

DECEMBER 9, 1963

A Public Hearing was held in the Council Chambers, Municipal Hall, 4545 East Grandview-Douglas Highway, on Monday, December 9, 1963 at 7:15 p.m.

PRESENT: Reeve Emmott in the Chair;
Councillors Blair, Cafferky,
Clark, MacSorley, Wells,
Kalyk (7:16 p.m.), Harper (7:18 p.m.)
and Drummond (7:23 p.m.)

The Hearing was for the purpose of receiving representations in connection with the following proposed rezoning:

FROM RESIDENTIAL TWO-FAMILY TO LOCAL COMMERCIAL

- (a) Lot 1, D. L. 149 NW $\frac{1}{4}$, Plan 3602
- (b) The Southerly 143 feet of Lot "A",
D. L. 149 NW $\frac{1}{4}$, Plan 7602.

(The first lot is located at the south-east corner of Patterson Avenue and Imperial Street. The second parcel is located on the West side of Willingdon Avenue commencing at a point approximately 130 feet South of Imperial Street and extending southward a distance of 143 feet)

COUNCILLORS KALYK AND HARPER ARRIVED AT THE MEETING AT 7:10 P.M.

Mr. M. Bray, representing a group of the owners affected by the rezoning proposal, appeared and advised that these owners were opposed to the rezoning. He pointed out that the entire area is zoned Residential Two-Family and he contended that the reason Lot 6 was deleted from the original rezoning application was to eliminate the objections of those owners who abutted the said Lot. Mr. Bray added that to allow the rezoning could result in further commercial intrusions into the residential area. He also stated that a fourteen bay service garage on the property involved would be offensive due to its appearance and the noise emanating from the movement of commercial traffic.

Mr. Bray also suggested that the development proposed by the Cemetery Company would not benefit the Municipality and that, because of the zoning, the land in question should be used residentially. He pointed out that there is other available land in the vicinity that could be used for the purposes desired by the Company.

Mr. A. McCabe, representing Ocean View Development Limited, appeared and advised that the Company considers it desirable to erect a new office building on the property in question. He added that, in general, the Company wishes to modernize its development on the property.

Mr. Fergusson of the Company was also present and displayed an

artist's conception of the development proposed.

Mr. McCabe also remarked that the Company is merely seeking permission to do something that will result in a general enhancement of the property.

COUNCILLOR DRUMMOND ARRIVED AT 7:23 P.M.

Mr. McCabe also suggested that if the abutting owners feel the proposed improvement will adversely affect the value of their properties, then it must be expected that a perpetuation of the current situation would have an even worse effect.

Mr. G. H. Stafford, 4109 Imperial Street, spoke and suggested that the Cemetery Company might develop a funeral parlour on the property and not proceed with the development which it indicates is now proposed.

Mr. Fergusson replied to this comment and stated that the Company was prepared to confirm its current plan of development in writing.


Mr. R. A. MacKinnon, 6876 Willingdon Avenue, next spoke and stated that he understood there were four stages to the development planned by the Cemetery Company.

Mrs. F. Hill submitted a letter protesting the proposed rezoning on the grounds that an operation of the type planned should not be allowed to make further encroachments into the residential character of the area.

The Hearing then adjourned.

Confirmed:

Certified Correct:


REEVE


CLERK