 feet of the W $\frac{1}{2}$ of Lot 2,
Block 14, D.L. 70 W $\frac{1}{2}$ of East 50 acres,
Plan 3824

(b) West half of Lot 2, except the West
75 feet and except Explanatory Plan
13502, Block 14, D.L. 70 W $\frac{1}{2}$ of East
50 acres, Plan 3824

There were no representations for or against this rezoning.

(3) FROM RESIDENTIAL TWO-FAMILY TO COMMERCIAL

All that area bounded by Balmoral Street
East property lines of Lots 5 and 8, S.D. "C"
Blocks 2/3, D.L. 96N, Plan 1349 - Kingsway and
Colborne Avenue save and except the North 20 feet
thereof and those portions presently zoned
Commercial

Mr. Hare appeared as spokesman for a group of residents along Balmoral Street and Elwell Street opposing this proposed rezoning. Mr. Hare presented the following reasons for the opposition registered by the property owners he represented:

1. Eight new homes have been built within the past five years opposite the property under application.
2. Homes have been purchased in good faith and it was suggested the proposed rezoning would depreciate the high values represented in the property.
3. The residents objected to the unsightliness, noise nuisance and traffic situation on Balmoral which would be generated by the establishment of commerce on the subject property.
4. A hazard would be caused to children in the area and to those utilizing park facilities and attending a private school nearby.
5. The establishment of commerce would have an adverse effect on the success of Local Improvement project approvals.
6. No information was available on the type of development to be established and the residents were averse to the speculation aspect involved.
7. The proposal to maintain a 20 foot "buffer" strip was not considered satisfactory to the residents since it was considered this area would only become an obnoxious storage space.

(4) FROM GASOLINE SERVICE STATION TO COMMERCIAL

Lots 12, 13, 14, Block 4, D.L. 119 E $\frac{1}{2}$,
Plan 2655

Owner of the property, Mr. Henry T. Garbe, appeared and supported the application. It was submitted that six Service Stations were already established within two blocks of this property and these were considered adequate to serve the needs of the district.

(5) FROM AGRICULTURE TO RESIDENTIAL TWO-FAMILY

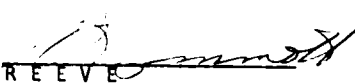
Lots 1 to 5 inclusive, S.D. 8 and
Lots 1 to 5 inclusive, S.D. 13
all of Block 4, D.L. 173, Plan 9015

An owner of property within the area requested clarification on behalf of himself and the other owners involved of the reasons why the rezoning for Residential Two-Family purposes was being proposed.

The Director of Planning advised that the proposal to rezone the property had resulted from an application for rezoning of one vacant lot in the area and that it was considered desirable to rezone the properties involved due to their location along the higher ground bordering upon Marine Drive. Two blocks of lane access were available and spot zoning of one parcel was considered undesirable. The zoning would not affect land south of the said lane. It was also submitted that this property was included in a buffer Residential Zone prior to the rezoning of land to the South for Agricultural purposes and that it was the intention at that time that this land should retain its Residential zoning.

The Hearing adjourned at 7:25 p.m.

Confirmed:


REEVE


CLERK