

AUGUST 22, 1960

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, August 22, 1960 at 7:00 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Drummond, Harper,
Jamieson, MacSorley, Mather
and Prittie.

ABSENT - Councillors Hicks and
Edwards.

Representations were then heard on the following proposed rezonings:

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

- (a) (i) Lot "A" except East 80 feet, Block 6, D.L. 68, Plan 10962.
(Located on the South-east corner of Smith Avenue and Linwood Street).
- (ii) Lots "C" North half and "C" South half, Block 6, D. L. 68, Plan 11375.
(Located on the North-east corner of Avondale Street and Smith Avenue).

No one appeared in opposition to these proposed rezonings.

- (b) Lots 27 and 28, Block 6, D.L. 28S, Plan 274.
(Located on the North side of 12th Avenue approximately 280 feet East of 6th Street).

No one appeared in opposition to this proposed rezoning.

- (c) Lots 19 and 20, Block 16, D. L. 186.
(Located on the North-east corner of Boundary Road and Dundas Street).

No one appeared in opposition to this proposed rezoning.

(2) FROM LOCAL COMMERCIAL TO RESIDENTIAL TWO-FAMILY

Lots 1 to 4 inclusive, Block 24, D. L. 99, Plan 2012.
(Located on the East side of Sussex Avenue between Rumble Street and Irmin Street).

Mr. W. R. Beamish appeared on behalf of the owner of Lot 4 of the above Block opposing the proposed rezoning of it from Local Commercial to Residential Two-Family. He reminded Council of its receipt on August 6th of a counter petition asking that the present zoning remain unaltered. He pointed out that though two of the four owners affected signed the original petition for the rezoning, three of the four signed the counter petition. Mr. Beamish also reminded Council of the sale situation involving the Lot 4 in question, an explanation of which was given to Council by him on August 6th.

Mr. W. J. Burrell appeared on behalf of the applicant petitioners in support of the rezoning proposal. He advised that this petition had been signed by 65% of the persons affected by the subject lands. He also expressed surprise that the counter petition had been signed by three of the four owners involved because the two who had signed the original

petition had informed him just this day that they still favoured Two-Family zoning. Mr. Burrell reiterated the contentions contained in the original petition emphasizing that the petitioners felt there was no intrinsic demand for further Commercial development in this general area since this type of development existed within a reasonable distance and was sufficient to serve the needs of local residents. He added that the senior citizens on the west side of Sussex Avenue would not be inconvenienced by the lack of a corner store as they presently enjoy good delivery service to their homes. Mr. Burrell further pointed out that Local Commercial zoning would permit quite a range of commercial uses, some of which might prove objectionable, and that it was with this possibility in mind that the petitioners were prompted into requesting the rezoning.

Mrs. A. Shantz, owner of Lot 1, appeared and expressed her opposition to the proposed rezoning. Mrs. Shantz advised that she wished it to remain Local Commercial in order to afford her the opportunity of recovering her investment in the property.

Mr. Shewchuk appeared, as sponsor of the counter petition, advising that the senior citizens in the Fair Haven development on the west side of Sussex Avenue merely wished to retain the Local Commercial zoning so as to allow for the possible establishment of a corner store and related facilities.

Councillor Hicks arrived at the meeting.

Mr. Beauregard, owner of Lot 4, appeared and objected to the proposed rezoning pointing out that he was just in the process of consummating a sale for commercial purposes when it came to his attention that Council intended to rezone the property to Residential Two-Family and that therefore for Council to take action along this line at this time would be unjust.

(3) FROM LIGHT INDUSTRIAL TO RESIDENTIAL TWO-FAMILY.

- (a) Lots 4 to 11 inclusive, S.D. 10, Block 3, D.L. 206, Plan 1323.
- (b) Lots 4 to 10 inclusive and Lot 11 except East 5 feet, S.D. 6, Block 4, D.L. 206, Plan 1323.
- (c) Lots 3 to 6 inclusive, S.D. 7, Block 4, D.L. 206, Plan 2575.

(The above properties are bounded on the West by Grove Avenue; on the North by the lane South of Hastings Street and the North Property Lines of Lots 3 and 4, S.D. 7, Block 4, D.L. 206, Plan 2575; on the East by Duncan Avenue; on the South by Frances Street and Frances Street projected).

- (d) Lots 1 to 5 inclusive, S.D. 5, Block 1, D.L. 206, Plan 5832.
- (e) Lots 1 to 7 inclusive, S.D. "A", Block 1, D.L. 206, Plan 10145.
- (f) Lots 1 to 4 inclusive, S.D. 1N½, Block 2, D.L. 206, Plan 10124.
- (g) Lot 1 S½, Block 2, D.L. 206, Plan 1071.

(The above properties are bounded on the West by Grove Avenue, the North Property Line of Lot 1, S.D. 1N½, Block 2, D.L. 206, Plan 10124, and Sperling Avenue; on the North by Union Street; on the East by the East Property Lines of Lot 3 to 7 inclusive, S.D. "A", Block 1, D.L. 206, Plan 10145, and the East Property Lines of Lots 1 to 5 inclusive, S.D. 5, Block 1, D.L. 206, Plan 5832; and on the south by Curtis Street).

Mr. Youngberg appeared in support of the proposed rezoning pointing out that the subject area is presently developed residentially and that intrusion of Light Industrial activities would likely produce a blight or depreciative affect on residential properties. He added that it is contrary to basic planning principles to integrate Light Industrial uses with public uses.

Mr. Ellis appeared on behalf of two of the owners in the affected area, F.P. and J. Aicken, pointing out that his clients had purchased the property they now own approximately ten years ago and developed it as a lumber yard. He added that when Council last rezoned some of the land in this area from Light Industrial to Residential, the Aickens expressed no opposition at that time because they felt residential zoning would be beneficial to the owners concerned. Mr. Ellis emphasized that this series of rezonings from Light Industrial to Residential Two-Family is, in reality, an encroachment by the residential properties upon a Light Industrial area and that therefore to continue this trend would work a hardship on those owners who bought land in the area in question for industrial purposes. Mr. Ellis also advised that the property of his clients was not in close proximity to Westridge School and therefore the presence of the established business of a lumber yard would not adversely affect the school development. He also expressed the opinion that further residential development would likely compound the school problem in this area in that the school would probably become over crowded within a short time and hence it would be necessary to expand existing school facilities. Mr. Ellis stressed that industry maintains and sustains a desirable balance (tax-wise) in a Municipality and that for Council to rezone industrial lands for a lesser purpose would only act to deter potential industrial development of the Municipality. Mr. Ellis also advised that his clients could not dispose of their property for a reasonable price if it was rezoned to residential. In this connection, he stated that the property would be devaluated from its current market price of \$20,000.00 to \$9,000.00 if rezoned to Residential Two-Family. Mr. Ellis also submitted a letter on behalf of the Aickens setting out the grounds for objection to the proposed rezoning.

Mr. G. Charlton appeared, as owner of Lot 6, S.D. 10, Block 3, D. L. 206, in opposition to the proposed rezoning. He stated that he had purchased this property some years ago with the ultimate view in mind of developing it commercially. Mr. Charlton pointed out that his lot was presently surrounded by non-residential development and that to proceed with the rezoning would depreciate not just his lot but neighbouring development as well. He suggested that each parcel in the affected area be examined separately in order to more properly assess the desirability of rezoning.

Mr. A. C. Durkin of the Burnaby School Board appeared and advised that the Board was primarily concerned with the possible development for industrial purposes of that land directly across the street from Westridge School. He added that when it became apparent to the Board that there was a need for a School in this general area, it was virtually obligated to establish the school at its present location because of the size of the site.

Mr. W. R. Beamish appeared on behalf of a group of owners in the area noted as Items (d) to (g) inclusive above and presented a petition signed by 13 of the 19 owners concerned opposing the proposed rezoning from Light Industrial to Residential Two-Family. He pointed out that two of his

clients had developed their property for commercial purposes and that both would suffer as a consequence of becoming non-conforming. Mr. Beamish added that the residents in the affected area have accepted the presence of Light Industrial development, such as the Shell Oil Company development, and therefore no hardship was being worked upon them nor were their properties adversely affected. Mr. Beamish also expressed alarm at the initiative of the School Board in precipitating the application since the Board located its school on the present site knowing full well what the zoning situation was.

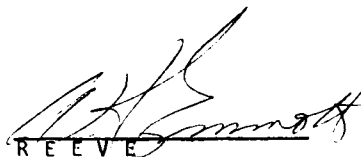
Mr. Daykin appeared on behalf of Priority Holdings Limited and expressed his opposition to the proposed rezoning. He stated that it was his opinion there was a good commercial potential at Sperling Avenue and Hastings Street and that this commercial development would require off-street parking facilities.

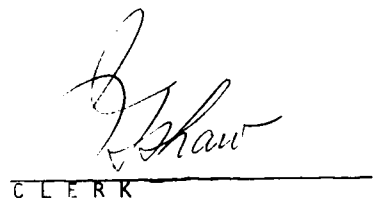
Mr. DeBuck, owner of a parcel across the street from the school, appeared and advised that he had intended developing his property for Light Industrial use and that therefore he was opposed to the proposed rezoning.

Mrs. McGrath, owner of a parcel on Sperling Avenue, appeared in support of the rezoning proposal.

The Hearing then adjourned.

Confirmed:


REEVE


CLERK